

# VICTORIAN ACRES RV PARK & CAMPGROUND

6591 Hwy 2 | Nebraska City, NE

OFFERING MEMORANDUM

VICTORIAN ACRES  
RV PARK AND CAMPGROUND



# Victorian Acres RV Park & Campground

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*Exclusively Marketed by:*



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



01

Executive Summary

Investment Summary

## OFFERING SUMMARY

ADDRESS	6591 Hwy 2 Nebraska City NE 68410
COUNTY	Otoe
MARKET	Omaha–Council Bluffs MSA
LAND SF	1,065,913 SF
LAND ACRES	24.47
NUMBER OF UNITS	82
YEAR BUILT	1995
YEAR RENOVATED	ongoing
APN	002905000
OWNERSHIP TYPE	Fee Simple

## FINANCIAL SUMMARY

PRICE	\$2,500,000
PRICE PER UNIT	\$30,488
OCCUPANCY	100.00%
NOI (CURRENT)	\$206,636
NOI (Pro Forma)	\$243,132
CAP RATE (CURRENT)	8.27%
CAP RATE (Pro Forma)	9.73%
GRM (CURRENT)	6.74
GRM (Pro Forma)	6.04

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2025 Population	1,222	7,745	8,095
2025 Median HH Income	\$77,559	\$72,814	\$74,073
2025 Average HH Income	\$99,479	\$91,032	\$92,643

## Victorian Acres (Introduction)

- Victorian Acres RV Park & Campground, Nebraska City, NE ([www.victorianacresrvpark.com](http://www.victorianacresrvpark.com)) is a well-kept, family-friendly park developed in 1995 and set just outside city limits with no known zoning issues for its present use. The property combines quiet, landscaped grounds with highway convenience near NE-2 and I-29 that attracts cross-country travelers. A very small sliver of the site touches a flood zone; no pads are located in that area. Day-to-day operations are supported by an on-site manager and a maintenance man.

## Victorian Acres (Infrastructure)

- The park offers 82 total sites, including 58 full-service pads and 58 pull-throughs. All 82 sites have water; 58 have sewer. Electrical service is a mix of 30-amp (42 sites) and 50-amp (40 sites), with 42 metered for bill-back. There is also one primitive tent site. Guest-serving improvements include a pet park, Wi-Fi, clubhouse, laundromat, hiking areas, playground, restrooms and shower facilities, a dump station, firewood sales, propane sales, smooth gravel roads and sites, and on-site management. The bathhouse provides separate men's and women's facilities (each with two showers and two toilets). Roads are gravel and in good condition. The park currently offers 22 monthly sites.

## Victorian Acres (Housing & Improvements)

- Housing on site includes one rented apartment and a three-bed, two-bath home that has not been rented (the remote owner uses it when visiting); it could serve an owner/operator or be leased for additional income. There is no camp store on site. Recent capital and site work over the last 3–5 years includes a new playground, new concrete, new gravel, and strategic tree removal with replanting. Rates were last raised last year and are described as similar to other area parks. Guest mix includes a strong base of workers in monthly sites, with the majority of transient campers being retired travelers and families.

- Current rates:

Water and Electric- \$48

Full Hook-up- \$55

Weekly- stay six nights get the seventh free

Monthly- \$464.70

Propane - \$2.95 per gallon for people staying

Propane - \$3.25 for off site

Fire wood- \$5 per bundle

Laundry -\$2 per load

Apartment rent- \$500

## Victorian Acres (Value-Add)

- Value-add opportunities include immediate monetization of under-utilized, full-hookup “door-to-door” sites in the back row (odd-numbered; rarely used today due to remote ownership/phone coverage) and room to expand with additional RV sites and select cabins in a few identified locations. If continuing to operate, ownership would focus on adding some new monthly and new daily sites. Nearby draws such as Arbor Lodge and local museums, plus Omaha’s Henry Doorly Zoo and the College World Series, further support demand for this quiet, peaceful, and widely complimented park.





02

**Location**

- Location Summary
- Local Business Map
- Major Employers
- Aerial View Map
- Traffic Counts
- Drive Times
- Drive Times (Heat Map)

## Nebraska City, NE

- Nebraska City is a city in and the county seat of Otoe County, Nebraska, United States. As of the 2020 census, the city population was 7,222.

## Otoe County, NE

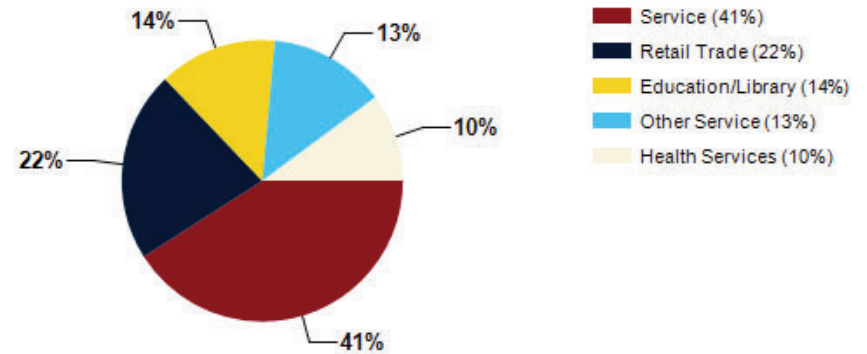
- Otoe County is a county in the U.S. state of Nebraska. As of the 2020 United States census, the population was 15,912. Its county seat is Nebraska City. The county was formed in 1854 and was named in reference to the Otoe Indian tribe.

## Local Attractions

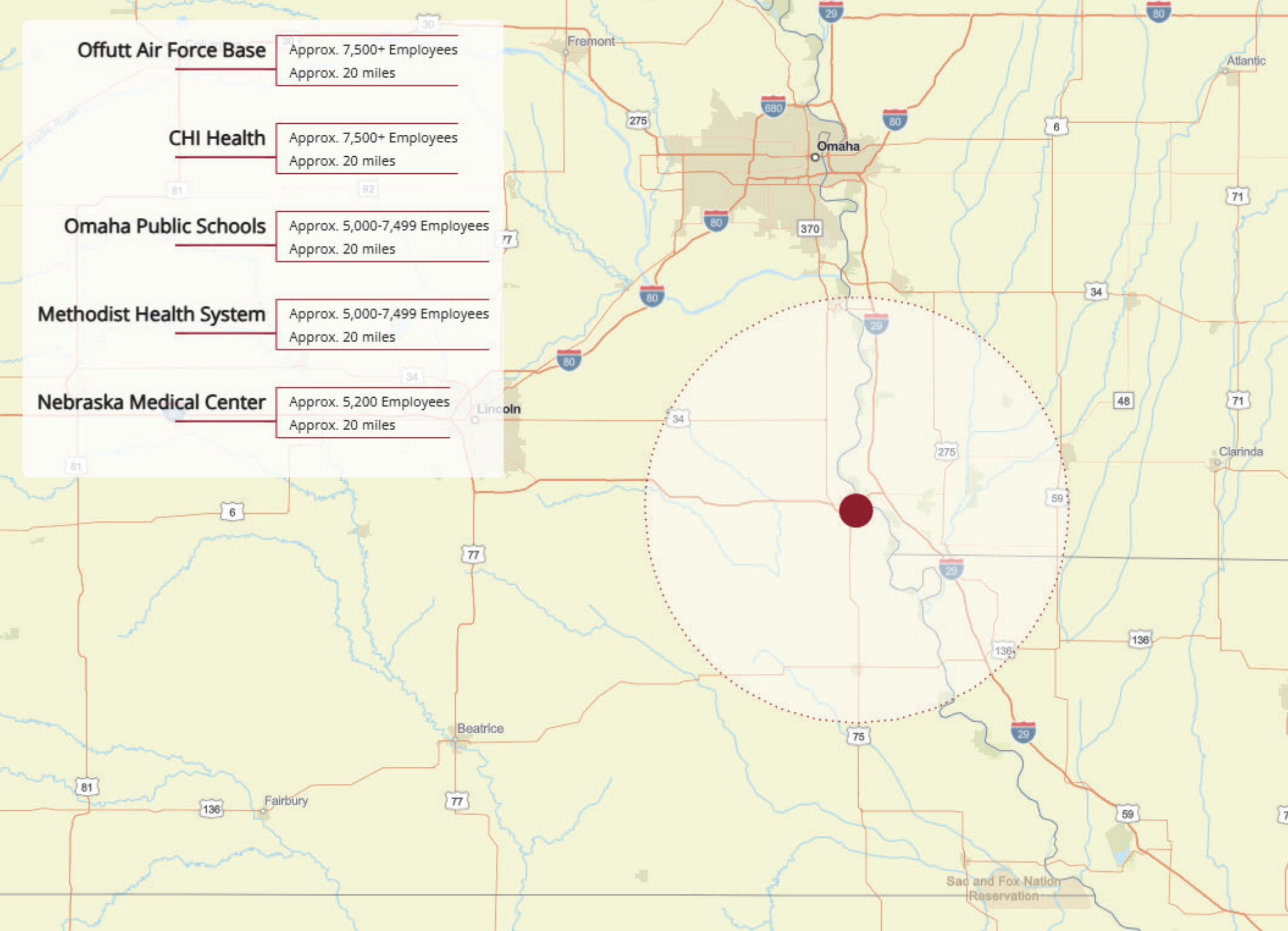
- Nebraska City is a sweet spot for an RV park: it sits at the junction of US-75 and NE-2, with NE-2 shooting east over the Missouri River straight to I-29 and west toward Lincoln/I-80. That puts two metros—Omaha (~50 minutes) and Lincoln (~55 minutes)—within easy day-trip range, while still feeling small-town and tree-covered (the birthplace of Arbor Day).
- Right in town, the Arbor Day Farm/Tree Adventure (with its Treetop Village) is a year-round family draw, and the AppleJack Festival packs the area each September (Kimmel Orchard hosts AppleJack weekends as well). History buffs and road-trippers hit the Missouri River Basin Lewis & Clark Visitor Center. Boaters and anglers use Riverview Marina SRA for Missouri River access, and cyclists love the 22-mile Steamboat Trace rail-trail along the bluffs.
- Within 30–45 minutes, you've got marquee, season-stretching traffic drivers: Omaha's College World Series at Charles Schwab Field (record-setting crowds in recent years) and the Henry Doorly Zoo & Aquarium (one of the nation's most-visited). Lincoln game days bring 85k+ fans to Memorial Stadium—another reliable surge for overnight demand.
- Even closer, outdoor options keep rigs moving mid-week: Waubonsie State Park (just 9 miles east over the river in Iowa) for Loess Hills views and hiking, and Indian Cave State Park about 32 miles south for bluffs, trails, and fall events. Brownville's twice-a-year flea markets add festival weekends that spill demand up and down the river towns.

- Bottom line: easy interstate access + two metro day-trips + apple-orchard/fall-festival tourism + river recreation and trail systems = a compelling location for a destination-style campground with strong weekend peaks and steady shoulder-season traffic.

