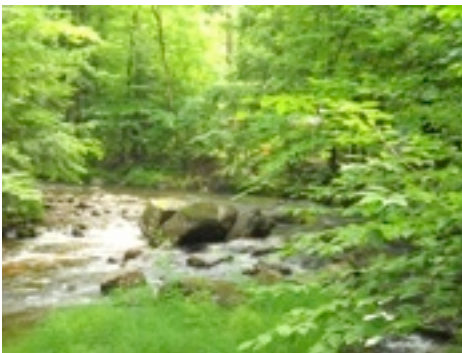




**NEW LISTINGS**

**Central New England\***  
 Asking Price: \$2,500,000



One of the MOST POPULAR campgrounds in one of New England's MAJOR Tourist Regions! And, has been for many years. Beautiful wooded sites. a large number with cascading river/brook frontage. The natural beauty and serenity of this park has made it a popular setting to return to – many campers are 2nd and 3rd generation returnees. In addition, many natural and made-made amenities are located within easy driving distance. And, it would take several days to take them all in. Besides it's large number of primarily wooded sites, there are several cabins – always in demand, a VERY busy store, game room, pond with beach, fun kiddie playground, laundry, large maintenance shop and comfortable residence.

Over 80 acres are included! More is available. Strong Gross and Net.

**Central New England\***  
 Asking Price: \$2,225,000

**Another MAJOR New England Campground. And, it, too, is one of the MOST POPULAR in its MAJOR Tourist Region.**

Approximately the same number of sites as the preceding campground, it, too, has many outstanding qualities. Meticulously

cared for, this campground is a favorite for both the seasonal and transient camper. It, also, has a quality store, game room, playground, residence and Maintenance building. Very attractive and with primarily wooded sites.

It is believed that the Town would allow for double the number of sites. Lots of acreage. Strong Gross and Net.

**Central New England\***  
 Asking Price: \$849,000

**This could be the campground that you are looking for!**

Over 140 sites. Almost 100 returning seasonal campers each year for guaranteed income. Approx. 25 acres. Secluded country area yet only minutes off a major turnpike. Tranquil setting! BEAUTIFUL forested setting. (If you like lots of grass, please consider other Listings.)

The campground is adjacent to a very attractive pond described as being from 48 - to - 65 acres in size depending on website. Also mentioned is - good fishing and rainbow trout. Direct, small boat, canoe/kayak access directly from the campground onto the

pond. Interesting and popular hiking trails, nearby.

Public beach on the pond is perhaps, at most, 1/2 mile away.

There is an office/store, laundry, a couple of small pavilions, and several other out-buildings. Also, a comfortable rental unit/manager's unit.

AND, a VERY comfortable/picturesque/ idyllic residence. (Obviously I think it's great.)

This has been a very popular campground for many years.

Currently not being operated aggressively because of personal circumstances. A new owner, with a little more promotion, updated web site, a new brochure design, and a couple of camping shows, could easily take this strong-grossing, successful facility to the next level.

If this new listing sounds exciting to you and you are ready to be a new campground owner either this season or by early next year, contact me for additional details.

*\*Central New England: Definition. This heading is used when a more detailed description might risk breaching the Confidential nature of these Listings. Central New England includes Maine, New Hampshire and Vermont.*

## **OTHER INTERESTING LISTINGS**

### **ME - Only \$2,225,000**

200 sites, 50 acres, An outstanding, unusual and quality facility. This unique property should appeal to the entrepreneurial person looking for a business with an incredible income growth opportunity as well as the Mom & Pop with a strong desire to own "one of the best". The need for confidentiality precludes any further description of the property. AND, only \$1,895,000. If you have vision and are looking for a multi-income facility that can continue it's acceleration towards a high hundred-thousands Gross and you are financially qualified, you should give this outstanding park your serious consideration.

### **QUALITY LISTING. - OUTSTANDING RATINGS!**

In keeping with our reputation of offering quality campgrounds & parks, we are pleased to offer this Outstanding Campground! Rated among the TOP 300

in all of North America by Trailer Life and recently rated one of the top 15 parks in the Northeast for customer service. In addition, they have earned some of the highest Trailer Life and Woodall Ratings in the entire State!

What more needs to be said? If you are an astute campground Buyer, you should be reaching for the phone to call us, right now! However, if you want to know more about this quality campground - read on.

Located in a MAJOR tourist area it's the home of several major tourist attractions, it boasts the highest ratings in the area!

There are 20 attractive acres with a mix of grass, shade and "woods" with a beautiful stocked, fishing pond in the middle. Over 100 sites with approx. 75 W/E sites including some pull-throughs. There are over 15 W/E/S sites and 10 Tent sites. In addition there are 5 very popular rustic cabins and a 1,000+ sq. ft. mobile home that can either be rented or used by an Owner. There is a store/recreation building, separate game room, laundry building, large commercial playground, sports field, paddle boats, pool and more. There have been many upgrades and a significant increase in income, both of which one would anticipate given the exceptional ratings that this campground has received.

