

# KELLOGG RV PARK

1570 Hwy 224 S | Kellogg, IA  
OFFERING MEMORANDUM

1401100015

1401100011

1401100017

1401100018

1401100012

14011000

HWY 224 S  
224

80 INTERSTATE 80



# Kellogg RV Park

## CONTENTS

**01 Executive Summary**  
Investment Summary

**02 Location**  
Location Summary  
Locator Map  
Regional Map  
Aerial Map  
Local Business Map  
Major Employers Map  
Traffic Counts  
Drive Times  
Drive Times (Heat Map)

**03 Property Description**  
Property Features  
Property Images

**04 Financial Analysis**  
Income & Expense Analysis

**05 Demographics**  
General Demographics

**06 Company Profile**  
Advisor Profile

**07 Additional Information**  
Kellogg, IA RV Market Report

*Exclusively Marketed by:*



**Jon Fisher**  
MR LANDMAN  
Designated Managing Broker  
(217) 202-0924  
jonfisher1991@gmail.com  
Illinois #471.020503



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



01 Executive Summary

Investment Summary

# KELLOGG RV PARK

## OFFERING SUMMARY

|                 |                                    |
|-----------------|------------------------------------|
| ADDRESS         | 1570 Hwy 224 S<br>Kellogg IA 50135 |
| COUNTY          | Jasper                             |
| MARKET          | Des Moines, IA Metropolitan Statis |
| BUILDING SF     | 1,896 SF                           |
| LAND SF         | 357,627 SF                         |
| LAND ACRES      | 8.32                               |
| NUMBER OF UNITS | 38                                 |
| YEAR BUILT      | 1994                               |
| YEAR RENOVATED  | ongoing                            |
| APN             | 1401100012                         |
| OWNERSHIP TYPE  | Fee Simple                         |

## FINANCIAL SUMMARY

|                      |             |
|----------------------|-------------|
| PRICE                | \$5,000,000 |
| PRICE PSF            | \$2,637.13  |
| PRICE PER UNIT       | \$131,579   |
| OCCUPANCY            | 100.00%     |
| NOI (CURRENT)        | \$691,265   |
| NOI (Pro Forma)      | \$875,945   |
| CAP RATE (CURRENT)   | 13.83%      |
| CAP RATE (Pro Forma) | 17.52%      |
| GRM (CURRENT)        | 2.40        |
| GRM (Pro Forma)      | 2.14        |

## DEMOGRAPHICS

|                        | 60 MILE   | 120 MILE  | 180 MILE  |
|------------------------|-----------|-----------|-----------|
| 2026 Population        | 1,124,061 | 2,573,446 | 5,949,224 |
| 2026 Median HH Income  | \$80,805  | \$74,742  | \$74,955  |
| 2026 Average HH Income | \$108,327 | \$99,299  | \$99,943  |



## Kellogg RV Park (Introduction)

- Located on 8.32 acres of commercially zoned land, Kellogg RV Park offers a unique opportunity to own a thriving hospitality business with multiple income streams. Built in approximately 1994, the park boasts 38 full-service pull-through RV sites, all equipped with 20/30/50 amp electrical pedestals, and additional primitive tent camping sites. Conveniently situated just off Interstate 80, this property benefits from high visibility, with an average daily traffic count of 29,200 vehicles, ensuring a steady flow of guests.



## Kellogg RV Park (Property Features)

- 1. RV Sites and Amenities:
  - 38 pull-through sites with full utility hookups.
  - Electrical pedestals upgraded with 20/30/50 amp service and larger wiring installed.
  - Underground water lines made of Plastic/BLUE pipe and sewer lines made of PVC for durability and reliability.
  - No deferred maintenance; all sites are guest-ready.
  - Additional primitive tent camping sites for more rustic accommodations.
- 2. Facilities:
  - Modernized bathhouses featuring 4 showers and 4 toilets.
  - Recently remodeled laundry facility with updated interior and exterior.
  - Well-maintained roads built with 3/4 chip and seal gravel in excellent condition, with potential for future asphalt upgrades.
- 3. Utilities:
  - Operates on private well and septic systems, providing independence from municipal services.
- 4. Additional On-Site Businesses:
  - Profitable Cafe: A favorite among guests for meals and refreshments.
  - Convenience Store and Gas Station: Ensures additional income from fuel sales and essential items, increasing guest spend per visit.

## Kellogg RV Park (Upgrades & Improvements)

- •Complete interior and exterior remodel of the bathhouse and laundry facility.
- Installation of new, larger electrical wiring and upgraded pedestals.
- Addition of a Bocce ball court for guest recreation.
- Extensive landscaping enhancements, including new tree plantings and artistic wood carvings created from emerald ash borer-damaged trees.

## Kellogg RV Park (Operational Highlights)

- •Management and Staff: The park is operated by a manager and maintenance personnel, ensuring smooth day-to-day operations.
- Guest Profile: Approximately 50% of guests are long-term monthly stays, often workers at local job sites, while the remaining 50% are travelers and retirees staying overnight or for weekends. Many guests extend their stays, drawn by the park's serene atmosphere.
- Rate History: Rates were last increased a year ago and are now competitively positioned between the cheapest and most expensive parks in the area.

## Kellogg RV Park (Strategic Location)

- •Immediate on/off access to Interstate 80, making it a convenient stop for travelers.
- Positioned to capture business from both overnight travelers and long-term guests.

## Kellogg RV Park (Expansion Potential)

- •With room to expand, this property offers the opportunity to add more RV sites, tent sites, or additional amenities, further boosting revenue potential.

## Kellogg RV Park (Owner Insights)

- The park is designed to maximize guest spending through its three-legged business model: RV park, cafe, and gas station/convenience store. This setup creates multiple revenue streams and provides above-average daily spending per guest compared to competing parks.
- Guests often extend their stays due to the park's peaceful setting, excellent amenities, and convenient location.

## Kellogg RV Park (Summary)

- Kellogg RV Park is more than just an RV park—it's a well-rounded business that captures revenue from multiple sources. With modern infrastructure, a prime location, and a proven record of profitability, this property is an exceptional opportunity for investors seeking a stable and scalable operation.

## Brokerage Information

- MR. LANDMAN, LLC is a licensed real estate firm in the State of Iowa under License#F06199000. Jonathan Fisher is a licensed broker in the State of Iowa under License#B68919000.



02

Location

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

KELLOGG RV PARK

## Kellogg, IA

- Kellogg, Iowa, is a small town located in Jasper County, known for its tranquil rural setting and proximity to key highways like Interstate 80, making it easily accessible for travelers. The town's population is around 600 residents, fostering a close-knit community atmosphere. Kellogg benefits from its strategic location near I-80, which brings significant traffic—making it a great spot for businesses like RV parks, gas stations, and convenience stores. Despite its small size, the community is rich in charm and provides essential amenities to residents and travelers alike. This blend of historical significance, outdoor recreation, and convenient access makes Kellogg an appealing stop for visitors and an inviting place for business ventures.
- Kellogg violent crime is 15.1. (The US average is 22.7)  
Kellogg property crime is 17.6. (The US average is 35.4)
- Kellogg has an unemployment rate of 4.5%. The US average is 6.0%.
- The annual BestPlaces Comfort Index for Kellogg is 6.9 (10=best), which means it is more comfortable than most places in Iowa. June, September and August are the most pleasant months in Kellogg, while January and December are the least comfortable months.
- Kellogg, IA, is strategically located near several metro areas within a five-hour drive. These include:
  - Des Moines, IA: Approximately 45 minutes (44 miles).
  - Cedar Rapids, IA: Around 1.5 hours (90 miles).
  - Omaha, NE: About 3.5 hours (210 miles).
  - Kansas City, MO: Roughly 4.5 hours (260 miles).
  - Chicago, IL: Close to 4.5 hours (290 miles).
  - Minneapolis, MN: Around 4.5-5 hours (300 miles).

This central positioning makes it an accessible spot for travelers and businesses alike.

## Jasper County, IA

- Jasper County is a county in the U.S. state of Iowa. As of the 2020 census, the population was 37,813. The county seat is Newton. The county was organized in 1846 and is named after Sergeant William Jasper, a Revolutionary War hero. Jasper County is part of the Des Moines–West Des Moines, IA Metropolitan Statistical Area.

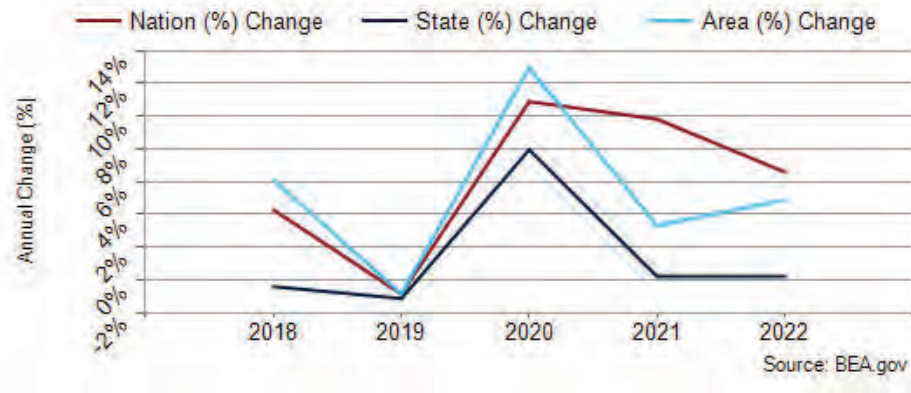
## Des Moines, IA Metropolitan Statistical Area