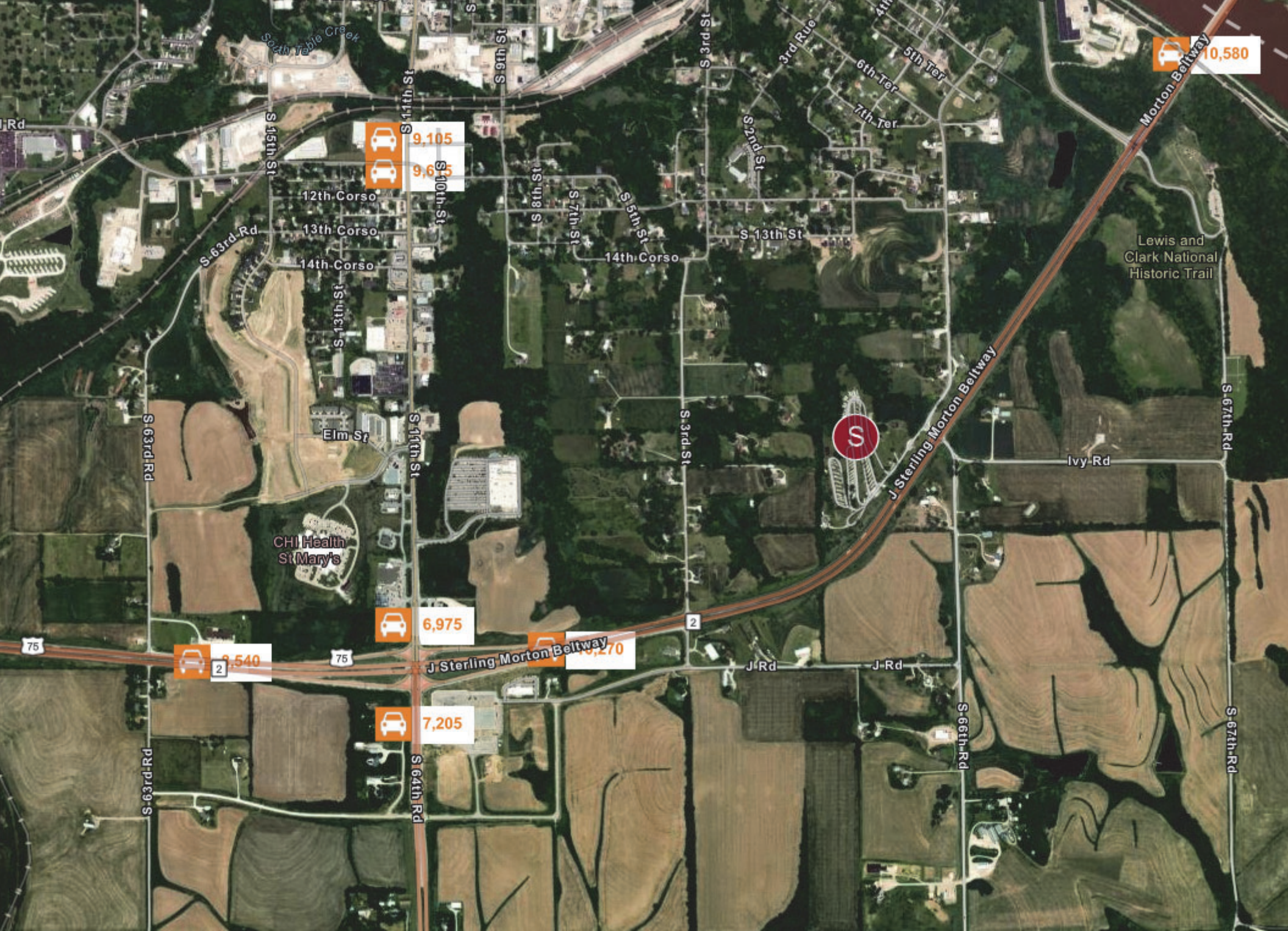
## Major Industries by Employee Count





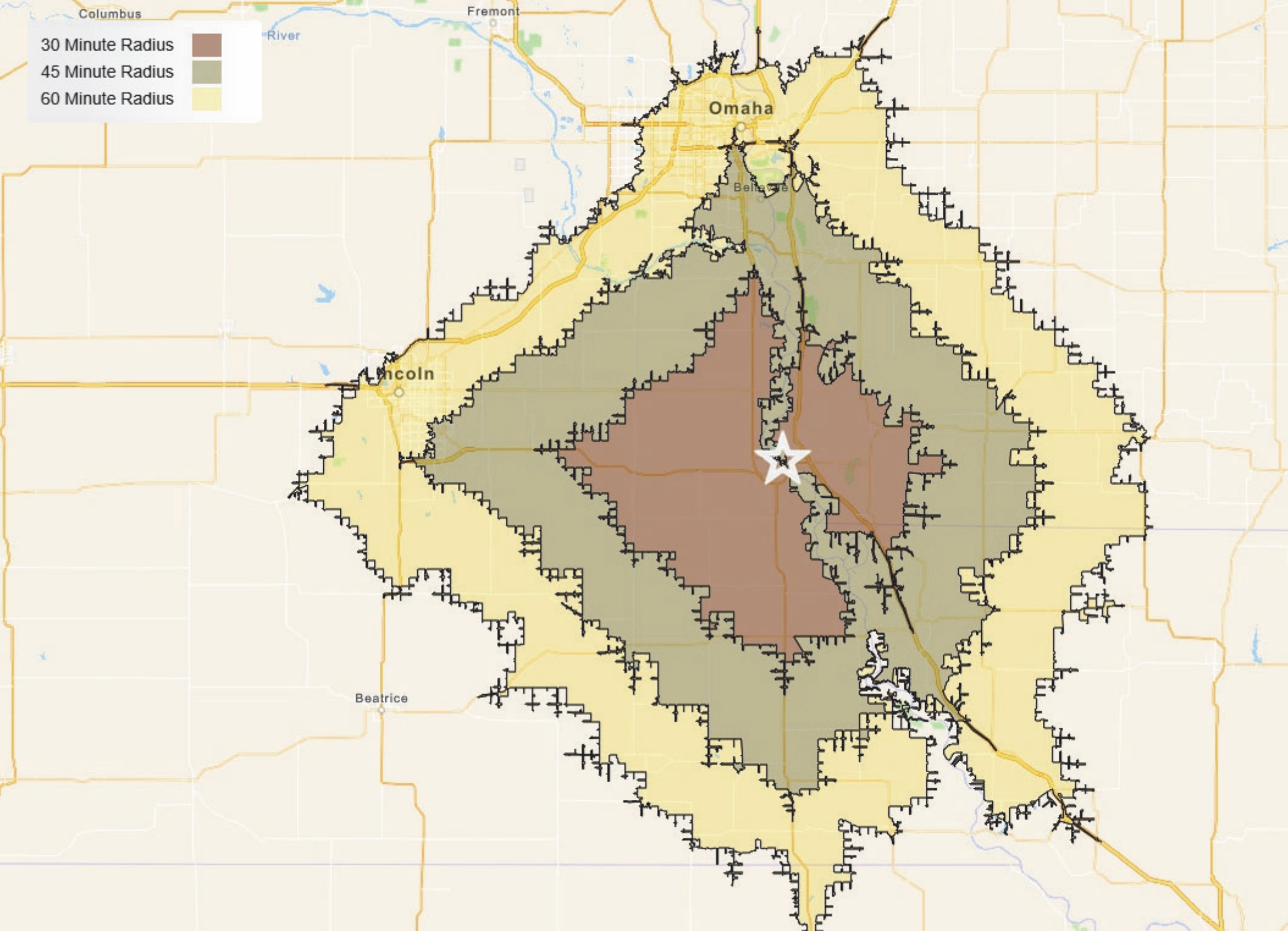






- 1** Omaha  
46.89 miles | 47.8 minutes
- 2** Des Moines  
170.83 miles | 156.0 minutes
- 3** Kansas City  
142.65 miles | 132.7 minutes
- 4** Sioux City  
143.17 miles | 132.1 minutes
- 5** Lincoln  
52.22 miles | 57.8 minutes







03

### Property Description

Property Features

Property Images

## PROPERTY FEATURES

NUMBER OF UNITS	82
LAND SF	1,065,913
LAND ACRES	24.47
YEAR BUILT	1995
YEAR RENOVATED	ongoing
# OF PARCELS	1
ZONING TYPE	RV Park
BUILDING CLASS	B
TOPOGRAPHY	Flat
LOCATION CLASS	B
LOT DIMENSION	289 x 661 x 629 x 1681 x 254 x 1140 x 62
NUMBER OF PARKING SPACES	164
PARKING RATIO	2:1
WASHER/DRYER	Laundry on-site

## UTILITIES

WATER	City (Paid by park)
TRASH	Private (Paid by park)
GAS	N/A
ELECTRIC	Public (Paid by park)
RUBS	N/A
SEWER	City (Paid by park)















04

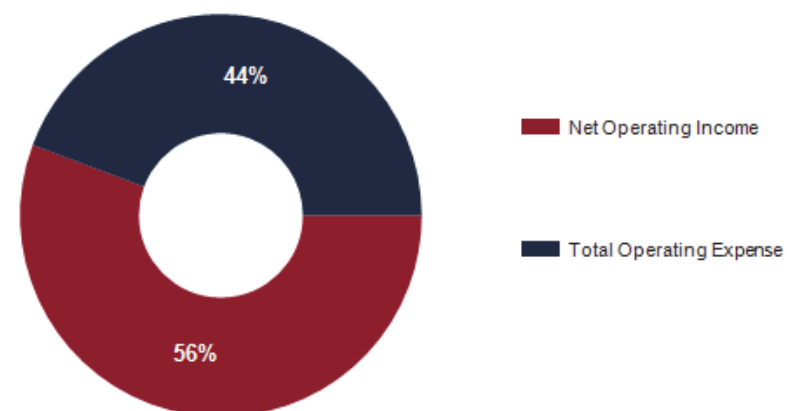
## Financial Analysis

Income & Expense Analysis

## REVENUE ALLOCATION CURRENT

INCOME	CURRENT	PRO FORMA		
Gross Scheduled Rent	\$371,062	\$413,928		
<b>Effective Gross Income</b>	<b>\$371,062</b>	<b>\$413,928</b>		
Less Expenses	\$164,426	\$170,796	44.31%	41.26%
<b>Net Operating Income</b>	<b>\$206,636</b>	<b>\$243,132</b>		

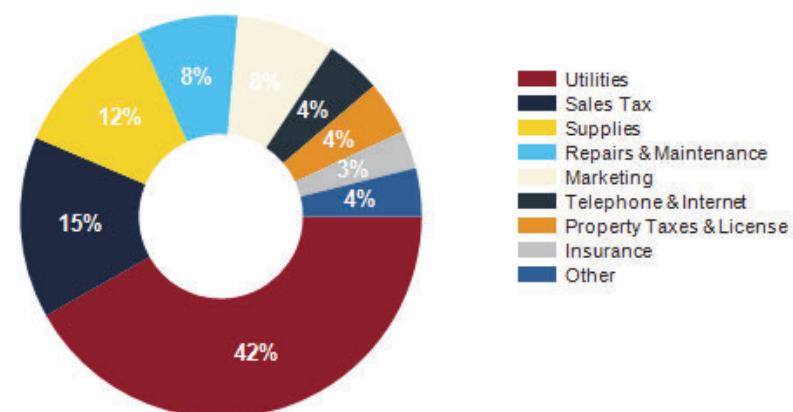
**Income Notes:** Financials provided from June 2025 T12. Some non-recurring & personal expenses have been deleted as those will not apply to next ownership group.



EXPENSES	CURRENT	Per Unit	PRO FORMA	Per Unit
Property Taxes & License	\$7,051	\$86	\$7,403	\$90
Insurance	\$5,051	\$62	\$5,303	\$65
Marketing	\$13,068	\$159	\$13,721	\$167
Repairs & Maintenance	\$13,323	\$162	\$13,989	\$171
Telephone & Internet	\$7,358	\$90	\$7,725	\$94
Professional Fees	\$4,600	\$56	\$4,830	\$59
Supplies	\$19,502	\$238	\$20,477	\$250
Utilities	\$68,742	\$838	\$72,179	\$880
Bank Fees	\$1,760	\$21		
Sales Tax	\$23,971	\$292	\$25,169	\$307
<b>Total Operating Expense</b>	<b>\$164,426</b>	<b>\$2,005</b>	<b>\$170,796</b>	<b>\$2,083</b>
% of EGI	44.31%		41.26%	

**Expense Notes:** This property is currently owned by an out of area owner. They currently have management on staff that would continue going forward if you are not an owner-operator. For these financials we are assuming an owner operator and have not included the property management expense. Should you have interest as an out-of-area investor the June 2025 T12 expense for management was \$48,597.