Should you have an interest in this exceptional New York park and are financially qualified, contact us via phone or e-mail for additional information. Be certain that you have Registered on our web site [www.BuyCampground.com](http://www.BuyCampground.com) by clicking on Forms and completing the brief information required. Be sure to read the Confidentiality Agreement and the Agency Disclosure Clause. Asking Price: Only \$925,000.

### **Quality Campground on Major Tourist Route**

We are pleased to present another interesting campground listing to you. Over 50 acres of land, 90+ sites and over 60 sites have 50 amp service! Immaculate 20' x 40' vinyl-lined pool with NEW liner. Attractive wooden deck for sun-bathing. Enjoy hot-tubbing? You can here!.

There are also 7 cabins, pavilion, playground equipment, basketball court, sports field, laundry, part-time snack bar and an appealing, well-stocked store, relaxation room, arcade, apartment, views, many trails and located on a major tourist

route. There are large capacity septic systems and two drilled wells.

Present owners have about tripled the income under their ownership. It is a well-maintained, attractive facility with a warm friendly setting that can accommodate all on-the-road and seasonal campers. It has plenty of pull-throughs, back-ins and areas for tenters, as well. Lots of room for expansion. Although there are some seasonals, the campground primarily caters to the traveling camper being located on a major tourist route. They do get a lot of multi-week campers.

Owners have made major improvements during their ownership but are now yearning for a warmer part of the country. If you are an interested and qualified Buyer, please contact our office for additional information.

Owners will be willing to stay and train a new Buyer for a reasonable amount of time, if needed.

For additional information, serious, qualified Buyers should contact our office. Priced at \$935,000.

### **NH - Beautiful White Mountains.**

Great view of Mt. Washington. Over 60 sites, several cottages including some with kitchens and multi-bedrooms. Both summer & Winter Seasons. Snow-mobile from the campground. directly to trails. Travel to Maine, Vermont, Canada! Ski just down the road at a major ski area. Attractive river frontage with many riverfront sites. Many nearby hiking trails and major tourist attractions. 35 sewer sites, also a 20 X 40 pool, restrooms designed for winter use, large quality two-story house. Professionally installed play equipment. Major electrical upgrades. Store/office. Both wooded and shaded sites and sunny area for children to play. Compact acreage. Easy-to-manage. Priced at only \$595,000.

### **NH - Major Tourist Route**

Mountain views, over 100 sites, approx. 40 with sewer. Highly visible road frontage, near major tourist stop, large, major building with comfortable residence, attractive store/office, restrooms, popular adult relaxation room, BOTH POOL & RIVER, possible canoe/kayak rental, second, currently summer residence, on property - great for parents, adult children

or park manager. Currently caters primarily to the traveling camper but can increase number of seasonals for buyers who want to add more entertainment. Attractively wooded with a few open, grassy areas for contrast. A short drive to many tourist attractions. Easy entrance for big rigs with tow-behinds.

Over 30 acres of land. Priced at only \$595,000.

Owner may consider Owner financing to qualified Buyer with significant Down Payment.

## NY - The creme-de-la-creme.

Unusual, HUGE campsites, well-landscaped, LOTS of facilities, great entertainment program. Possible condos, time-shares, park-models, expandable. Outstanding, unusual facility. Qualified Buyers Only, please. \$5,500,000.

## NH - \$495,00/Reduced. Now \$430,000

Multi-Income. 10 Cottages, store and permits for 33 campsites (some already in). In addition the property is permitted for 25 snow-machine rentals. (A building had been leased to another successful operator for the past 3 years but present owner will be operating it this season and has just placed an order for 15 brand new snow-mobiles. He will want a 3 year lease on the "snow-mobile building for the winter months and will include an early "Buy-Out" Agreement for the snow-mobile business if Buyer wishes. This should guarantee a strong winter cabin rental season. Owner will train.) There is also a large mobile home with wood-stove hearth.

The property is located on a busy tourist route near major ski areas and snow-mobile trails. Year-round income!

## ME - KOA - \$549,000

With OPTIONAL LAKEFRONT PARCEL - \$649,000. (Buy lakefront parcel in 2-3 years if you prefer.) 80 sites, 30s & 50s, many large pull-throughs, 20 acres, many upgrades, 6 cottage/rv rentals, large store, laundry, game room and pavilion. Also, 100' of lakefront on a several mile lake; dock, boat/canoe rentals and an apartment.

## NH - \$949,000 REDUCED NOW \$895,000

MAJOR TOURIST REGION, - 100+ sites, 20+ acres, 60+ sewer sites, store, activities room, laundry, apartment, LARGE, beautiful residence suitable for an Inn, B&B or extended family. Major lake only minutes away. Approved KOA location (if desired).