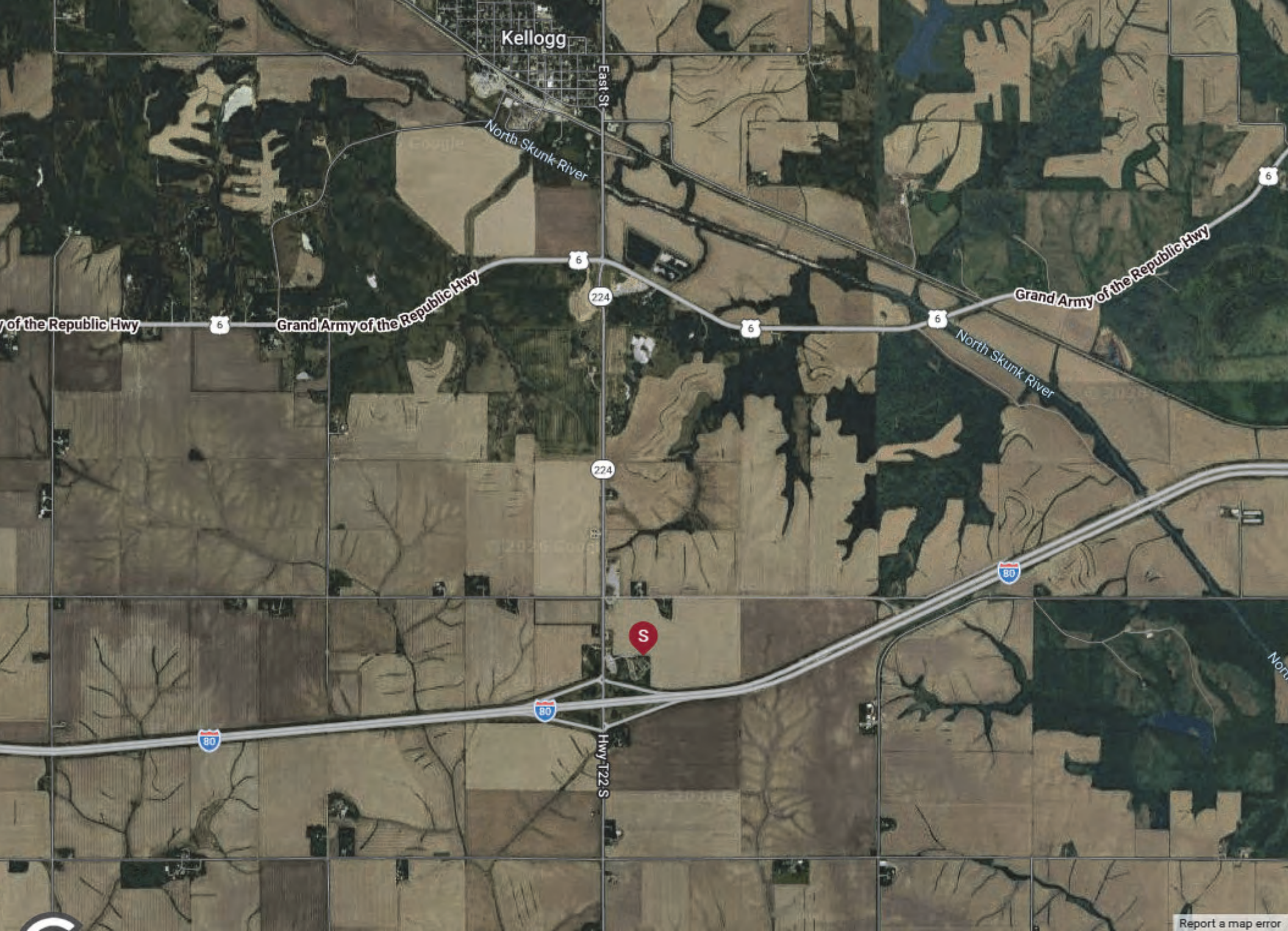
- The Des Moines metropolitan area, officially known as the Des Moines–West Des Moines, IA Metropolitan Statistical Area (MSA) is located at the confluence of the Des Moines River and the Raccoon River. Des Moines serves as the capital of Iowa. The metro area consists of six counties in central Iowa: Polk, Dallas, Warren, Madison, Guthrie, and Jasper. The Des Moines–Ames–West Des Moines Combined Statistical Area (CSA) encompasses the separate metropolitan area of Ames (Story County), and the separate micropolitan areas of Pella (Marion County), Boone (Boone County) and Oskaloosa (Mahaska). The Des Moines area is a fast-growing metro area.
- Des Moines is a major center of the US insurance industry and has a sizable financial services and publishing business base. The city was credited as the "number one spot for U.S. insurance companies" in a Business Wire article and named the third-largest "insurance capital" of the world. The city is the headquarters for the Principal Financial Group, Ruan Transportation, TMC Transportation, EMC Insurance Companies, and Wellmark Blue Cross Blue Shield. Other major corporations such as Wells Fargo, Cognizant, Voya Financial, Nationwide Mutual Insurance Company, ACE Limited, Marsh, Monsanto, and Corteva have large operations in or near the metropolitan area. In recent years, Microsoft, Hewlett-Packard, and Facebook have built data-processing and logistical facilities in the Des Moines area.

## Largest Employers

|                                 |    |
|---------------------------------|----|
| Amoco Gas Station               | 10 |
| Iowa's Best Burger Cafe         | 8  |
| Kellogg RV Park                 | 5  |
| Kellduff 5c & 10c               | 4  |
| Phillips 66 Gas Station         | 3  |
| BP Gas Station                  | 3  |
| Good Sam Campgrounds & RV Parks | 2  |
| MapQuest                        | 2  |

## Jasper County GDP Trend



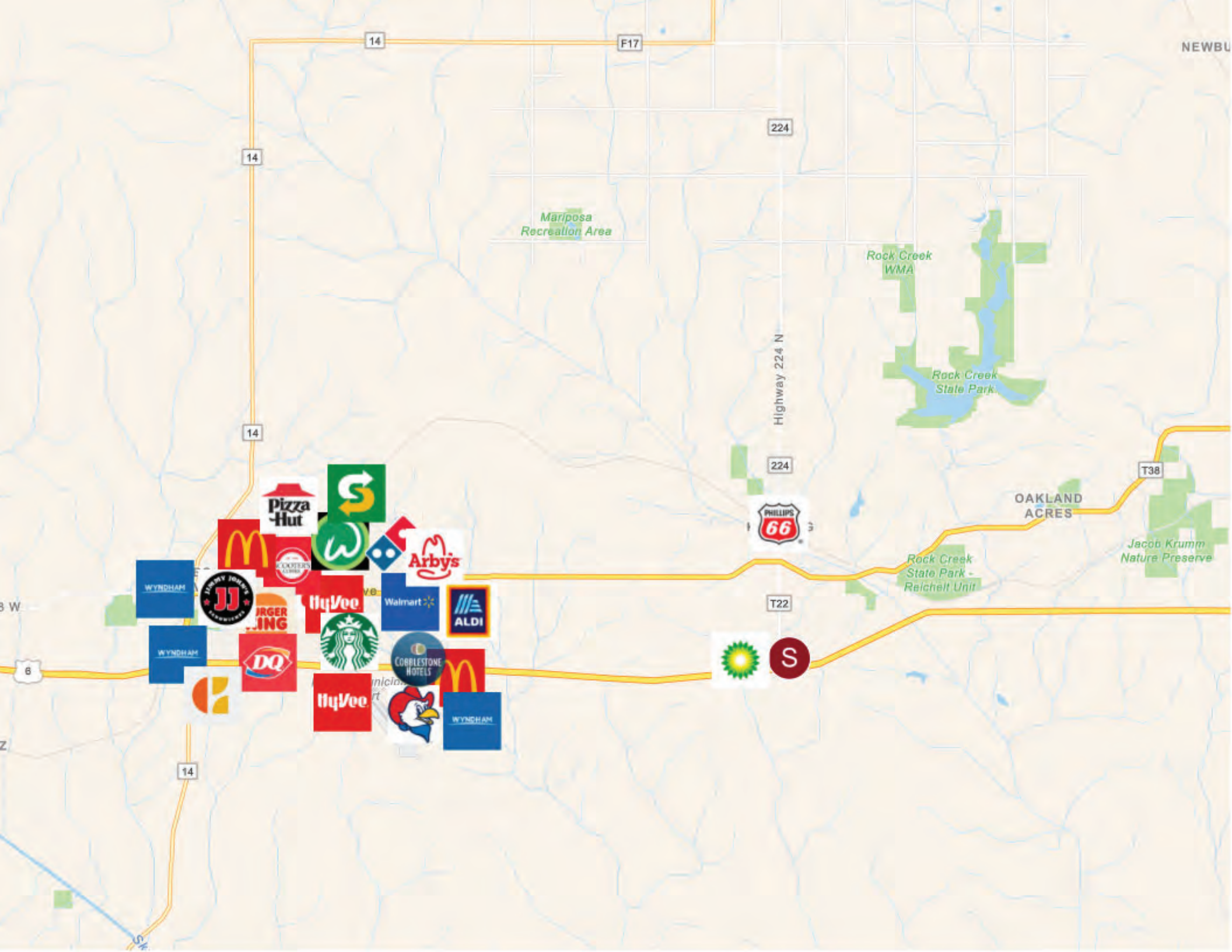


[Report a map error](#)





[Report a map error](#)