## DISTRIBUTION OF EXPENSES CURRENT





05

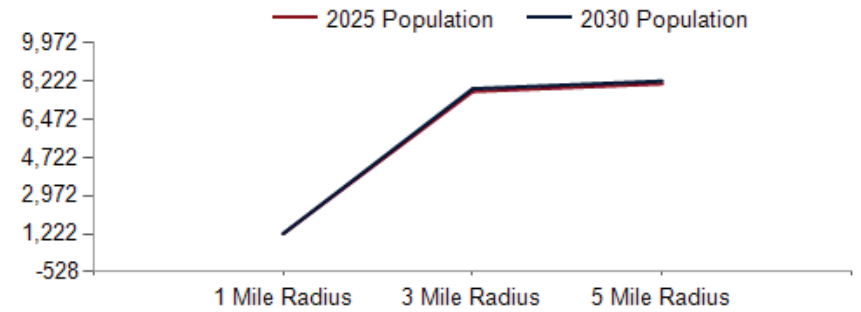
## Demographics

General Demographics

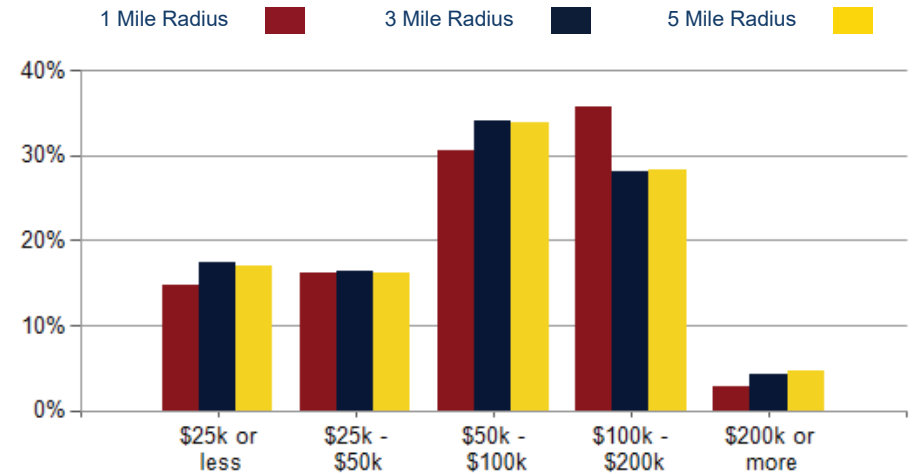
Race Demographics

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	1,183	7,593	7,970
2010 Population	1,187	7,625	8,005
2025 Population	1,222	7,745	8,095
2030 Population	1,229	7,870	8,222
2025 African American	23	86	87
2025 American Indian	17	138	141
2025 Asian	19	61	62
2025 Hispanic	199	1,258	1,277
2025 Other Race	61	578	586
2025 White	964	6,278	6,595
2025 Multiracial	138	604	623
2025-2030: Population: Growth Rate	0.55%	1.60%	1.55%

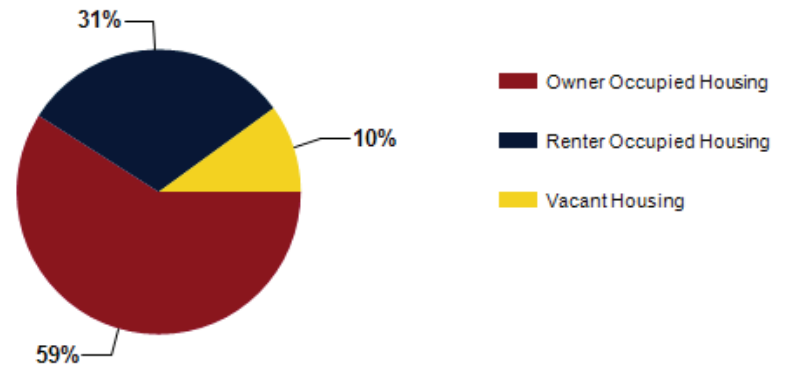
2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	32	220	225
\$15,000-\$24,999	37	316	321
\$25,000-\$34,999	31	202	210
\$35,000-\$49,999	45	299	309
\$50,000-\$74,999	80	541	558
\$75,000-\$99,999	64	507	528
\$100,000-\$149,999	76	509	539
\$150,000-\$199,999	92	353	369
\$200,000 or greater	13	129	151
Median HH Income	\$77,559	\$72,814	\$74,073
Average HH Income	\$99,479	\$91,032	\$92,643



2025 Household Income



2025 Own vs. Rent - 1 Mile Radius

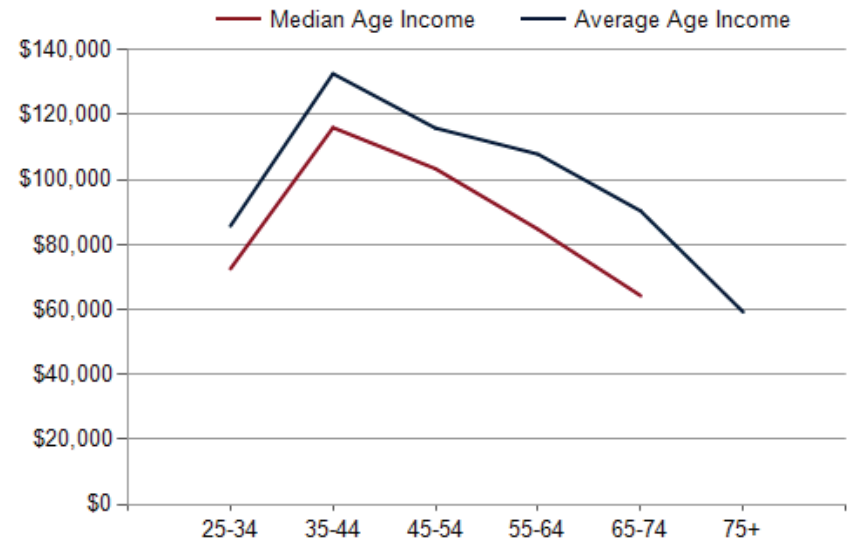
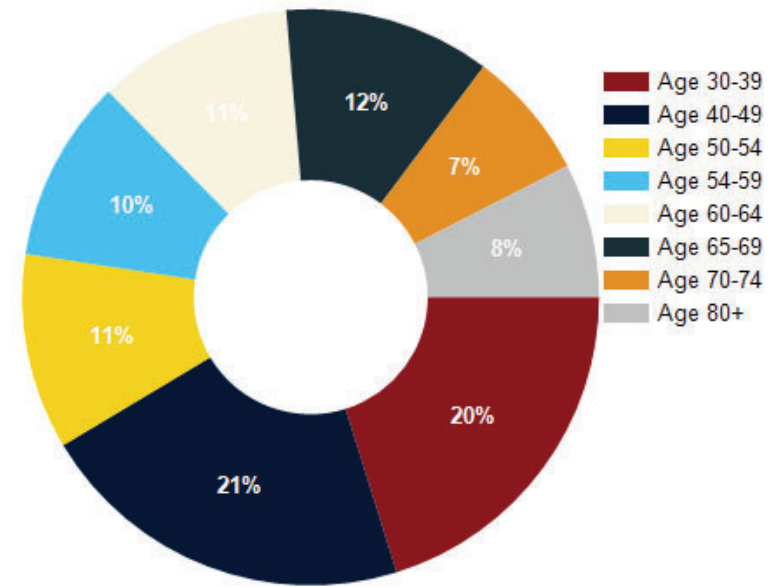


Source: esri

2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	60	489	503
2025 Population Age 35-39	74	476	495
2025 Population Age 40-44	87	472	493
2025 Population Age 45-49	54	385	409
2025 Population Age 50-54	73	446	466
2025 Population Age 55-59	68	438	460
2025 Population Age 60-64	73	482	511
2025 Population Age 65-69	77	483	511
2025 Population Age 70-74	48	400	420
2025 Population Age 75-79	50	348	364
2025 Population Age 80-84	26	231	239
2025 Population Age 85+	16	226	235
2025 Population Age 18+	880	5,929	6,201
2025 Median Age	37	40	41
2030 Median Age	38	41	42

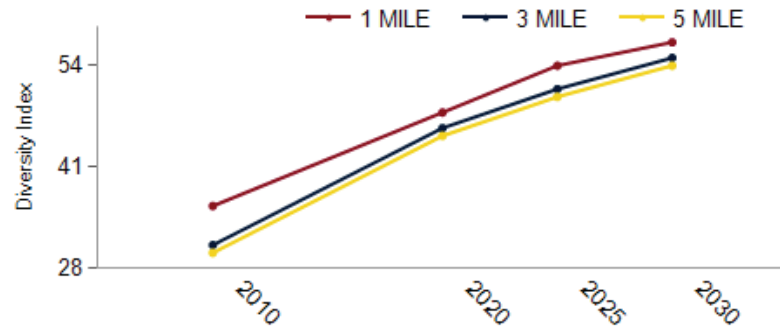
2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$72,593	\$76,149	\$76,913
Average Household Income 25-34	\$85,785	\$87,711	\$89,652
Median Household Income 35-44	\$116,078	\$101,370	\$102,142
Average Household Income 35-44	\$132,684	\$128,034	\$129,159
Median Household Income 45-54	\$103,400	\$92,118	\$93,541
Average Household Income 45-54	\$115,909	\$106,643	\$109,491
Median Household Income 55-64	\$84,731	\$76,058	\$77,197
Average Household Income 55-64	\$107,880	\$95,499	\$97,857
Median Household Income 65-74	\$64,286	\$57,649	\$58,553
Average Household Income 65-74	\$90,395	\$74,126	\$75,407
Average Household Income 75+	\$59,262	\$58,496	\$59,287

Population By Age

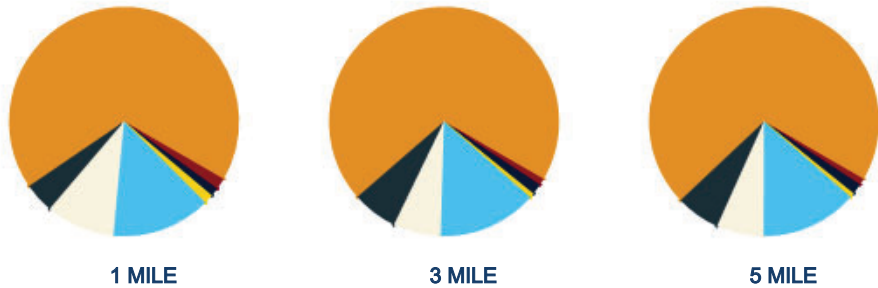


DIVERSITY INDEX	1 MILE	3 MILE	5 MILE
Diversity Index (+5 years)	57	55	54
Diversity Index (current year)	54	51	50
Diversity Index (2020)	49	46	45
Diversity Index (2010)	36	31	31

