



AIR VIEW OF ROCK RIVER ESTATE

SHOWING RESIDENCE IN THE FOREGROUND, STABLES AND GARAGE IN REAR

Announcing for Sale

ROCK RIVER ESTATE AND STOCK FARM

IN NORTHERN ILLINOIS ON THE ROCK RIVER

THIS beautiful property is located in Ogle County, on Highway No. 2, 90 miles northwest of Chicago, 10 miles south of Rockford, 4 miles north of Byron, and contains approximately 400 acres. The private estate has approximately 125 acres of rolling wooded land, comprising a hilltop overlooking the beautiful Rock River, on which this tract has a frontage of three-fourths mile. The wooded section is abundant with oak, elm, aspen, maple, lindenwood, hickory, crabapple, wild plum, choke cherry, and other native trees and shrubs. The paved drives leading from the highway are lined with small spruce trees. A number of wild deer and other game make their home on the estate and are frequently seen in the woods.

THE ROCK RIVER ESTATE

THE improvements on the estate include a distinguished two story brick, Old English style, fireproof home, constructed of tile and brick, with concrete basement, foundation set on solid limestone; slate roof with variegated colors. The eaves, gutters, and roof ridges are copper. All windows and doors are weather-stripped and have copper screens. The interior appointments equal the finest city homes.

The residence has 10 rooms and servants quarters, 5 tile bath rooms with built-in tubs, and pedestal lavatories. The floors of the reception hall, living room, library, and breakfast room are finished with Red Quarry rough broken tile. These are waxed and take a high polish. The bedroom floors are quarter-sawed white oak, natural finish. All these rooms have wood burning fireplaces. There is an attractive circular stairway from the reception hall to the second floor. The hardware is all brass. The reception hall and all bedrooms have spacious closets.

The home and caretaker's cottage of 5 rooms are heated by American Radiator Company low pressure steam boiler, operated by Ray oil burner and controlled by Johnson thermostats in each room. On the main floor the radiators are set under the floor. An automatic Johnson Service Company air conditioner passes air to all the rooms in the home. There is a Zonite water softener with an independent hot water boiler also heated by Ray oil burner; electric ice boxes and ranges.

Swimming pool, tennis court and a 65 acre open field, which can be converted into a golf course or landing field, adjoin the improvements on the estate.

Firwood garage and stable is constructed of brick and tile, with slate roof; room for 8 cars, box stalls for 10 horses; tack room and rooms for grain and hay; servants' quarters with private bath. This building is heated by an independent boiler with Ray oil burner. There are 3 nail fenced paddocks; also cinder tracks, mounting stand, jumping coral, hurdles, and a biddle path. The kennels are divided into two parts with their outside pens, concrete floor, and heavy woven wire fence.

There are three lodges on the property, two of them located at the entrance on the Byron road, each having four rooms, bath, and heating plant, and the other lodge located at the entrance to the estate on highway No. 2, has six rooms, bath and heating plant. These lodges are connected with the estate improvements by paved drives. The above improvements were constructed in 1926 and 1927 and are in good condition.

The fence enclosing the estate along highway No. 2 is a 7-foot woven wire cyclone fence with steel posts set in concrete. The main entrance to the estate has heavy steel gates equipped with lock.

Within the gates of the Rock River Estate lie many charming scenes and hours of happiness for those to whom a love of the outdoors is inherent and who enjoy quiet and repose.



VIEW OF ROCK RIVER
FROM GROUNDS
ADJOINING RESIDENCE

• AND STOCK FARM •

The farm and pasture consist of approximately 275 acres, has 100 acres of good productive farm land, clay loam soil, lying level to slightly rolling, and approximately 165 acres of blue-grass wooded pasture lands with spring water in the pasture. There are 10 acres of orchard, garden, and berries, including strawberries, raspberries, grapes, plums, pears, and a variety of apples; beautifully landscaped flower garden with a large variety of shrubs and flowers, enclosed by honeysuckle hedge fence.

The improvements on the farm unit consist of a 7-room and bath, 1½ story frame house with Base-

OFFICE AND WEST
ENTRANCE TO
RESIDENCE

ment and asbestos shingle roof, blue grass lawn, large pine and oak trees, small greenhouse with heating plant, large fruit and vegetable cellar, barn with 4 stalls, 2 grain bins, storage room and hay mow, new machine shed 28x40 and new corn crib, 26x40.

The fences are of woven and 4 strand wire with large ironed pine, concrete and steel posts.

Domestic water is furnished by an excellent well with an everlasting supply.

SOUTH AND EAST
EXPOSURE OF
RESIDENCE

pumped by electricity into a 40,000 gallon cypress storage tank and piped to garden and all buildings, with the exception of Lodge No. 1, which has its own well, equipped with an electric pump. In addition to the main well, there are two good wells of fine water at the farm house, equipped with windmills and elevated storage tank, to which water is pumped and the water is piped from this tank to the main water system so that there are two complete systems which are interchangeable and either system may be used.

GARAGE AND
STABLES
BEHIND EAST





WHITE FACE CATTLE GRAZING ON BLUE GRASS PASTURE OF THE ROCK RIVER FARMS

The entire 400 acres lies in one compact body, bounded on the east by Rock River and on the west by the Byron to Westfield Corners Road.

Grade school one-half mile from the property; high school at Byron with school bus

service. There is electricity, telephone, and rural route mail service.

The property is being operated and maintained by the owners, who keep two employees who operate the farm and take care of the estate.

VIEW OF ROCK RIVER, EAST BOUNDARY OF ESTATE



For price and additional information, consult sale with —

The
**ROCK RIVER
FARMS CO.**

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GARDEN AND FARM HOUSE