NEWBU

14

F17

224

14

Mariposa  
Recreation Area

Rock Creek  
WMA

Rock Creek  
State Park

14

Highway 224 N

224



T38

OAKLAND  
ACRES

Rock Creek  
State Park -  
Reichert Unit

Jacob Krumm  
Nature Preserve

WYNDHAM



WYNDHAM

HyVee

Walmart



T22



6

14

SW

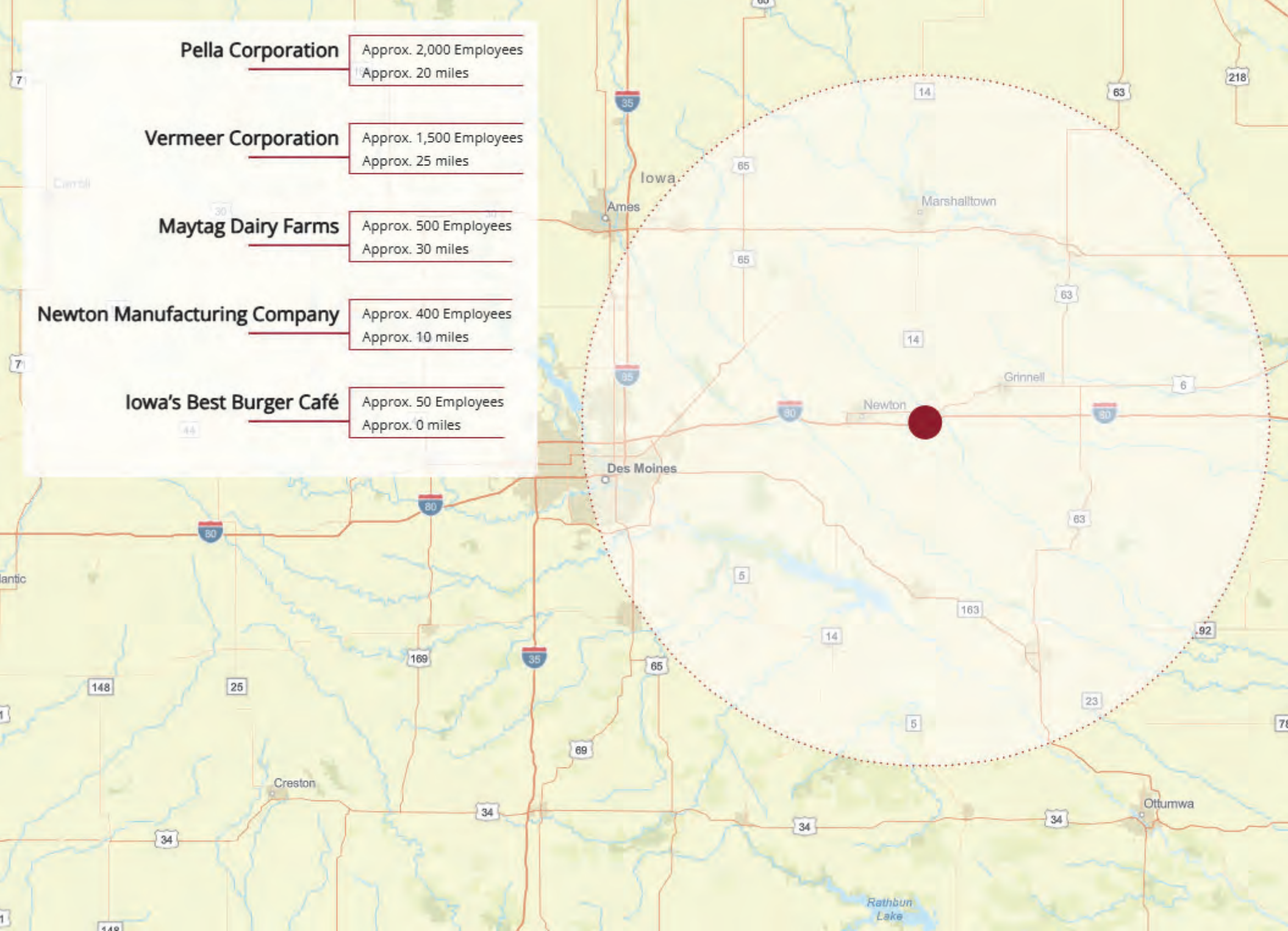
**Pella Corporation**    Approx. 2,000 Employees  
Approx. 20 miles

**Vermeer Corporation**    Approx. 1,500 Employees  
Approx. 25 miles

**Maytag Dairy Farms**    Approx. 500 Employees  
Approx. 30 miles

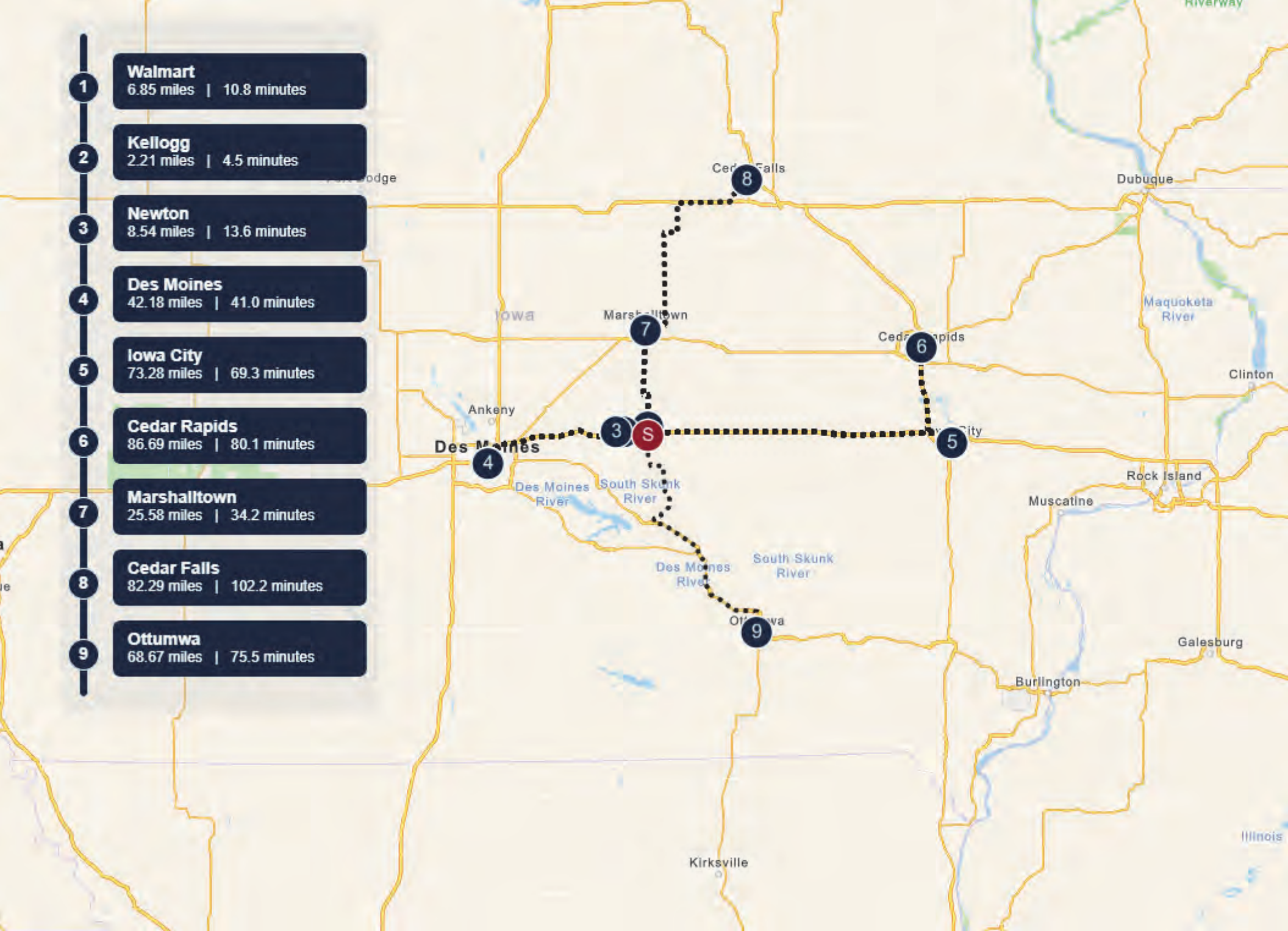
**Newton Manufacturing Company**    Approx. 400 Employees  
Approx. 10 miles

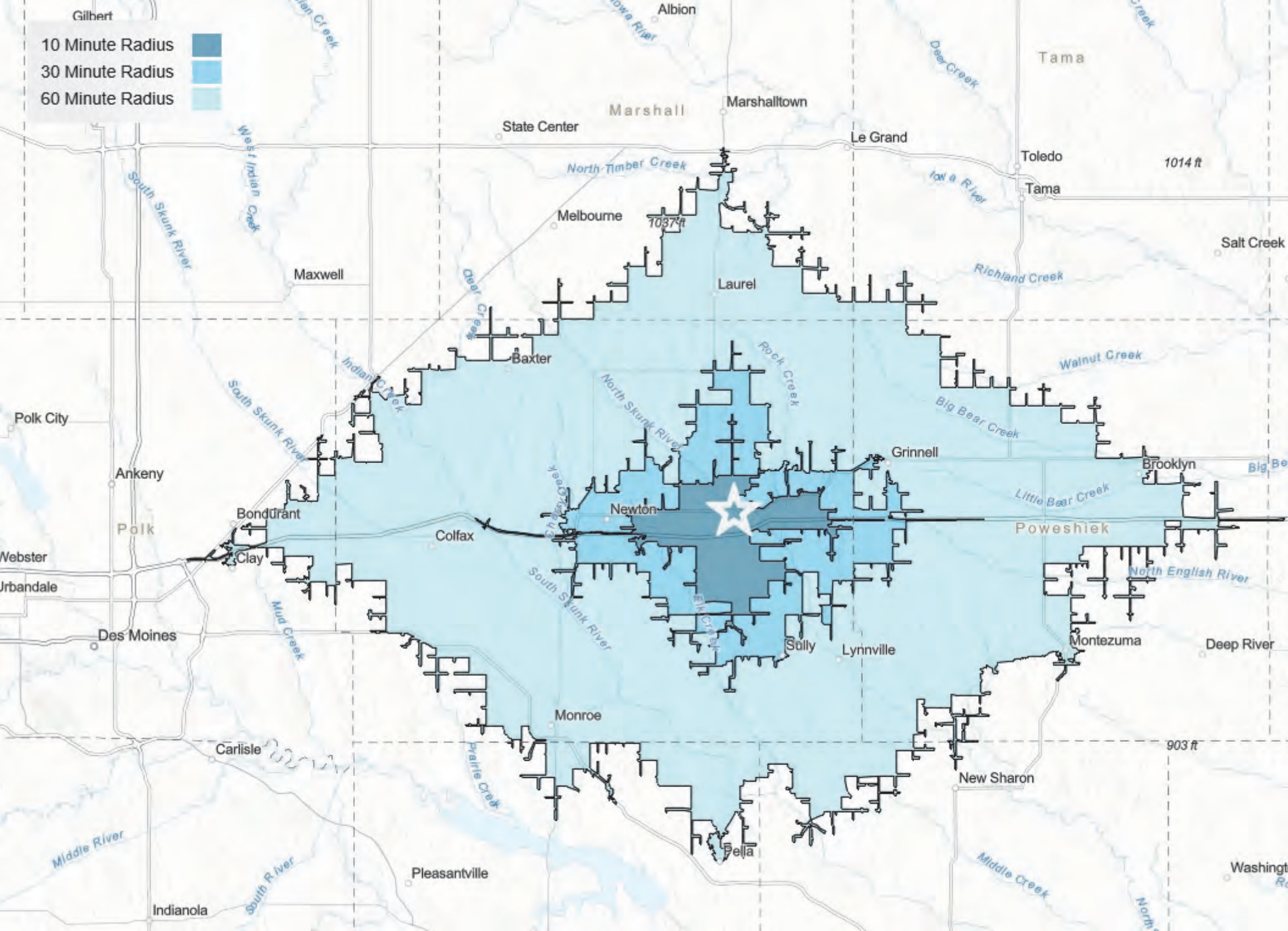
**Iowa's Best Burger Café**    Approx. 50 Employees  
Approx. 0 miles