### POPULATION DIVERSITY



### POPULATION BY RACE

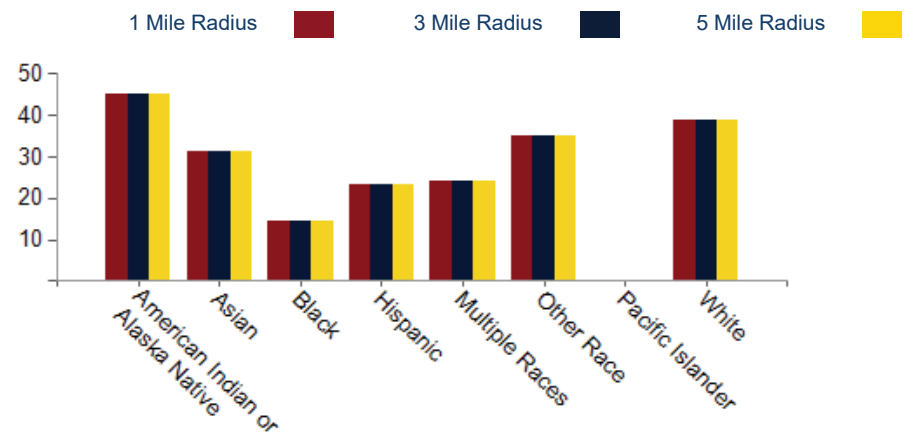


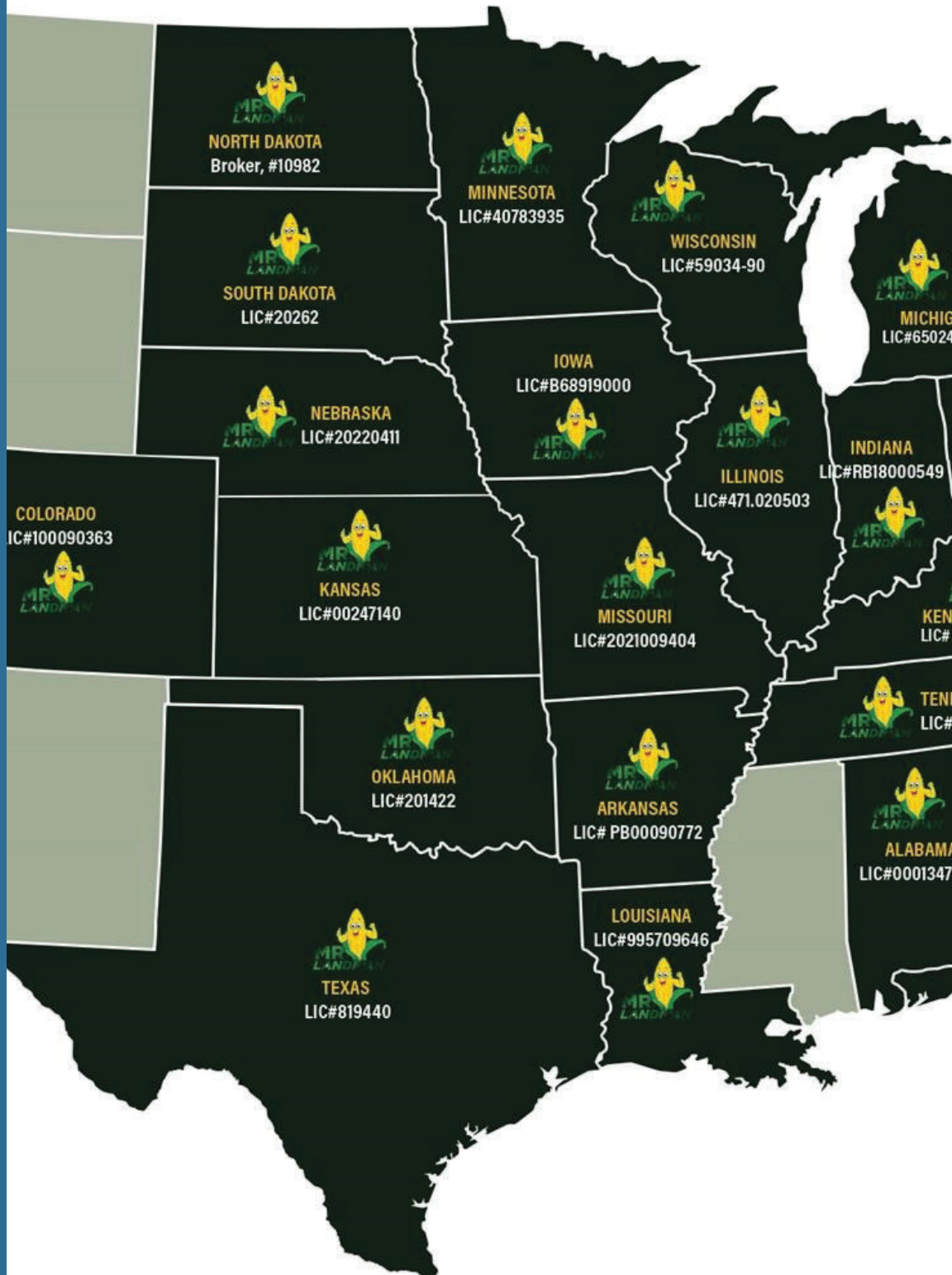
2025 POPULATION BY RACE	1 MILE	3 MILE	5 MILE
African American	2%	1%	1%
American Indian	1%	2%	2%
Asian	1%	1%	1%
Hispanic	14%	14%	14%
Multiracial	10%	7%	7%
Other Race	4%	6%	6%
White	68%	70%	70%

### 2025 MEDIAN AGE BY RACE

	1 MILE	3 MILE	5 MILE
Median American Indian/Alaska Native Age	45	39	39
Median Asian Age	31	33	33
Median Black Age	15	31	31
Median Hispanic Age	23	26	26
Median Multiple Races Age	24	27	26
Median Other Race Age	35	28	28
Median Pacific Islander Age	0	0	0
Median White Age	39	44	44

### 2025 MEDIAN AGE BY RACE







**Jon Fisher**  
Designated Managing Broker

I was raised on the original family farm that was settled back in the mid-1860's. I graduated from Unity High School in 1991 where I served as the class president. I attended the University of Illinois where I graduated with a degree in agricultural economics in 1995. After graduating college, I started my own agri-business and grew it into an international enterprise that had customers in all 50 states and 15 foreign countries. I was honored to have been named the 2015 Illinois Friend of Agriculture Award Winner by the Illinois Department of Agriculture.

I am a blessed single dad to two amazing children. My oldest son, Jonathon, is 25 and works for State Farm Corporate. My daughter, Reagan, is 15 and is a sophomore. My hobbies include watching sports & going to church.

Licensed Illinois Designated Managing Broker, MR LANDMAN LLC, License #471.020503  
Licensed Indiana Managing Broker, MR LANDMAN, LLC, License #RB18000549  
Licensed Iowa Broker Officer, MR. LANDMAN, LLC, License #B68919000  
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Licensed Arkansas Primary Broker, MR. LANDMAN, LLC, License#PB00090772  
Licensed Kansas Supervising Broker, MR. LANDMAN, LLC, License#00247140  
Licensed Louisiana Broker, License #995709646  
Licensed Minnesota Broker, MR. LANDMAN, LLC, License#40783935  
Licensed North Dakota Broker, MR. LANDMAN, LLC, License #10982  
Licensed South Dakota Broker, MR. LANDMAN, LLC, License #20262  
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Licensed Kentucky Principal Broker, MR. LANDMAN, LLC, License #284073  
Licensed Texas Broker, Mr. LANDMAN, LLC, License #819440  
Licensed Ohio Principal Broker, MR. LANDMAN, LLC #BRKP.2025001469



07

## Additional Information

Victorian Acres Map

Market Report Nebraska City, NE

# Victorian Acres RV Park



**YOUR  
SITE#**

6591 Hwy. 2 • Nebraska City, NE 68410 • Otoe County

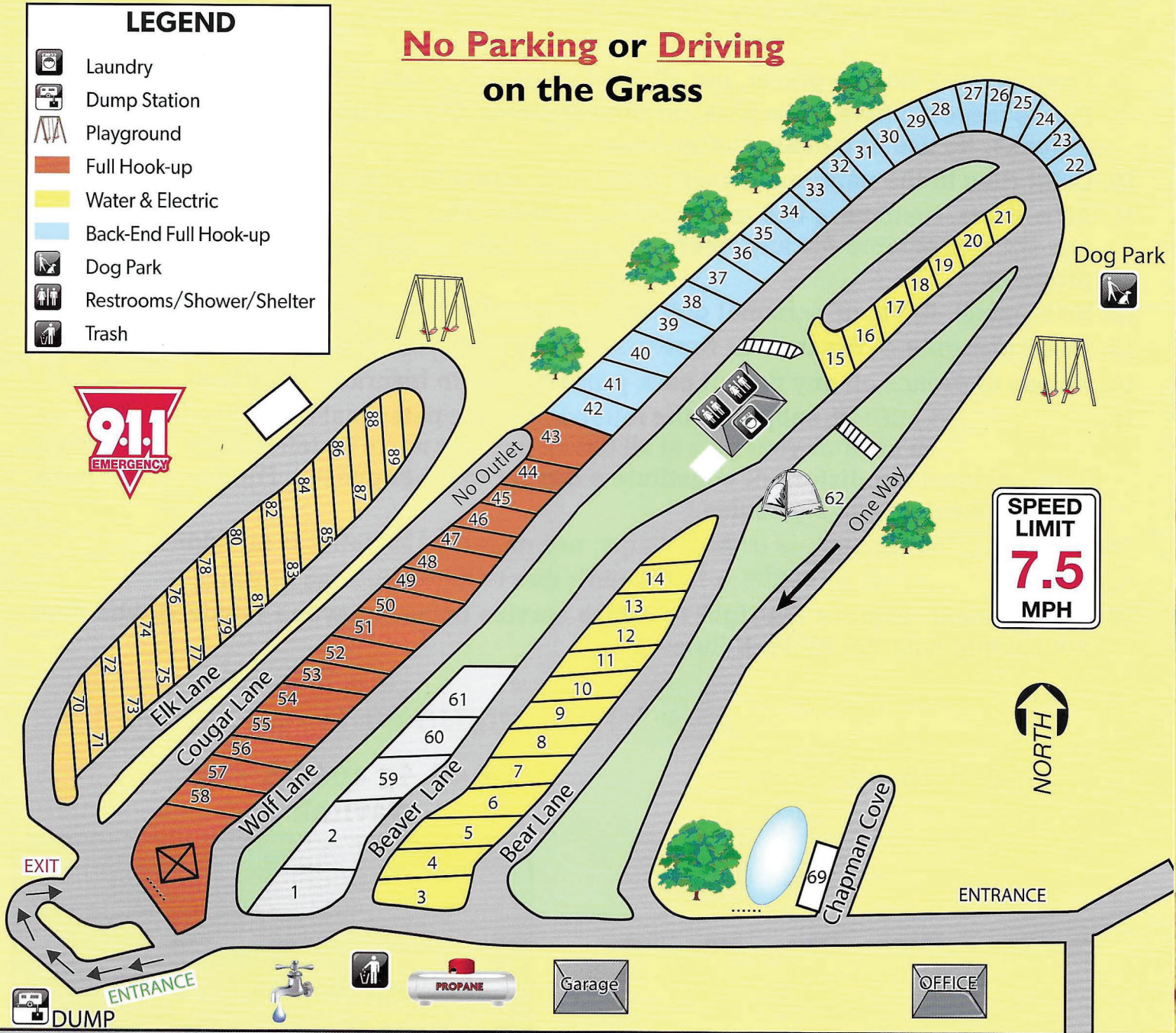
Reservations: (402) 873-6866

www.victorianacresrvpark.com

## LEGEND

-  Laundry
-  Dump Station
-  Playground
-  Full Hook-up
-  Water & Electric
-  Back-End Full Hook-up
-  Dog Park
-  Restrooms/Shower/Shelter
-  Trash