## NH - \$1,295,000

125+ sites, 1 mile of popular RIVER frontage, POOL, 50+ acres, attractive store, laundry, pavilion, very nice apartment, VERY popular, strong Gross - very HIGH Net. Strong repeat business, near major tourist routes.

## VT - \$700,000 - The SECRET is OUT!

Well, not quite. You must be financially qualified and be interested in both the state and area before I spill the beans to you - Confidentially. This quiet and little known campground has been in existence for many, many years. It is primarily a seasonal park that has almost intentionally been kept a secret.

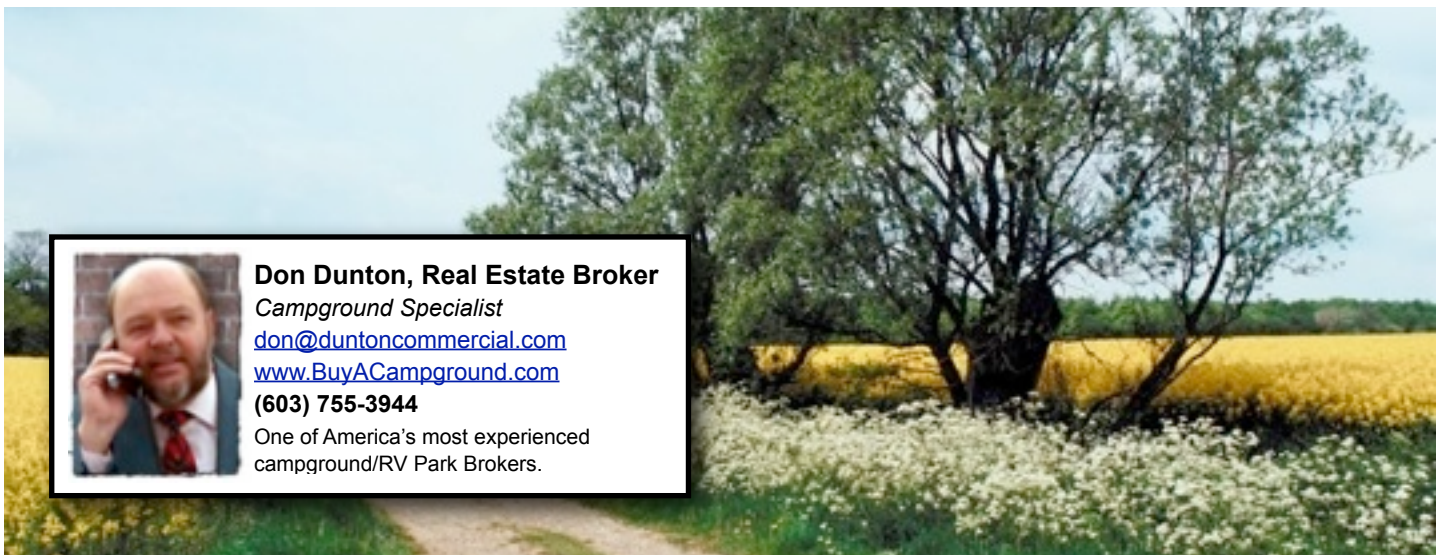
(To wit: little advertising.) Approx. 100 sites spread out on its 24+/- acres with very little care and maintenance needed. And, no expensive pool to maintain and take constant readings of BECAUSE a public access to a MAJOR lake is only about 200 - 300 yards away. AND, what fishing and boating! Beach at state park only minutes away. There is currently no living quarters on this property but possible living options include your own camper or motor-home, perhaps a mobile home or purchase the Owner's beautiful abutting home. It is located in a very interesting historic area and abuts a very unusual protected-land preserve. It is just a very interesting and probably not well-known campground (except to the 80+ seasonal campers there who, I bet, tell no one but their closest friends).

Go to our web site [www.BuyACampground.com](http://www.BuyACampground.com) and review the listings, e-mail or call for additional information.

AND, if you haven't signed our Confidentiality Agreement and Agency Disclosure Form recently, please take a moment, CLICK on FORMS, complete and SEND. It helps me a lot with my bookkeeping and allows me to share additional information with you. Thanks! It's a big help.

Help us help YOU to become a "Campground Owner" this season by getting active, inquiring about, requesting information and viewing our always interesting properties. Let me help you with securing a loan. If you have questions about how to get one financed, contact me; I'll be glad to try to help.

**CALL OR E-MAIL, NOW!**



**Don Dunton, Real Estate Broker**

*Campground Specialist*

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[www.BuyACampground.com](http://www.BuyACampground.com)

**(603) 755-3944**

One of America's most experienced  
campground/RV Park Brokers.