- 1 **Walmart**  
6.85 miles | 10.8 minutes
- 2 **Kellogg**  
2.21 miles | 4.5 minutes
- 3 **Newton**  
8.54 miles | 13.6 minutes
- 4 **Des Moines**  
42.18 miles | 41.0 minutes
- 5 **Iowa City**  
73.28 miles | 69.3 minutes
- 6 **Cedar Rapids**  
86.69 miles | 80.1 minutes
- 7 **Marshalltown**  
25.58 miles | 34.2 minutes
- 8 **Cedar Falls**  
82.29 miles | 102.2 minutes
- 9 **Ottumwa**  
68.67 miles | 75.5 minutes







03

### Property Description

Property Features

Property Images

# KELLOGG RV PARK

## PROPERTY FEATURES

|                          |                             |
|--------------------------|-----------------------------|
| NUMBER OF UNITS          | 38                          |
| BUILDING SF              | 1,896                       |
| LAND SF                  | 357,627                     |
| LAND ACRES               | 8.32                        |
| YEAR BUILT               | 1994                        |
| YEAR RENOVATED           | ongoing                     |
| # OF PARCELS             | 3                           |
| ZONING TYPE              | Commercial                  |
| BUILDING CLASS           | A                           |
| TOPOGRAPHY               | Flat                        |
| LOCATION CLASS           | A                           |
| NUMBER OF STORIES        | 1                           |
| NUMBER OF BUILDINGS      | 3                           |
| LOT DIMENSION            | 517x150x755x614x718x181x115 |
| NUMBER OF PARKING SPACES | 90+                         |
| PARKING RATIO            | 2.5:1                       |
| WASHER/DRYER             | Laundry onsite              |

## UTILITIES

|          |                             |
|----------|-----------------------------|
| WATER    | Private Well (Paid by park) |
| TRASH    | Private (Paid by park)      |
| ELECTRIC | Public (Paid by park)       |
| SEWER    | Private Septic              |





Aerial





## Cafe & Store



## \$500,000 Solar Project



## Bathhouse & Laundry



## Park Candid



## Wood Carvings



04

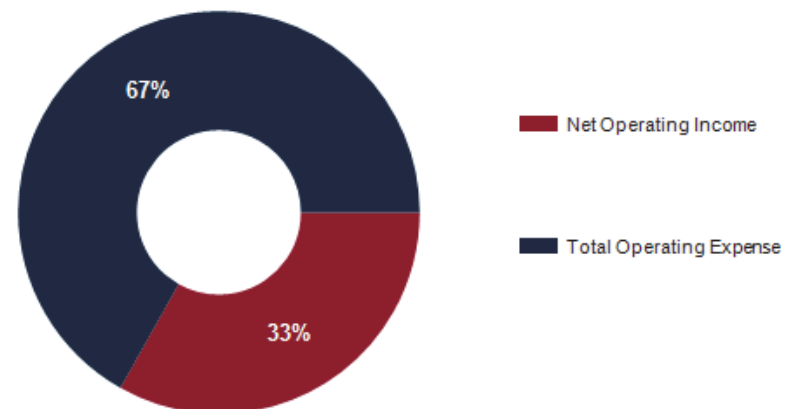
Financial Analysis

Income & Expense Analysis

REVENUE ALLOCATION  
CURRENT

| INCOME                        | CURRENT            |        | PRO FORMA          |        |
|-------------------------------|--------------------|--------|--------------------|--------|
| Gasoline Sales                | \$1,148,240        | 55.1%  | \$1,263,064        | 54.0%  |
| Store, Cafe, & RV Park        | \$815,999          | 39.1%  | \$897,598          | 38.4%  |
| Non-taxable sales             | \$120,682          | 5.8%   | \$178,615          | 7.6%   |
| <b>Effective Gross Income</b> | <b>\$2,084,921</b> |        | <b>\$2,339,277</b> |        |
| Less Expenses                 | \$1,393,656        | 66.84% | \$1,463,332        | 62.55% |
| <b>Net Operating Income</b>   | <b>\$691,265</b>   |        | <b>\$875,945</b>   |        |

**Income Notes:** The P&L is from 07-01-2023 through 06-31-2024 (their fiscal year).



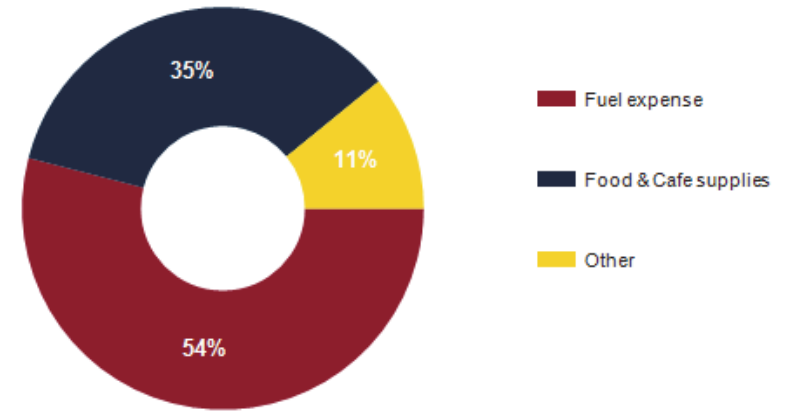
Disclaimer: These numbers are provided as assumptions and are not guaranteed. Broker and/or Seller shall bear no responsibility if actual outcomes vary.

| EXPENSES                       | CURRENT            | Per Unit        | PRO FORMA          | Per Unit        |
|--------------------------------|--------------------|-----------------|--------------------|-----------------|
| Real Estate Taxes              | \$9,946            | \$262           | \$10,443           | \$275           |
| Insurance                      | \$9,044            | \$238           | \$9,496            | \$250           |
| Fuel expense (\$, \$)          | \$753,099          | \$19,818        | \$790,753          | \$20,809        |
| Food & Cafe supplies           | \$489,080          | \$12,871        | \$513,534          | \$13,514        |
| *Repairs & Maintenance         | \$40,000           | \$1,053         | \$42,000           | \$1,105         |
| Owner base salary              | \$21,061           | \$554           | \$22,114           | \$582           |
| Souvenirs                      | \$4,995            | \$131           | \$5,244            | \$138           |
| Credit Card Fees               | \$33,446           | \$880           | \$35,118           | \$924           |
| Water                          | \$3,764            | \$99            | \$3,952            | \$104           |
| Misc. Expenses                 | \$4,360            | \$115           | \$4,578            | \$120           |
| *Cell Phone                    | \$1,614            | \$42            | \$1,694            | \$45            |
| Payroll Preparation            | \$1,836            | \$48            | \$1,927            | \$51            |
| Payroll Taxes                  | \$7,507            | \$198           | \$7,882            | \$207           |
| Mako/BP Equipment Fee          | \$4,272            | \$112           | \$4,485            | \$118           |
| Licenses                       | \$4,007            | \$105           | \$4,207            | \$111           |
| Advertising                    | \$1,275            | \$34            | \$1,338            | \$35            |
| Legal & Accounting             | \$4,350            | \$114           | \$4,567            | \$120           |
| <b>Total Operating Expense</b> | <b>\$1,393,656</b> | <b>\$36,675</b> | <b>\$1,463,332</b> | <b>\$38,509</b> |
| Expense / SF                   | \$735.05           |                 | \$771.80           |                 |
| % of EGI                       | 66.84%             |                 | 62.55%             |                 |

**Expense Notes:** No electric bill due to \$500,000 solar array. Wages for convenience store/cafe are combined with "Food and Cafe Supplies".

## DISTRIBUTION OF EXPENSES

CURRENT



Disclaimer: These numbers are provided as assumptions and are not guaranteed. Broker and/or Seller shall bear no responsibility if actual outcomes vary.



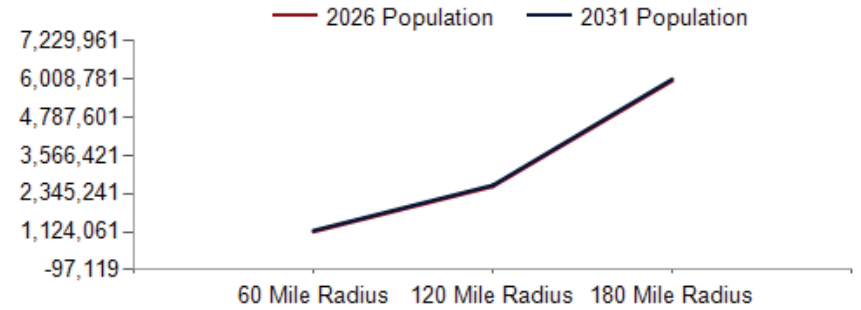
05

Demographics

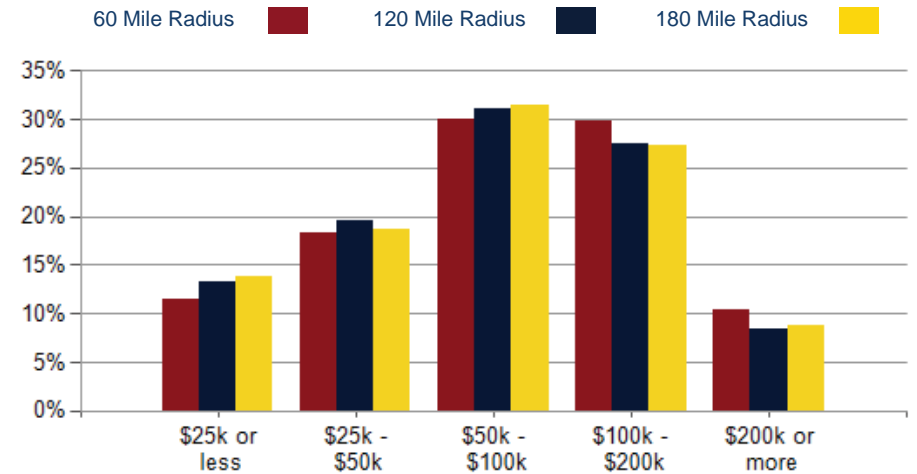
General Demographics

| POPULATION                         | 60 MILE   | 120 MILE  | 180 MILE  |
|------------------------------------|-----------|-----------|-----------|
| 2000 Population                    | 864,131   | 2,267,938 | 5,399,358 |
| 2010 Population                    | 963,152   | 2,386,049 | 5,648,669 |
| 2026 Population                    | 1,124,061 | 2,573,446 | 5,949,224 |
| 2031 Population                    | 1,166,417 | 2,616,942 | 6,008,781 |
| 2026 African American              | 53,920    | 121,678   | 298,769   |
| 2026 American Indian               | 5,945     | 10,860    | 29,143    |
| 2026 Asian                         | 42,453    | 68,423    | 153,182   |
| 2026 Hispanic                      | 91,862    | 177,186   | 452,937   |
| 2026 Other Race                    | 37,585    | 71,483    | 186,666   |
| 2026 White                         | 906,944   | 2,140,357 | 4,889,375 |
| 2026 Multiracial                   | 75,125    | 155,103   | 380,753   |
| 2026-2031: Population: Growth Rate | 3.70%     | 1.70%     | 1.00%     |