**No Parking or Driving  
on the Grass**



(1 Mile to Highway 75)

Highway 2W

(4 Miles to Highway I-29)

Highway 2E

# DETAILED REPORT

Produced on Sep 19 2025



## Report for:

50 miles around 6591  
Nebraska Highway 2,  
Nebraska City, Nebraska  
68410, United States

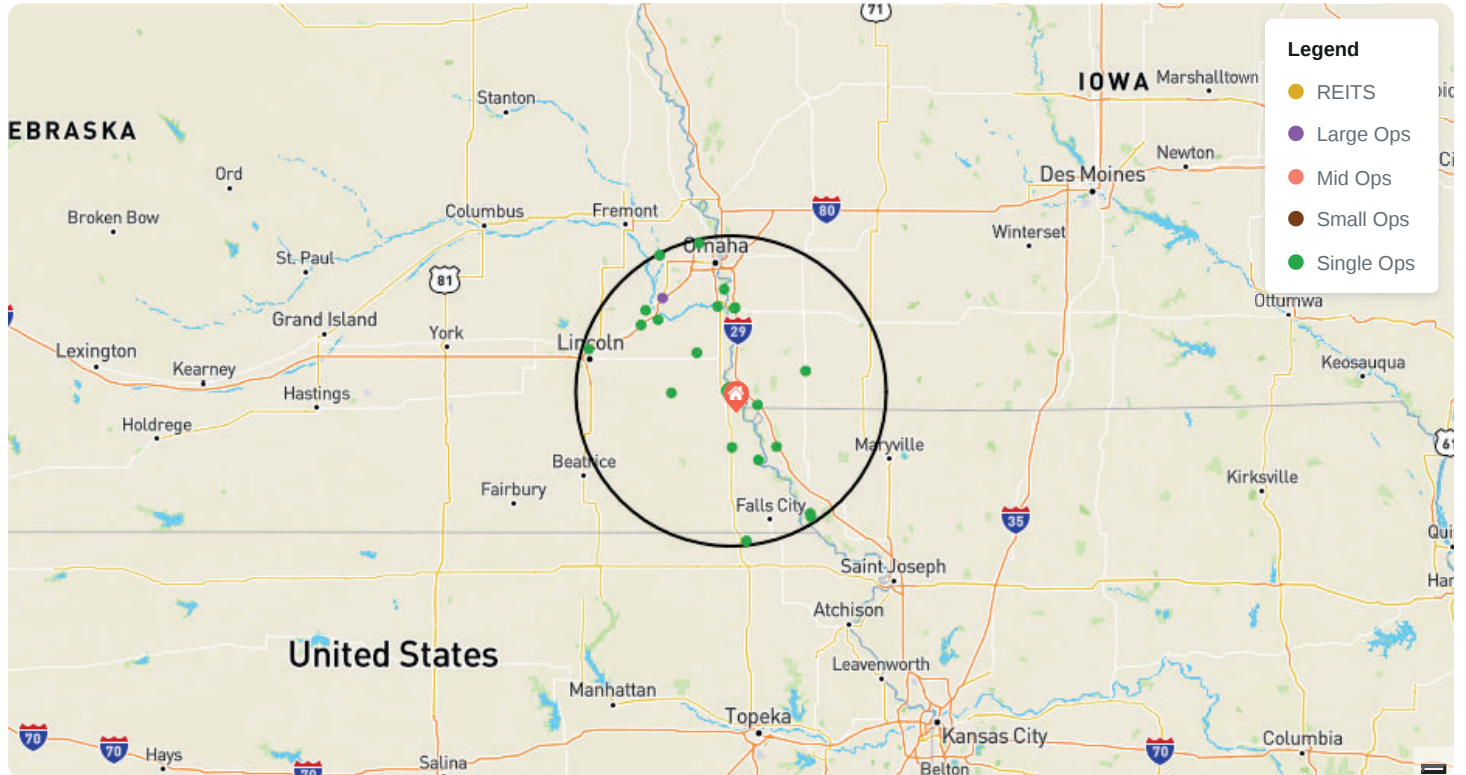
<https://rvparkiq.com>

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## Map

50 miles radius around 6591 Nebraska Highway 2, Nebraska City, Nebraska 68410, United States



## Market Summary

	THIS MARKET	MARKET AT 100 MILES	NATIONAL
RV Parks in market	24	64	16,581
Total Camping spots	1,175	3,355	1,314,051
Average price per night	\$47.23	\$44.53	\$56.75
Average Size Of Park	23.15 Acres	26.57 Acres	31.78 Acres
Population	1,278,080	1,883,546	334,369,975
Income per capita	\$40,531	\$38,725	\$27,789
Average Age	37	38	43
Population age from 5-24	362,905	523,575	70,740,501
Population age from 25-44	349,649	488,378	71,828,736
Population age from 45-54	146,126	214,708	67,167,424
Population age from 55-74	263,524	413,292	66,553,231
Population age of 75 And Above	73,592	124,451	18,873,399
Households	506,648	744,373	126,956,011
Demand Supply Ratio <i>(Number of Campers per Camping Spots.)</i>	279.24	147.01	71.48

## Development

### Development Property Info

Stage	Final Planning	Final Planning	Planning
Project Type	New Building	New Building	Addition/Expansion
Facility Name	-	-	West Omaha / NE Lincoln KOA Holiday
Address	W Dodge Rd & River Rd Dr , Omaha, NE 68154	SE 234th & Center/Hwy 92 along the Elkhorn River, Omaha, NE 68069	14601 Hwy 6, Gretna, NE 68028
County	Douglas	Douglas	Sarpy
Facility Type	RV Park	RV park	Campground
PropertyUrl	-	-	<a href="https://koa.com/...nds/west-omaha/">https://koa.com/...nds/west-omaha/</a>
Zoning	Agricultural	-	-
Development Project Summary	The Owner plans to develop an RV park on a 65-acre site, zoned Agricultural, featuring 67 sites.	The Owner plans to develop a 23-acre RV Park.	The Owner Open Road Resorts plans to expand the West Omaha / NE Lincoln KOA Holiday, an Campground with 80 sites.
Acres	65	23	-
Property Building Parcel	-	-	10397264
Estimated Value	-	-	-
Permit History Log	Journal Date: 07/11/2024	-	Journal Date:01/24/2025
Permit Month	July 2024	-	-
Sales Pricing	-	-	-
Expected Open Date	26-Mar-2027	03-Jan-2027	21-Feb-2028
Project Verification Status	Verified	Verified	Verified
Source URL	<a href="https://growomaha.com/...-elkhorn-river/">Source URL 1</a> (https://growomaha.com/...-elkhorn-river/) <a href="https://growomaha.com/...t-july-11-2024/">Source URL 2</a> (https://growomaha.com/...t-july-11-2024/) <a href="https://planning.cityofomaha.org/...enda_7.3.24.pdf">Source URL 3</a> (https://planning.cityofomaha.org/...enda_7.3.24.pdf) <a href="https://planning.cityofomaha.org/...enda_7.3.24.pdf">Source URL 4</a> (https://planning.cityofomaha.org/...enda_7.3.24.pdf)	<a href="https://www.msn.com/...ns/ar-AA1q1rJr">Source URL 1</a> (https://www.msn.com/...ns/ar-AA1q1rJr) <a href="https://www.ketv.com/...ncerns/62061500">Source URL 2</a> (https://www.ketv.com/...ncerns/62061500) <a href="https://woodallscm.com/...plain-concerns/">Source URL 3</a> (https://woodallscm.com/...plain-concerns/) <a href="https://ground.news/...ooring-concerns">Source URL 4</a> (https://ground.news/...ooring-concerns)	<a href="https://rvbusiness.com/...ent-expansions/">Source URL 1</a> (https://rvbusiness.com/...ent-expansions/) <a href="https://woodallscm.com/.../WCM_202503.pdf">Source URL 2</a> (https://woodallscm.com/.../WCM_202503.pdf)
Last Checked Date	11-Sep-2025	20-Jun-2025	21-Jun-2025

## Development

### Ownership Info

Owner Name	-	-	Open Road Resorts
Owner Contact Name	-	John Walvoord	-

### Contractor Info

No Data Found
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### Operator/Management Info

No Data Found
---------------

## Transaction

### Victorian Acres RV Park & Campground, 6591 Hwy 2, Nebraska City, NE 68410

Transaction 1	
Date Sold	22-Jan-2021
Sale Price - Self Reported	\$1,160,000
Sale Type Name	Direct
<b>Deed Information</b>	
Deed Type	Deed
Grantor	Brian Labore & Penny Labore
Grantee	Honey Tree Properties LLC
Sale Price	\$1,160,000
Book	2021
Page	262
Transaction Year	2021

## RVParks List

PROFILE NAME	PROXIMITY (MILES)	FACILITY TYPE	NO. OF SPOTS	SEASONALITY	GOOGLE RATING	ONLINE BOOKING	ACTIONS
Victorian Acres RV Park & Campground 6591 Hwy 2, Nebraska City, NE	-	RV Park	79	Seasonal	4.5	Yes	<a href="#">Go to website</a>
Nebraska City RV Park 720 2nd Corso, Nebraska City, NE	1.22	RV Park	3	-	4.3	Yes	<a href="#">Go to website</a>
Hidden Falls Cabins & RV Park 6124 Steinhart Park Rd, Nebraska City, NE	1.56	RV Park	30	Year-Round	4.6	Yes	<a href="#">Go to website</a>
Fox Lake RV Resort 2672 310 St, Hamburg, IA	9.54	RV Resort	130	Year-Round	-	Yes	<a href="#">Go to website</a>
Slattery Vintage Estates 8925 Adams St, Nehawka, NE	16.67	RV Park and Long Term	-	Seasonal	4.7	No	<a href="#">Go to website</a>
Longs Creek RV Park 513 J St, Auburn, NE	17.89	RV Park and Long Term	33	-	-	Yes	<a href="#">Go to website</a>
Little Rivers Edge RV Park 2671 J Rd, Syracuse, NE	19.17	RV Park	20	-	4.8	Yes	<a href="#">Go to website</a>
All American Campground & RV Park 1409 US Hwy 136 W, Rock Port, MO	22.96	RV Park	12	Seasonal	4.1	No	<a href="#">Go to website</a>
R U lost RV lots 506 Washington St, Nemaha, NE	23.70	RV Park	6	-	4.9	No	<a href="#">Go to website</a>
Fiftyniner Motel and Campgrounds 2007 US 59, Shenandoah, IA	24.95	RV Park and Long Term	18	Year-Round	4.2	No	
LFH Campground 57876 190th St, Pacific Junction, IA	26.84	RV Park and Long Term	40	-	4	No	
I29 Hwy 34 Camp Ground 19281 Hanna Ave, Pacific Junction, IA	27.07	RV Park and Long Term	49	Year-Round	4.1	No	<a href="#">Go to website</a>
Merritt Beach RV Park 20133 Beach Rd, Plattsmouth, NE	27.71	RV Park and Long Term	125	Seasonal	4.4	No	<a href="#">Go to website</a>
Winsor Cove 2502 Payne Dr, Bellevue, NE	32.95	RV Park	75	Year-Round	3	No	<a href="#">Go to website</a>
Kimberly Creek Retreat 30010 Kimberly Dr, Ashland, NE	32.99	RV Park and Long Term	-	Year-Round	4.9	Yes	<a href="#">Go to website</a>
Pine Grove RV Park & Campground 23403 Mynard Rd, Greenwood, NE	36.06	RV Park	100	Year-Round	3.7	No	<a href="#">Go to website</a>
West Omaha / NE Lincoln KOA Holiday 14601 Hwy 6, Gretna, NE	37.29	RV Park and Long Term	66	Seasonal	4.2	Yes	<a href="#">Go to website</a>