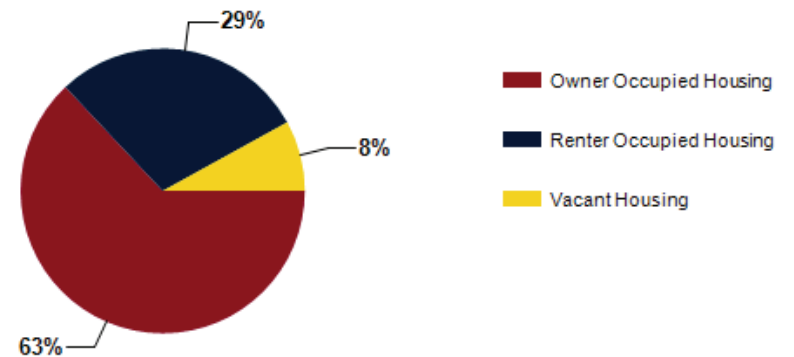
| 2026 HOUSEHOLD INCOME | 60 MILE   | 120 MILE | 180 MILE |
|-----------------------|-----------|----------|----------|
| less than \$15,000    | 26,803    | 73,588   | 180,642  |
| \$15,000-\$24,999     | 24,549    | 66,026   | 153,038  |
| \$25,000-\$34,999     | 31,686    | 81,645   | 174,302  |
| \$35,000-\$49,999     | 50,593    | 123,685  | 278,513  |
| \$50,000-\$74,999     | 72,789    | 179,879  | 425,963  |
| \$75,000-\$99,999     | 62,013    | 146,089  | 336,100  |
| \$100,000-\$149,999   | 84,711    | 190,056  | 445,786  |
| \$150,000-\$199,999   | 48,750    | 96,980   | 217,435  |
| \$200,000 or greater  | 46,688    | 88,723   | 211,904  |
| Median HH Income      | \$80,805  | \$74,742 | \$74,955 |
| Average HH Income     | \$108,327 | \$99,299 | \$99,943 |



### 2026 Household Income



### 2026 Own vs. Rent - 60 Mile Radius

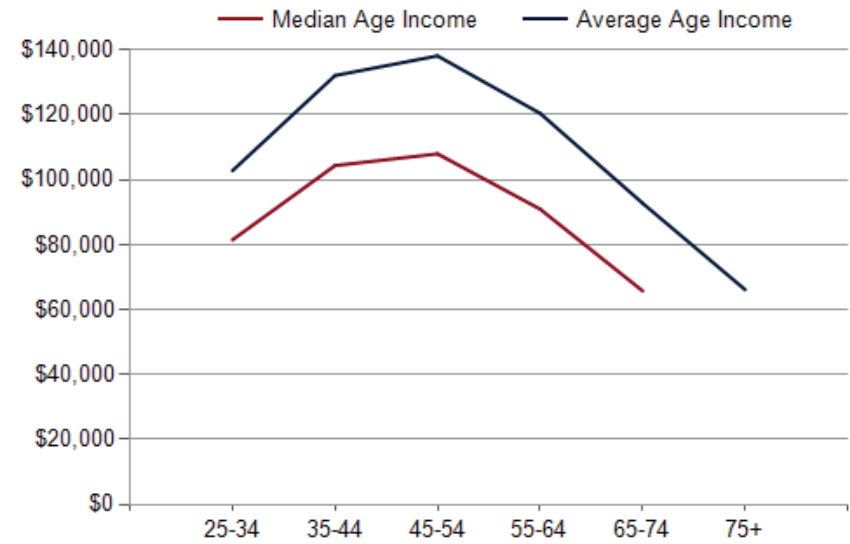
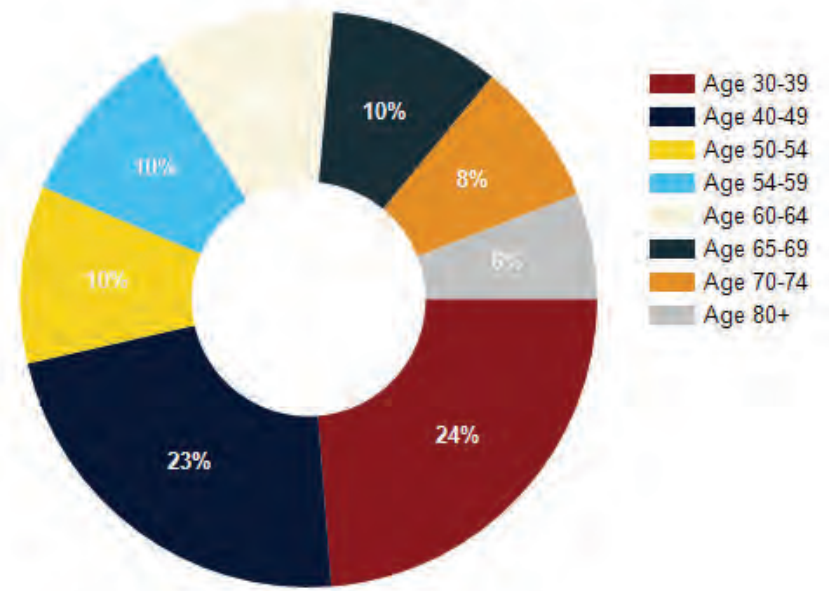