## RVParks List

PROFILE NAME	PROXIMITY (MILES)	FACILITY TYPE	NO. OF SPOTS	SEASONALITY	GOOGLE RATING	ONLINE BOOKING	ACTIONS
Ashland RV Campground 1301 Ash St, Ashland, NE	37.92	RV Park and Long Term	31	Seasonal	4.8	Yes	<a href="#">Go to website</a>
Big Lake's Turtle Cove Campground, 111 Mobile Ln, Craig, MO	46.87	Campground	32	-	5	No	
Camp-A-Way 200 Campers Cir, Lincoln, NE	47.76	RV Park and Long Term	93	Year-Round	4.4	Yes	<a href="#">Go to website</a>
Pelican Park RV Campground 113 Holt 230, Craig, MO	47.95	RV Park	10	-	4.5	Yes	<a href="#">Go to website</a>
Sycamore Springs Whitetail Ranch 3126 Bittersweet Rd, Sabetha, KS	48.49	RV Park and Long Term	120	Year-Round	4.7	Yes	<a href="#">Go to website</a>
Lake Cunningham Campground 8305 Rainwood Rd, Omaha, NE	48.68	RV Park and Long Term	83	Seasonal	4.3	Yes	<a href="#">Go to website</a>
Elkhorn Shores 233rd & W Maple Rd, Omaha, NE	49.39	RV Park	20	Year-Round	4.5	Yes	<a href="#">Go to website</a>

## Amenity Analysis

✔ Has the Amenity/Feature 
 ✘ Does not have the Amenity/Feature

PROFILE NAME (TOTAL AMENITIES)	ADDITIONAL LODGING	ATTRACTIONS DESCRIPTIONS	BACK IN	BEACH ACCESS	CABINS	CAFE	CELLPHONE CONNECTIVITY	DOG PARKS	DUMP STATION	ELECTRIC HOOKUP			EV CHARGING	FIRE RING	FISHING	GAMEROOM ARCADE	GLAMPING	GOLF CART RENTALS	HOOKUPS
										20 AMP	30 AMP	50 AMP							
Market coverage	8 %	-	25 %	12 %	16 %	-	50 %	16 %	50 %	66 %	79 %	79 %	-	37 %	54 %	8 %	8 %	8 %	87 %
Fiftyniner Motel and Campgrounds(0/37)	✘	✘	✘	✘	✘	✘	✘	✘	✘	✘	✘	✘	✘	✘	✘	✘	✘	✘	✘
I29 Hwy 34 Camp Ground(6/37)	✘	✘	✘	✘	✘	✘	✔	✘	✘	✔	✔	✔	✘	✘	✔	✘	✘	✘	✔
Sycamore Springs Whitetail Ranch(9/37)	✔	✘	✘	✘	✘	✘	✔	✘	✔	✔	✔	✔	✘	✘	✔	✘	✘	✔	✔
All American Campground & RV Park(7/37)	✘	✘	✘	✘	✘	✘	✔	✘	✔	✔	✔	✔	✘	✔	✘	✘	✘	✘	✔
Camp-A-Way(11/37)	✘	✘	✔	✘	✔	✘	✔	✔	✔	✔	✔	✔	✘	✘	✔	✔	✘	✘	✔
Pine Grove RV Park & Campground(9/37)	✘	✘	✔	✘	✘	✘	✔	✘	✔	✔	✔	✔	✘	✘	✔	✔	✘	✘	✔
Ashland RV Campground(10/37)	✘	✘	✔	✘	✘	✘	✔	✔	✔	✔	✔	✔	✘	✔	✔	✘	✘	✘	✔
Elkhorn Shores(2/37)	✘	✘	✘	✘	✘	✘	✘	✘	✘	✘	✘	✘	✘	✔	✘	✘	✘	✘	✔
West Omaha / NE Lincoln KOA Holiday(12/37)	✔	✘	✔	✘	✔	✘	✔	✔	✔	✔	✔	✔	✘	✘	✔	✘	✘	✔	✔

## Amenity Analysis

✔ Has the Amenity/Feature 
 ✘ Does not have the Amenity/Feature

PROFILE NAME (TOTAL AMENITIES)	ADDITIONAL LODGING	ATTRACTIONS DESCRIPTIONS	BACK IN	BEACH ACCESS	CABINS	CAFE	CELLPHONE CONNECTIVITY	DOG PARKS	DUMP STATION	ELECTRIC HOOKUP			EV CHARGING	FIRE RING	FISHING	GAMEROOM ARCADE	GLAMPING	GOLFCART RENTALS	HOOKUPS
										20 AMP	30 AMP	50 AMP							
Market coverage	8 %	-	25 %	12 %	16 %	-	50 %	16 %	50 %	66 %	79 %	79 %	-	37 %	54 %	8 %	8 %	8 %	87 %
Winsor Cove(6/37)	✘	✘	✘	✘	✘	✘	✔	✘	✔	✘	✔	✔	✘	✘	✔	✘	✘	✘	✔
Hidden Falls Cabins & RV Park(6/37)	✘	✘	✘	✘	✔	✘	✔	✘	✘	✘	✔	✔	✘	✔	✘	✘	✘	✘	✔
Victorian Acres RV Park & Campground(9/37)	✘	✘	✔	✘	✘	✘	✔	✔	✔	✔	✔	✔	✘	✘	✔	✘	✘	✘	✔
Fox Lake RV Resort(7/37)	✘	✘	✘	✔	✘	✘	✘	✘	✔	✔	✔	✔	✘	✘	✔	✘	✘	✘	✔
Kimberly Creek Retreat(3/37)	✘	✘	✘	✘	✔	✘	✘	✘	✘	✘	✘	✘	✘	✔	✘	✘	✔	✘	✘
Slattery Vintage Estates(1/37)	✘	✘	✘	✘	✘	✘	✘	✘	✘	✘	✘	✘	✘	✘	✘	✔	✘	✘	✘
Pelican Park RV Campground(2/37)	✘	✘	✘	✘	✘	✘	✘	✘	✘	✘	✘	✘	✘	✔	✘	✘	✘	✘	✔
Longs Creek RV Park(4/37)	✘	✘	✘	✘	✘	✘	✘	✘	✘	✔	✔	✔	✘	✘	✘	✘	✘	✘	✔
Nebraska City RV Park(4/37)	✘	✘	✘	✘	✘	✘	✘	✘	✘	✔	✔	✔	✘	✘	✘	✘	✘	✘	✔
R U lost RV lots(5/37)	✘	✘	✘	✘	✘	✘	✘	✘	✘	✔	✔	✔	✘	✔	✘	✘	✘	✘	✔
Lake Cunningham Campground(8/37)	✘	✘	✔	✘	✘	✘	✘	✘	✔	✔	✔	✔	✘	✔	✔	✘	✘	✘	✔
Merritt Beach RV Park(5/37)	✘	✘	✘	✔	✘	✘	✘	✘	✘	✘	✔	✔	✘	✘	✔	✘	✘	✘	✔
Little Rivers Edge RV Park(6/37)	✘	✘	✘	✘	✘	✘	✘	✘	✔	✔	✔	✔	✘	✔	✘	✘	✘	✘	✔
LFH Campground(6/37)	✘	✘	✘	✘	✘	✘	✔	✘	✘	✔	✔	✔	✘	✔	✘	✘	✘	✘	✔
Big Lake's Turtle Cove Campground, (8/37)	✘	✘	✘	✔	✘	✘	✔	✘	✔	✔	✔	✔	✘	✘	✔	✘	✘	✘	✔

## Amenity Analysis

✔ Has the Amenity/Feature 
 ✘ Does not have the Amenity/Feature

PROFILE NAME (TOTAL AMENITIES *)	INTERNET CONNECTIVITY	INTERNET CONNECTIVITY PAYMENT	LAKE-SIDE	LAUNDRY ACCESS	ONSITE PROPANE	PET ALLOWED	PICNIC TABLE	PULL IN PULL THROUGH	REC HALL	SELF SERVICE CARWASH	SEWER HOOKUP	SHOWER AND BATHROOMS	SITE LOCKERS	SPORTS COURTS	SWIMMING POOL	TENT CAMPING	VEHICULAR ACCESS	WATER HOOKUP
Market coverage	50 %	29 %	45 %	29 %	16 %	100 %	66 %	54 %	41 %	8 %	66 %	54 %	-	25 %	16 %	50 %	-	83 %
Fiftyliner Motel and Campgrounds(1/37)	✘	✘	✘	✘	✘	✔	✘	✘	✘	✘	✘	✘	✘	✘	✘	✘	✘	✘
I29 Hwy 34 Camp Ground(9/37)	✔	✔	✔	✘	✘	✔	✔	✔	✔	✘	✔	✘	✘	✘	✘	✘	✘	✔
Sycamore Springs Whitetail Ranch(9/37)	✘	✘	✔	✘	✘	✔	✔	✔	✔	✘	✔	✘	✘	✔	✘	✔	✘	✔
All American Campground & RV Park(12/37)	✔	✔	✔	✘	✘	✔	✔	✔	✔	✘	✔	✔	✘	✘	✔	✔	✘	✔
Camp-A-Way(14/37)	✔	✘	✔	✔	✘	✔	✔	✔	✔	✔	✔	✔	✘	✔	✔	✔	✘	✔
Pine Grove RV Park & Campground(13/37)	✔	✘	✔	✔	✘	✔	✔	✔	✔	✘	✔	✔	✘	✔	✔	✔	✘	✔
Ashland RV Campground(13/37)	✔	✔	✔	✔	✘	✔	✔	✔	✔	✘	✔	✔	✘	✔	✘	✔	✘	✔
Elkhorn Shores(5/37)	✘	✘	✔	✘	✘	✔	✘	✘	✘	✘	✘	✔	✘	✘	✘	✔	✘	✔
West Omaha / NE Lincoln KOA Holiday(16/37)	✔	✔	✔	✔	✔	✔	✔	✔	✔	✔	✔	✔	✘	✔	✔	✔	✘	✔

## Amenity Analysis

✔ Has the Amenity/Feature 
 ✘ Does not have the Amenity/Feature

PROFILE NAME (TOTAL AMENITIES)	INTERNET CONNECTIVITY	INTERNET CONNECTIVITY PAYMENT	LAKE-SIDE	LAUNDRY ACCESS	ONSITE PROPANE	PET ALLOWED	PICNIC TABLE	PULL IN PULL THROUGH	REC HALL	SELF SERVICE CARWASH	SEWER HOOKUP	SHOWER AND BATHROOMS	SITE LOCKERS	SPORTS COURTS	SWIMMING POOL	TENT CAMPING	VEHICULAR ACCESS	WATER HOOKUP
Market coverage	50 %	29 %	45 %	29 %	16 %	100 %	66 %	54 %	41 %	8 %	66 %	54 %	-	25 %	16 %	50 %	-	83 %
Winsor Cove(6/37)	✘	✘	✔	✘	✘	✔	✘	✘	✔	✘	✘	✔	✘	✘	✘	✔	✘	✔
Hidden Falls Cabins & RV Park(7/37)	✘	✘	✘	✘	✘	✔	✔	✘	✔	✘	✔	✔	✘	✘	✘	✔	✘	✔
Victorian Acres RV Park & Campground(13/37)	✔	✔	✘	✔	✔	✔	✔	✔	✔	✘	✔	✔	✘	✔	✘	✔	✘	✔
Fox Lake RV Resort(5/37)	✘	✘	✔	✔	✘	✔	✘	✘	✘	✘	✘	✔	✘	✘	✘	✘	✘	✔
Kimberly Creek Retreat(2/37)	✘	✘	✘	✘	✘	✔	✘	✘	✘	✘	✘	✔	✘	✘	✘	✘	✘	✘
Slattery Vintage Estates(2/37)	✘	✘	✘	✘	✘	✔	✘	✘	✘	✘	✘	✘	✘	✘	✘	✔	✘	✘
Pelican Park RV Campground(5/37)	✘	✘	✘	✘	✘	✔	✔	✔	✘	✘	✔	✘	✘	✘	✘	✘	✘	✔
Longs Creek RV Park(8/37)	✔	✘	✘	✔	✘	✔	✔	✔	✘	✘	✔	✔	✘	✘	✘	✘	✘	✔
Nebraska City RV Park(5/37)	✔	✔	✘	✘	✘	✔	✘	✘	✘	✘	✔	✘	✘	✘	✘	✘	✘	✔
R U lost RV lots(7/37)	✔	✔	✘	✘	✘	✔	✔	✔	✘	✘	✔	✘	✘	✘	✘	✘	✘	✔
Lake Cunningham Campground(6/37)	✘	✘	✘	✘	✘	✔	✔	✔	✘	✘	✔	✔	✘	✘	✘	✘	✘	✔
Merritt Beach RV Park(3/37)	✘	✘	✔	✘	✘	✔	✘	✘	✘	✘	✘	✘	✘	✘	✘	✘	✘	✔
Little Rivers Edge RV Park(3/37)	✘	✘	✘	✘	✘	✔	✔	✘	✘	✘	✘	✘	✘	✘	✘	✔	✘	✘
LFH Campground(6/37)	✔	✘	✘	✘	✔	✔	✔	✘	✘	✘	✔	✘	✘	✘	✘	✘	✘	✔
Big Lake's Turtle Cove Campground, (7/37)	✔	✘	✘	✘	✔	✔	✔	✔	✘	✘	✔	✘	✘	✘	✘	✘	✘	✔

## Camping Spot Classification

**AAA** is A + AA + Additional Features | **AA** is A + Full Hook up | **A** is partial hook up + Additional features like a picnic table | **B** is Partial Electric and Partial Water | **C** is No Hookups | **D** is Tent camping (No Vehicular access)

CAMPGROUNDS	CLASSIFICATION	ADDRESS	PROXIMITY (MILES)	URL
Victorian Acres RV Park & Campground	AAA	6591 Hwy 2, Nebraska City, NE, 68410	-	<a href="http://www.victorianacresrvpark.com">www.victorianacresrvpark.com</a>
Nebraska City RV Park	AA	720 2nd Corso, Nebraska City, NE, 68410	1.22	<a href="https://www.nebraskacityrvpark.com/">https://www.nebraskacityrvpark.com/</a>
Hidden Falls Cabins & RV Park	AAA	6124 Steinhart Park Rd, Nebraska City, NE, 68410	1.56	<a href="http://www.hiddenfallscabinsrvpark.com">www.hiddenfallscabinsrvpark.com</a>
Fox Lake RV Resort	B	2672 310 St, Hamburg, IA, 51640	9.54	<a href="https://foxlakervresort.com/">https://foxlakervresort.com/</a>
Slattery Vintage Estates	D	8925 Adams St, Nehawka, NE, 68413	16.67	<a href="http://www.svevineyards.com">www.svevineyards.com</a>
Longs Creek RV Park	AAA	513 J St, Auburn, NE, 68305	17.89	<a href="https://auburninnmotel.com/longscreekrv/">https://auburninnmotel.com/longscreekrv/</a>
Little Rivers Edge RV Park	B	2671 J Rd, PO Box 396, Syracuse, NE, 68446	19.17	<a href="https://www.littleriversedge.com/">https://www.littleriversedge.com/</a>
All American Campground & RV Park	AAA	1409 US Hwy 136 W, Rock Port, MO, 64482	22.96	<a href="http://allamericancampgroundandrvc.com">allamericancampgroundandrvc.com</a>
R U lost RV lots	AAA	506 Washington St, Nemaha, NE, 68414	23.7	<a href="https://www.rulost-rvlots.com/">https://www.rulost-rvlots.com/</a>
Fiftyniner Motel and Campgrounds	C	2007 US 59, Shenandoah, IA, 51601	24.95	-
LFH Campground	AAA	57876 190th St, Pacific Junction, IA, 51561	26.84	-
I29 Hwy 34 Camp Ground	AAA	19281 Hanna Ave, Pacific Junction, IA, 51561	27.07	<a href="http://i29hwy34campground.com">i29hwy34campground.com</a>
Merritt Beach RV Park	B	20133 Beach Rd, Plattsmouth, NE, 68048	27.71	<a href="https://merrittbeachrvpark.com/">https://merrittbeachrvpark.com/</a>
Winsor Cove	A	2502 Payne Dr, Bellevue, NE, 68005	32.95	<a href="http://www.winsorcove.com">www.winsorcove.com</a>
Kimberly Creek Retreat	C	30010 Kimberly Dr, Ashland, NE, 68003	32.99	<a href="https://www.kimberlycreekretreat.com/">https://www.kimberlycreekretreat.com/</a>

## Camping Spot Classification

**AAA** is A + AA + Additional Features | **AA** is A + Full Hook up | **A** is partial hook up + Additional features like a picnic table | **B** is Partial Electric and Partial Water | **C** is No Hookups | **D** is Tent camping (No Vehicular access)

CAMPGROUNDS	CLASSIFICATION	ADDRESS	PROXIMITY (MILES)	URL
Pine Grove RV Park & Campground	AAA	23403 Mynard Rd, Greenwood, NE, 68366	36.06	<a href="http://pinegrovervpark.com">pinegrovervpark.com</a>
West Omaha / NE Lincoln KOA Holiday	AAA	14601 Hwy 6, Gretna, NE, 68028	37.29	<a href="https://koa.com/campgrounds/west-omaha/">https://koa.com/campgrounds/west-omaha/</a>
Ashland RV Campground	A	1301 Ash St, Ashland, NE, 68003	37.92	<a href="https://ashlandrvcampground.com/">https://ashlandrvcampground.com/</a>
Big Lake's Turtle Cove Campground,	AAA	111 Mobile Ln, Craig, MO, 64437	46.87	-
Camp-A-Way	AAA	200 Campers Cir, Lincoln, NE, 68521	47.76	<a href="https://campaway.com/">https://campaway.com/</a>
Pelican Park RV Campground	AAA	113 Holt 230, Craig, MO, 64437	47.95	<a href="https://www.pelicanparkrv.com/">https://www.pelicanparkrv.com/</a>
Sycamore Springs Whitetail Ranch	AAA	3126 Bittersweet Rd, Sabetha, KS, 66534	48.49	<a href="https://sycamorespringswhitetails.com/">https://sycamorespringswhitetails.com/</a>
Lake Cunningham Campground	AAA	8305 Rainwood Rd, Omaha, NE, 68122	48.68	<a href="https://explorethec.com/">https://explorethec.com/</a>
Elkhorn Shores	A	233rd & W Maple Rd, Omaha, NE, 68022	49.39	<a href="http://elkhornshores.com">elkhornshores.com</a>

## Pricing Analysis

CAMPGROUNDS		RV LOT	CAMPING/TENT LOT	CABIN
Avg Market Price	Daily	\$47.22	\$48.03	\$185.07
	Weekly	\$263.20	-	\$900
	Monthly	\$583.33	-	\$1,800
All American Campground & RV Park	Daily	\$44 - \$47	-	-
	Weekly	-	-	-
	Monthly	-	-	-
Ashland RV Campground	Daily	\$50 - \$65	-	-
	Weekly	-	-	-
	Monthly	-	-	-
Big Lake's Turtle Cove Campground,	Daily	Call For Reservation	-	\$129
	Weekly	-	-	-
	Monthly	-	-	-
Camp-A-Way	Daily	\$46.87 - \$78.87	\$32.44 - \$168.95	\$132.73
	Weekly	-	-	-
	Monthly	-	-	-

## Pricing Analysis

CAMPGROUNDS		RV LOT	CAMPING/TENT LOT	CABIN
Avg Market Price	Daily	\$47.22	\$48.03	\$185.07
	Weekly	\$263.20	-	\$900
	Monthly	\$583.33	-	\$1,800
Elkhorn Shores	Daily	\$25 - \$45	\$20 - \$75	-
	Weekly	-	-	-
	Monthly	-	-	-
Fiftyner Motel and Campgrounds	Daily	-	-	-
	Weekly	-	-	-
	Monthly	-	-	-
Fox Lake RV Resort	Daily	\$45	-	-
	Weekly	-	-	-
	Monthly	\$400 - \$550	-	-
Hidden Falls Cabins & RV Park	Daily	\$60	-	\$125 - \$150
	Weekly	\$315	-	\$900
	Monthly	\$550 - \$650	-	\$1800

CAMPGROUNDS		RV LOT	CAMPING/TENT LOT	CABIN
Avg Market Price	Daily	\$47.22	\$48.03	\$185.07
	Weekly	\$263.20	-	\$900
	Monthly	\$583.33	-	\$1,800
I29 Hwy 34 Camp Ground	Daily	Call for Reservation	-	-
	Weekly	Call for Reservation	-	-
	Monthly	Call for Reservation	-	-
Kimberly Creek Retreat	Daily	-	-	\$125 - \$445
	Weekly	-	-	-
	Monthly	-	-	-
Lake Cunningham Campground	Daily	\$37 - \$47	\$37 - \$47	-
	Weekly	-	-	-
	Monthly	-	-	-
LFH Campground	Daily	\$40	-	-
	Weekly	-	-	-
	Monthly	\$600	-	-

## Pricing Analysis

CAMPGROUNDS		RV LOT	CAMPING/TENT LOT	CABIN
Avg Market Price	Daily	\$47.22	\$48.03	\$185.07
	Weekly	\$263.20	-	\$900
	Monthly	\$583.33	-	\$1,800
Little Rivers Edge RV Park	Daily	\$35 - \$38	-	-
	Weekly	\$180 - \$194	-	-
	Monthly	\$500 - \$520	-	-
Longs Creek RV Park	Daily	\$40	-	-
	Weekly	-	-	-
	Monthly	-	-	-
Merritt Beach RV Park	Daily	-	-	-
	Weekly	-	-	-
	Monthly	-	-	-
Nebraska City RV Park	Daily	\$40	-	-
	Weekly	-	-	-
	Monthly	-	-	-