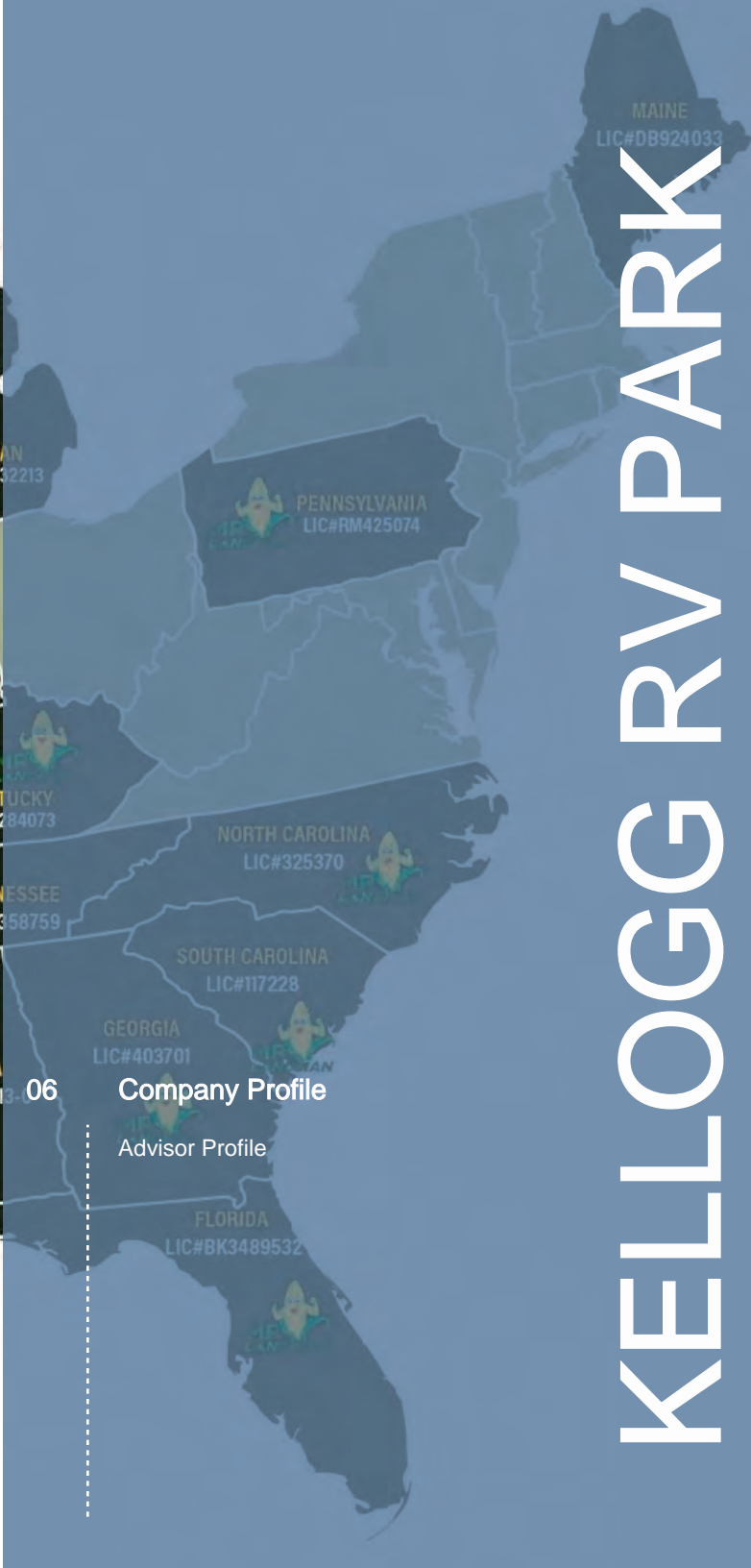
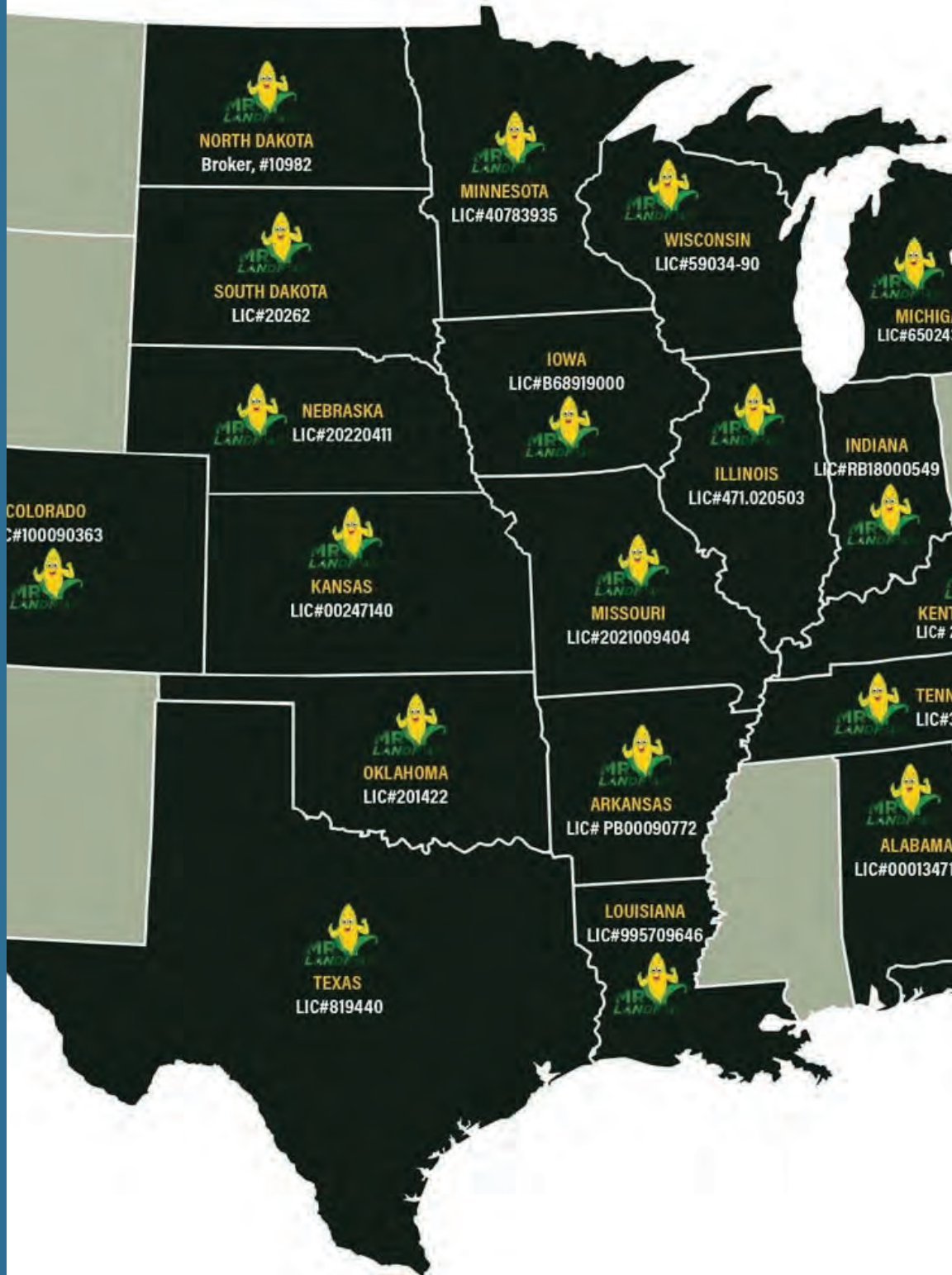
Source: esri

| 2026 POPULATION BY AGE    | 60 MILE | 120 MILE  | 180 MILE  |
|---------------------------|---------|-----------|-----------|
| 2026 Population Age 30-34 | 75,296  | 164,557   | 375,359   |
| 2026 Population Age 35-39 | 74,123  | 162,643   | 375,711   |
| 2026 Population Age 40-44 | 75,171  | 163,862   | 380,942   |
| 2026 Population Age 45-49 | 67,444  | 148,918   | 343,974   |
| 2026 Population Age 50-54 | 62,591  | 141,743   | 332,060   |
| 2026 Population Age 55-59 | 61,571  | 143,049   | 332,575   |
| 2026 Population Age 60-64 | 64,350  | 156,372   | 368,272   |
| 2026 Population Age 65-69 | 60,383  | 152,528   | 360,203   |
| 2026 Population Age 70-74 | 50,848  | 129,660   | 303,886   |
| 2026 Population Age 75-79 | 37,424  | 96,582    | 227,867   |
| 2026 Population Age 80-84 | 23,430  | 61,997    | 146,916   |
| 2026 Population Age 85+   | 22,355  | 60,489    | 141,373   |
| 2026 Population Age 18+   | 867,869 | 2,007,629 | 4,639,792 |
| 2026 Median Age           | 38      | 39        | 40        |
| 2031 Median Age           | 38      | 40        | 40        |

| 2026 INCOME BY AGE             | 60 MILE   | 120 MILE  | 180 MILE  |
|--------------------------------|-----------|-----------|-----------|
| Median Household Income 25-34  | \$81,482  | \$77,339  | \$77,943  |
| Average Household Income 25-34 | \$102,810 | \$97,021  | \$98,442  |
| Median Household Income 35-44  | \$104,383 | \$97,377  | \$98,247  |
| Average Household Income 35-44 | \$132,126 | \$123,099 | \$123,946 |
| Median Household Income 45-54  | \$107,983 | \$100,415 | \$100,166 |
| Average Household Income 45-54 | \$138,169 | \$126,188 | \$125,873 |
| Median Household Income 55-64  | \$90,972  | \$82,915  | \$82,729  |
| Average Household Income 55-64 | \$120,484 | \$109,599 | \$109,578 |
| Median Household Income 65-74  | \$65,762  | \$61,615  | \$61,765  |
| Average Household Income 65-74 | \$92,768  | \$85,678  | \$86,227  |
| Average Household Income 75+   | \$66,136  | \$62,571  | \$63,280  |

Population By Age





06  
Company Profile  
Adviser Profile

MAINE  
LIC#DB924033

PENNSYLVANIA  
LIC#RM425074

NORTH CAROLINA  
LIC#325370

SOUTH CAROLINA  
LIC#117228

GEORGIA  
LIC#403701

ALABAMA  
LIC#00013471

FLORIDA  
LIC#BK3489532

# KELLOGG RV PARK



**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  
Licensed Alabama Qualifying Broker, MR LANDMAN, LLC, License #000134713-0  
Licensed Maine Designated Broker, MR. LANDMAN, LLC, License #DB924033  
Licensed Tennessee Broker, MR. LANDMAN, LLC, License #358759  
Licensed South Carolina Broker In Charge, MR. LANDMAN, LLC, License #117228  
Licensed Georgia Broker, MR. LANDMAN, LLC, License #403701  
Licensed North Carolina Broker In Charge, MR. LANDMAN, LLC, License #325370  
Licensed Colorado Responsible Broker, MR. LANDMAN, License #100090363  
Licensed Wisconsin Broker, MR. LANDMAN, LLC, License #59034-90  
Licensed Florida Broker, MR. LANDMAN, LLC, License #BK3489532  
Licensed Missouri Broker, MR. LANDMAN, LLC, License #2021009405  
Licensed Oklahoma Managing Broker, MR. LANDMAN, LLC, License#201422  
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  
Licensed Nebraska Designated Broker, MR. LANDMAN, LLC, License #20220411  
Licensed Pennsylvania Broker, MR. LANDMAN, LLC, License #RM425074  
Licensed Michigan Associate Broker, MR. LANDMAN, LLC, License #6502432213  
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  
Licensed Mississippi Broker, License #B-24926  
Licensed Montana Broker, License #135738  
Licensed West Virginia Broker, License #WVVB260301161



07

Additional Information

Kellogg, IA RV Market Report

# KELLOGG RV PARK



**RVParkIQ**

# Detail Report

Produced on Nov 27 2024

## Report for:

50 miles around Iowa's  
Best Burger Cafe, 1570  
Highway 224 S,  
Kelllogg, Iowa 50135,  
United States



## Contact Us:

1-800-377-3098

[info@rvparkiq.com](mailto:info@rvparkiq.com)

[rvparkiq.com](http://rvparkiq.com)

## Table of Contents

|                                   |   |
|-----------------------------------|---|
| Interactive Map .....             | 1 |
| Market Summary .....              | 2 |
| RV Parks List .....               | 3 |
| Amenity Analysis .....            | 3 |
| Camping Spot Classification ..... | 5 |
| Pricing Analysis .....            | 6 |
| Seasonality Analysis .....        | 8 |

## Map

250 mile demand and 50 mile supply radius around Iowa's Best Burger Cafe, 1570 Highway 224 S, Kelllogg, Iowa 50135, United States



## Market Summary

|                                   | THIS MARKET | MARKET AT 150 MILE | MARKET AT 250 MILE | NATIONAL    |
|-----------------------------------|-------------|--------------------|--------------------|-------------|
| RV Parks in market                | 13          | 124                | 527                | 11,298      |
| Total Camping spots               | 1,582       | 12,462             | 62,780             | 1,157,920   |
| Average price per night           | \$38.26     | \$41.12            | \$48.18            | \$52.15     |
| Average Size Of Park              | 34.70 Acres | 27.26 Acres        | 14.39 Acres        | 21.77 Acres |
| % Of Households that camp         | 15.09%      | 15.02%             | 15.09%             | 14.82%      |
| Population                        | 20,758,103  | 3,552,791          | 20,758,103         | 329,122,976 |
| Income per capita                 | \$26,765    | \$24,063           | \$26,765           | \$23,919    |
| Average Age                       | 40          | 40                 | 40                 | 40          |
| Population age from 5-24          | 6,787,111   | 1,171,083          | 6,787,111          | 104,456,834 |
| Population age from 25-44         | 5,338,402   | 864,898            | 5,338,402          | 87,370,939  |
| Population age from 45-54         | 2,592,451   | 418,559            | 2,592,451          | 41,890,844  |
| Population age from 55-74         | 4,648,952   | 820,242            | 4,648,952          | 73,323,518  |
| Population age of 75 And Above    | 1,391,187   | 278,009            | 1,391,187          | 22,080,841  |
| Households                        | 8,155,850   | 1,437,504          | 8,155,850          | 123,271,661 |
| Demand Supply Ratio For Market    | 1,980.25    | 42.82              | 49.90              | 42.53       |
| RV Park Demand Score For Market   | 958,709     | 369,547            | 958,709            | 1,444,569   |
| RV Park Demand Score For National | 1,444,569   | 951,272            | 1,444,569          | 1,444,569   |
| Potential Campers                 | 3,132,749   | 533,593            | 3,132,749          | 48,823,907  |