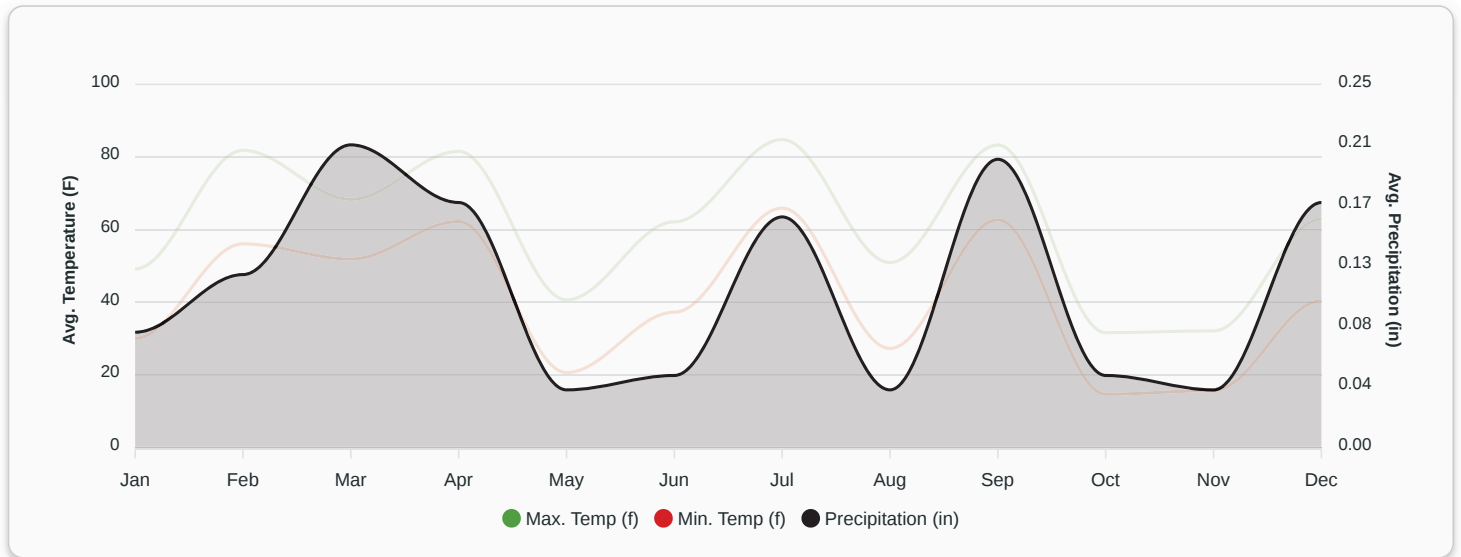
CAMPGROUNDS		RV LOT	CAMPING/TENT LOT	CABIN
Avg Market Price	Daily	\$47.22	\$48.03	\$185.07
	Weekly	\$263.20	-	\$900
	Monthly	\$583.33	-	\$1,800
Pelican Park RV Campground	Daily	\$35	-	-
	Weekly	-	-	-
	Monthly	-	-	-
Pine Grove RV Park & Campground	Daily	Call for Reservation	-	-
	Weekly	Call for Reservation	-	-
	Monthly	Call for Reservation	-	-
R U lost RV lots	Daily	\$40	-	-
	Weekly	\$250	-	-
	Monthly	\$525 - \$625	-	-
Slattery Vintage Estates	Daily	\$35	\$25	-
	Weekly	-	-	-
	Monthly	-	-	-

## Pricing Analysis

CAMPGROUNDS		RV LOT	CAMPING/TENT LOT	CABIN
Avg Market Price	Daily	\$47.22	\$48.03	\$185.07
	Weekly	\$263.20	-	\$900
	Monthly	\$583.33	-	\$1,800
Sycamore Springs Whitetail Ranch	Daily	\$30 - \$60	\$25	-
	Weekly	\$300	-	-
	Monthly	\$850	-	-
Victorian Acres RV Park & Campground	Daily	\$50 - \$57	-	-
	Weekly	\$264	-	-
	Monthly	\$490	-	-
West Omaha / NE Lincoln KOA Holiday	Daily	\$55 - \$125	-	-
	Weekly	-	-	-
	Monthly	-	-	-
Winsor Cove	Daily	\$30 - \$50	-	-
	Weekly	-	-	-
	Monthly	-	-	-

## Seasonality Analysis

Showing the average weather data of 5 years by month



## Seasonality Analysis

CAMPGROUNDS		JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
Fiftyliner Motel and Campgrounds	Avg. Temp (F)	22.59	30.23	39.61	47.29	61.31	72.87	76.58	69.11	68.97	55	39.13	27.63
	Avg. Precipitation (in)	0.03	0.03	0.06	0.06	0.16	0.18	0.16	0.11	0.04	0.21	0.01	0.01
	Status	Open	Open	Open	Open	Open	Open	Open	Open	Open	Open	Open	Open
I29 Hwy 34 Camp Ground	Avg. Temp (F)	24.41	22.36	39.77	50.57	59.79	74.22	76.4	73.08	68.29	52.78	40.09	30.98
	Avg. Precipitation (in)	0.04	0.05	0.08	0.05	0.21	0.2	0.16	0.17	0.12	0.17	0.04	0.04
	Status	Open	Open	Open	Open	Open	Open	Open	Open	Open	Open	Open	Open
Sycamore Springs Whitetail Ranch	Avg. Temp (F)	28.6	28.77	43.86	51.97	64.25	75.6	77.47	74.48	69.94	53.57	41.27	33.86
	Avg. Precipitation (in)	0.02	0.01	0.1	0.1	0.14	0.16	0.12	0.15	0.12	0.12	0.04	0.03
	Status	Open	Open	Open	Open	Open	Open	Open	Open	Open	Open	Open	Open
All American Campground & RV Park	Avg. Temp (F)	26.69	27.16	43.05	51.22	63.95	75.49	76.66	73.79	70.09	53.33	40.08	32.08
	Avg. Precipitation (in)	0.03	0.03	0.08	0.06	0.16	0.14	0.12	0.11	0.11	0.13	0.03	0.03
	Status	Closed	Closed	Closed	Open	Open	Open	Open	Open	Open	Open	Open	Open
Camp-A-Way	Avg. Temp (F)	26.58	25.61	42.11	50.91	62.99	75.92	77.7	74.91	69.38	52.18	40.18	31.43
	Avg. Precipitation (in)	0.03	0.03	0.09	0.05	0.15	0.19	0.12	0.1	0.1	0.11	0.03	0.05
	Status	Open	Open	Open	Open	Open	Open	Open	Open	Open	Open	Open	Open
Pine Grove RV Park & Campground	Avg. Temp (F)	25.99	24.98	41.42	50.34	62.05	74.16	75.89	73.25	68.53	51.62	39.8	31.12
	Avg. Precipitation (in)	0.04	0.04	0.1	0.06	0.14	0.16	0.11	0.09	0.12	0.14	0.03	0.06

## Seasonality Analysis

CAMPGROUNDS		JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
Pine Grove RV Park & Campground	Status	Open	Open	Open	Open	Open	Open	Open	Open	Open	Open	Open	Open
Ashland RV Campground	Avg. Temp (F)	23.86	22.95	39.44	48.4	60.58	73.39	75.26	72.04	67.05	50.45	37.99	29.98
	Avg. Precipitation (in)	0.02	0.02	0.09	0.04	0.16	0.13	0.1	0.13	0.14	0.11	0.02	0.04
	Status	Closed	Closed	Closed	Open	Open	Open	Open	Open	Open	Open	Open	Closed
Elkhorn Shores	Avg. Temp (F)	26.09	25.09	41.61	50.8	62.71	75.68	77.57	74.59	69.31	52.2	40.38	31.34
	Avg. Precipitation (in)	0.03	0.03	0.1	0.06	0.17	0.17	0.09	0.14	0.14	0.13	0.03	0.05
	Status	Open	Open	Open	Open	Open	Open	Open	Open	Open	Open	Open	Open
West Omaha / NE Lincoln KOA Holiday	Avg. Temp (F)	24.24	23.62	39.17	48.76	62.11	74.2	76.41	73.08	69.12	52.2	37.61	30.56
	Avg. Precipitation (in)	0.04	0.04	0.1	0.05	0.18	0.18	0.11	0.13	0.15	0.16	0.03	0.05
	Status	Closed	Closed	Closed	Open	Open	Open	Open	Open	Open	Open	Open	Closed
Winsor Cove	Avg. Temp (F)	24.41	22.36	39.77	50.57	59.79	74.22	76.4	73.08	68.29	52.78	40.09	30.98
	Avg. Precipitation (in)	0.04	0.05	0.08	0.05	0.21	0.2	0.16	0.17	0.12	0.17	0.04	0.04
	Status	Open	Open	Open	Open	Open	Open	Open	Open	Open	Open	Open	Open
Hidden Falls Cabins & RV Park	Avg. Temp (F)	24.56	25.19	40.67	50.06	62.59	74.12	76.4	73.27	68.27	52.07	39.22	31.45
	Avg. Precipitation (in)	0.05	0.04	0.11	0.06	0.18	0.15	0.14	0.1	0.11	0.14	0.03	0.04
	Status	Open	Open	Open	Open	Open	Open	Open	Open	Open	Open	Open	Open
Victorian Acres RV Park & Campground	Avg. Temp (F)	24.56	25.19	40.67	50.06	62.59	74.12	76.4	73.27	68.27	52.07	39.22	31.45

## Seasonality Analysis

CAMPGROUNDS		JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
Victorian Acres RV Park & Campground	Avg. Precipitation (in)	0.05	0.04	0.11	0.06	0.18	0.15	0.14	0.1	0.11	0.14	0.03	0.04
	Status	Closed	Closed	Open	Open	Open	Open	Open	Open	Open	Open	Open	Closed
Slattery Vintage Estates	Avg. Temp (F)	-	-	-	-	-	-	-	-	-	-	-	-
	Avg. Precipitation (in)	-	-	-	-	-	-	-	-	-	-	-	-
	Status	Closed	Closed	Closed	Closed	Open	Open	Open	Open	Open	Open	Closed	Closed
Lake Cunningham Campground	Avg. Temp (F)	-	-	-	-	-	-	-	-	-	-	-	-
	Avg. Precipitation (in)	-	-	-	-	-	-	-	-	-	-	-	-
	Status	Closed	Closed	Closed	Open	Open	Open	Open	Open	Open	Open	Closed	Closed
Merritt Beach RV Park	Avg. Temp (F)	-	-	-	-	-	-	-	-	-	-	-	-
	Avg. Precipitation (in)	-	-	-	-	-	-	-	-	-	-	-	-
	Status	Closed	Closed	Closed	Open	Open	Open	Open	Open	Open	Open	Closed	Closed

## Activities/Attractions

PROFILE NAME	HIKING	BOATING/BOAT RENTALS	KAYAKING	CANOEING	OTHERS
I29 Hwy 34 Camp Ground	Yes	-	-	-	Cycling/Biking
Sycamore Springs Whitetail Ranch	Yes	-	Yes	Yes	Cycling/Biking
All American Campground & RV Park	-	-	-	-	Picnicking
Camp-A-Way	Yes	Yes	Yes	Yes	Archery Range, Bounce Pillow, Cycling/Biking, Fire Wood, Golf, Mountain Biking, Pedal Carts, Splash Pad, Water Slide
Pine Grove RV Park & Campground	Yes	-	-	-	ATV Riding, Fire Wood, Pickle Ball, Splash Pad, Tennis
Ashland RV Campground	-	Yes	Yes	Yes	Fire Wood, Golf, Splash Pad
West Omaha / NE Lincoln KOA Holiday	Yes	-	-	-	Archery Range
Winsor Cove	Yes	Yes	-	-	-
Victorian Acres RV Park & Campground	Yes	Yes	-	-	Fire Wood, Splash Pad
Fox Lake RV Resort	Yes	-	-	-	Basketball, Cycling/Biking, Horseback Riding, Pickle Ball, Wildlife Viewing, Play ground, Picnicking
R U lost RV lots	-	-	-	-	Play ground
Lake Cunningham Campground	-	-	Yes	-	Archery Range, Paddleboarding, Play ground, Picnicking
Merritt Beach RV Park	Yes	Yes	Yes	Yes	Cycling/Biking, Volleyball, Paddleboarding, Play ground, Picnicking
LFH Campground	-	-	-	-	Fire Wood
Big Lake's Turtle Cove Campground,	Yes	Yes	Yes	Yes	Fire Wood, Paddleboarding

# Victorian Acres RV Park & Campground

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