## RV Parks List

| PROFILE NAME  | PROXIMITY (MILES) | FACILITY TYPE | NO. OF SPOTS | SEASONALITY | GOOGLE RATING | ONLINE BOOKING | ACTIONS                       |
|---|-------------------|---------------|--------------|-------------|---------------|----------------|-------------------------------|
| Kellogg RV Park<br>1570 Hwy 224 S, Kellogg, IA  | -                 | RV Park       | 38           | Year Around | 4.1           | No             | <a href="#">Go to website</a> |
| Newton / Des Moines East KOA Journey<br>1601 E 36th St S, Newton, IA                  | 5.91              | Campground    | 70           | Year Around | 4.2           | Yes            | <a href="#">Go to website</a> |
| Shady Oaks Campground<br>2370 Shady Oaks Rd, Marshalltown, IA                         | 22.69             | Campground    | 15           | Year Around | 4.1           | No             | <a href="#">Go to website</a> |
| Outback Campground & Resort<br>3220 H Ave, Tama, IA                                   | 25                | Campground    | 120          | Year Around | 4.3           | No             | <a href="#">Go to website</a> |
| Webb's RV Park<br>22905 Buchanan Trl, Hartford, IA                                    | 28.21             | RV Park       | 50           | Year Around | 4.5           | No             | <a href="#">Go to website</a> |
| Adventureland Campground<br>3200 Adventureland Dr, Altoona, IA                        | 30.79             | Campground    | 310          | Year Around | 4.1           | Yes            | <a href="#">Go to website</a> |
| Griff's Valley View RV Park & Campground<br>6561 NE 46th St, Altoona, IA              | 31.93             | RV Park       | 142          | Year Around | 4.5           | No             | <a href="#">Go to website</a> |
| Twin Anchors Campground<br>68132 US 30, Colo, IA                                      | 32.22             | Campground    | 205          | Year Around | 4.2           | No             | <a href="#">Go to website</a> |
| Sudbury Court Motel & RV Park<br>2211 Hwy 6 Trl, Marengo, IA                          | 43.78             | RV Park       | 18           | Year Around | 3.5           | No             |                               |
| Curt's Campground Resort<br>2500 SE 37th St Unit A, Grimes, IA                        | 44.70             | RV Resort     | 500          | Year Around | 4.4           | No             | <a href="#">Go to website</a> |
| Indian Hills RV Park<br>100 Hwy 34 E, Albia, IA                                       | 46.56             | RV Park       | 20           | Year Around | 3.9           | Yes            | <a href="#">Go to website</a> |
| Rock-n-Row Adventures<br>23539 1st St (Junction of Hwy S 56 & US Hwy 175), Eldora, IA | 47.65             | Campground    | 19           | Seasonal    | -             | No             | <a href="#">Go to website</a> |
| Whispering Oaks RV Park<br>1011 Timberland Dr, Story City, IA                         | 49.49             | RV Park       | 75           | Year Around | 3.8           | No             |                               |

## Amenity Analysis

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

| PROFILE NAME (TOTAL AMENITIES) | ADDITIONAL LODGING | ATTRACTIONS DESCRIPTIONS | BEACH ACCESS | CABINS | CAFE | CELLPHONE CONNECTIVITY | DUMP STATION | ELECTRIC HOOKUP | FIRE RING | FISHING | GAMEROM AVAILABLE | GOLF CART RENTALS | HOOKUPS | INTERNET CONNECTIVITY |
|--------------------------------|--------------------|--------------------------|--------------|--------|------|------------------------|--------------|-----------------|-----------|---------|-------------------|-------------------|---------|-----------------------|
| Market coverage                | 15 %               | -                        | -            | 15 %   | -    | 76 %                   | 84 %         | 100 %           | 15 %      | 53 %    | 23 %              | -                 | 100 %   | 69 %                  |
| Twin Anchors Campground(5/29)  | ✘                  | ✘                        | ✘            | ✘      | ✘    | ✔                      | ✔            | ✔               | ✘         | ✘       | ✘                 | ✘                 | ✔       | ✔                     |
| Whispering Oaks RV Park(4/29)  | ✘                  | ✘                        | ✘            | ✘      | ✘    | ✘                      | ✔            | ✔               | ✘         | ✔       | ✘                 | ✘                 | ✔       | ✘                     |
| Rock-n-Row Adventures(5/29)    | ✘                  | ✘                        | ✘            | ✘      | ✘    | ✘                      | ✔            | ✔               | ✔         | ✔       | ✘                 | ✘                 | ✔       | ✘                     |

## Amenity Analysis

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

| PROFILE NAME (TOTAL AMENITIES)                | ADDITIONAL LOBBING | ATTRACTIONS DESCRIPTIONS | BEACH ACCESS | CABINS | CAFE | CELLPHONE CONNECTIVITY | DUMP STATION | ELECTRIC HOOKUP | FIRE RING | FISHING | GAMEROM ARCHIVE | GOLF CART RENTALS | HOOKUPS | INTERNET CONNECTIVITY |
|---|--------------------|--------------------------|--------------|--------|------|------------------------|--------------|-----------------|-----------|---------|-----------------|-------------------|---------|-----------------------|
| Market coverage                               | 15 %               | -                        | -            | 15 %   | -    | 76 %                   | 84 %         | 100 %           | 15 %      | 53 %    | 23 %            | -                 | 100 %   | 69 %                  |
| Steady Oaks Campground(4/29)                  | ❌                  | ❌                        | ❌            | ❌      | ❌    | ✔                      | ✔            | ✔               | ❌         | ❌       | ❌               | ❌                 | ✔       | ❌                     |
| Giff's Valley View RV Park & Campground(7/29) | ❌                  | ❌                        | ❌            | ❌      | ❌    | ✔                      | ✔            | ✔               | ❌         | ✔       | ✔               | ❌                 | ✔       | ✔                     |
| Newton / Des Moines East KOA Journey(10/28)   | ✔                  | ❌                        | ❌            | ✔      | ❌    | ✔                      | ✔            | ✔               | ✔         | ✔       | ✔               | ❌                 | ✔       | ✔                     |
| Adventureland Campground(5/29)                | ❌                  | ❌                        | ❌            | ❌      | ❌    | ✔                      | ❌            | ✔               | ❌         | ❌       | ✔               | ❌                 | ✔       | ✔                     |
| Kellogg RV Park(5/29)                         | ❌                  | ❌                        | ❌            | ❌      | ❌    | ✔                      | ✔            | ✔               | ❌         | ❌       | ❌               | ❌                 | ✔       | ✔                     |
| Outback Campground & Resort(7/28)             | ❌                  | ❌                        | ❌            | ✔      | ❌    | ✔                      | ✔            | ✔               | ❌         | ✔       | ❌               | ❌                 | ✔       | ✔                     |
| Cuty's Campground Resort(6/28)                | ❌                  | ❌                        | ❌            | ❌      | ❌    | ✔                      | ✔            | ✔               | ❌         | ✔       | ❌               | ❌                 | ✔       | ✔                     |
| Webb's RV Park(3/28)                          | ❌                  | ❌                        | ❌            | ❌      | ❌    | ❌                      | ✔            | ✔               | ❌         | ❌       | ❌               | ❌                 | ✔       | ❌                     |
| Sudbury Court Motel & RV Park(6/28)           | ✔                  | ❌                        | ❌            | ❌      | ❌    | ✔                      | ❌            | ✔               | ❌         | ✔       | ❌               | ❌                 | ✔       | ✔                     |
| Indian Hills RV Park(5/28)                    | ❌                  | ❌                        | ❌            | ❌      | ❌    | ✔                      | ✔            | ✔               | ❌         | ❌       | ❌               | ❌                 | ✔       | ✔                     |

| PROFILE NAME (TOTAL AMENITIES *) | INTERNET CONNECTIVITY PAYMENT | LAKE-SIDE | ONSITE PROGRAM | PET ALLOWED | PICNIC TABLE | RECH HALL | SEWER HOOKUP | SHOWER AND BATHROOMS | SITELOCKERS | SPORTS COURTS | SWIMMING POOL | TENT CAMPING | VEHICULAR ACCESS | WATER HOOKUP |
|----------------------------------|-------------------------------|-----------|----------------|-------------|--------------|-----------|--------------|----------------------|-------------|---------------|---------------|--------------|------------------|--------------|
| Market coverage                  | 30 %                          | 53 %      | 15 %           | 100 %       | 84 %         | 84 %      | 92 %         | 92 %                 | 7 %         | 30 %          | 38 %          | 53 %         | -                | 100 %        |
| Twin Anchors Campground(7/28)    | ❌                             | ✔         | ❌              | ✔           | ✔            | ✔         | ✔            | ✔                    | ❌           | ❌             | ❌             | ❌            | ❌                | ✔            |
| Whispering Oaks RV Park(9/28)    | ❌                             | ✔         | ❌              | ✔           | ✔            | ✔         | ✔            | ✔                    | ❌           | ✔             | ❌             | ✔            | ❌                | ✔            |
| Road-Row Adventures(8/28)        | ❌                             | ✔         | ❌              | ✔           | ✔            | ✔         | ❌            | ✔                    | ❌           | ✔             | ❌             | ✔            | ❌                | ✔            |

## Amenity Analysis

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

| PROFILE NAME (TOTAL AMENITIES)                 | INTERNET CONNECTIVITY | LANESIDE | ONSITE PROPRANE | PET ALLOWED | PICNIC TABLE | REC HALL | SEWER HOOKUP | SHOWER AND BATHROOMS | SITELOCKERS | SPORTS COURTS | SWIMMING POOL | TENT CAMPING | VEHICULAR ACCESS | WATER HOOKUP |
|--|-----------------------|----------|-----------------|-------------|--------------|----------|--------------|----------------------|-------------|---------------|---------------|--------------|------------------|--------------|
| Market coverage                                | 30 %                  | 53 %     | 15 %            | 100 %       | 84 %         | 84 %     | 92 %         | 92 %                 | 7 %         | 30 %          | 38 %          | 53 %         | -                | 100 %        |
| Shady Oaks Campground(5/28)                    | ❌                     | ❌        | ❌               | ✔️          | ✔️           | ❌        | ✔️           | ✔️                   | ❌           | ❌             | ❌             | ❌            | ❌                | ✔️           |
| Griff's Valley View RV Park & Campground(6/28) | ❌                     | ❌        | ✔️              | ✔️          | ❌            | ✔️       | ✔️           | ✔️                   | ❌           | ❌             | ❌             | ❌            | ❌                | ✔️           |
| Newton / Des Moines East KOA Journey(11/28)    | ✔️                    | ❌        | ✔️              | ✔️          | ✔️           | ✔️       | ✔️           | ✔️                   | ✔️          | ❌             | ✔️            | ✔️           | ❌                | ✔️           |
| Adventureland Campground(9/28)                 | ✔️                    | ❌        | ❌               | ✔️          | ✔️           | ✔️       | ✔️           | ✔️                   | ❌           | ❌             | ✔️            | ✔️           | ❌                | ✔️           |
| Kellogg RV Park(7/28)                          | ❌                     | ❌        | ❌               | ✔️          | ✔️           | ✔️       | ✔️           | ✔️                   | ❌           | ❌             | ❌             | ✔️           | ❌                | ✔️           |
| Outback Campground & Resort(10/28)             | ❌                     | ✔️       | ❌               | ✔️          | ✔️           | ✔️       | ✔️           | ✔️                   | ❌           | ✔️            | ✔️            | ✔️           | ❌                | ✔️           |
| Cody's Campground Resort(10/28)                | ✔️                    | ✔️       | ❌               | ✔️          | ✔️           | ✔️       | ✔️           | ✔️                   | ❌           | ✔️            | ✔️            | ❌            | ❌                | ✔️           |
| Webb's RV Park(4/28)                           | ❌                     | ❌        | ❌               | ✔️          | ❌            | ✔️       | ✔️           | ❌                    | ❌           | ❌             | ❌             | ❌            | ❌                | ✔️           |
| Sudbury Court Motel & RV Park(7/28)            | ❌                     | ✔️       | ❌               | ✔️          | ✔️           | ❌        | ✔️           | ✔️                   | ❌           | ❌             | ❌             | ✔️           | ❌                | ✔️           |
| Indian Hills RV Park(9/28)                     | ✔️                    | ✔️       | ❌               | ✔️          | ✔️           | ✔️       | ✔️           | ✔️                   | ❌           | ❌             | ✔️            | ❌            | ❌                | ✔️           |

## 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                              | CLASS AAA | CLASS AA | CLASS A | CLASS B | CLASS C | CLASS D |
|--|-----------|----------|---------|---------|---------|---------|
| Twin Anchors Campground                  | Yes       | No       | No      | No      | No      | No      |
| Whispering Oaks RV Park                  | Yes       | No       | No      | No      | No      | No      |
| Rock-n-Row Adventures                    | No        | No       | No      | Yes     | No      | No      |
| Shady Oaks Campground                    | Yes       | No       | No      | No      | No      | No      |
| Griff's Valley View RV Park & Campground | No        | Yes      | No      | No      | No      | No      |
| Newton / Des Moines East KOA Journey     | Yes       | No       | No      | No      | No      | No      |
| Adventureland Campground                 | Yes       | No       | No      | No      | No      | No      |

## 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 Hooks | D is Tent camping (No Vehicular access)

| CAMPGROUNDS                   | CLASS AAA | CLASS AA | CLASS A | CLASS B | CLASS C | CLASS D |
|-------------------------------|-----------|----------|---------|---------|---------|---------|
| Kellogg RV Park               | Yes       | No       | No      | No      | No      | No      |
| Outback Campground & Resort   | Yes       | No       | No      | No      | No      | No      |
| Curtis Campground Resort      | Yes       | No       | No      | No      | No      | No      |
| Webb's RV Park                | No        | Yes      | No      | No      | No      | No      |
| Sudbury Court Motel & RV Park | Yes       | No       | No      | No      | No      | No      |
| Indian Hills RV Park          | Yes       | No       | No      | No      | No      | No      |

## Pricing Analysis

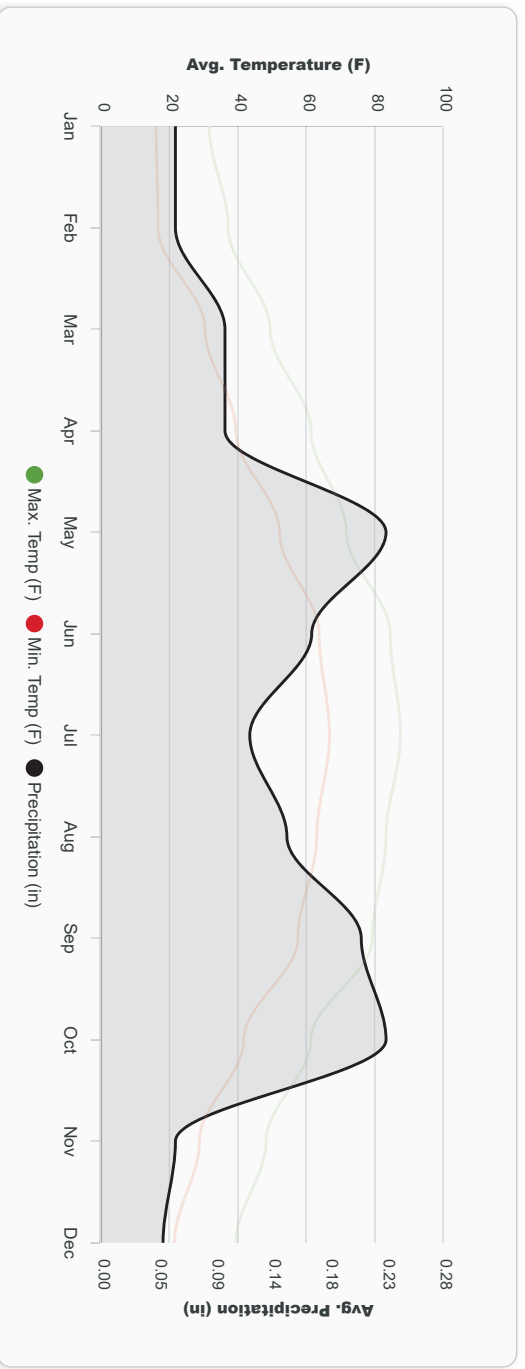
| CAMPGROUNDS                              | RV LOT  | CAMPING/TENT LOT     | CABIN   |
|--|---------|----------------------|---------|
| Avg Market Price                         | Daily   | \$38.25              | \$22.22 |
|  | Weekly  | \$156.66             | -       |
|  | Monthly | \$432.50             | -       |
| Twin Anchors Campground                  | Daily   | \$33 - \$52          | -       |
|  | Weekly  | \$195 - \$300        | -       |
|  | Monthly | \$500 - \$650        | -       |
| Whispering Oaks RV Park                  | Daily   | \$30                 | -       |
|  | Weekly  | -                    | -       |
|  | Monthly | -                    | -       |
| Rock-n-Row Adventures                    | Daily   | \$25                 | \$20    |
|  | Weekly  | -                    | -       |
|  | Monthly | -                    | -       |
| Shady Oaks Campground                    | Daily   | Call for Reservation | -       |
|  | Weekly  | Call for Reservation | -       |
|  | Monthly | Call for Reservation | -       |
| Griff's Valley View RV Park & Campground | Daily   | \$30                 | -       |
|  | Weekly  | \$155                | -       |
|  | Monthly | \$465                | -       |
| Newton / Des Moines East KOA Journey     | Daily   | \$54 - \$129.95      | \$61.15 |
|  | Weekly  | -                    | -       |
|  | Monthly | -                    | -       |

## Pricing Analysis

| CAMP GROUNDS                  | RV LOT  | CAMPING/TENT LOT     | CABIN        |
|-------------------------------|---------|----------------------|--------------|
| Avg Market Price              | Daily   | \$38.25              | \$22.22      |
|                               | Weekly  | \$156.66             | -            |
|                               | Monthly | \$432.50             | -            |
| Adventureland Campground      | Daily   | \$60 - \$99          | \$25         |
|                               | Weekly  | -                    | -            |
|                               | Monthly | -                    | -            |
| Kellogg RV Park               | Daily   | \$40                 | -            |
|                               | Weekly  | Call for Reservation | -            |
|                               | Monthly | Call for Reservation | -            |
| Outback Campground & Resort   | Daily   | \$31 - \$33          | \$60 - \$120 |
|                               | Weekly  | \$145                | -            |
|                               | Monthly | \$400                | -            |
| Curtly's Campground Resort    | Daily   | \$15                 | -            |
|                               | Weekly  | -                    | -            |
|                               | Monthly | -                    | -            |
| Webb's RV Park                | Daily   | -                    | -            |
|                               | Weekly  | -                    | -            |
|                               | Monthly | -                    | -            |
| Sudbury Court Motel & RV Park | Daily   | \$35 - \$38          | \$15         |
|                               | Weekly  | \$200 - \$220        | \$80         |
|                               | Monthly | \$575 - \$600        | \$295        |
| Indian Hills RV Park          | Daily   | \$30 - \$40          | -            |
|                               | Weekly  | \$130 - \$210        | -            |
|                               | Monthly | -                    | -            |

## Seasonality Analysis

Showing the average weather data of 5 years by month



| CAMPGROUNDS             | JAN                     | FEB    | MAR    | APR    | MAY    | JUN   | JUL   | AUG   | SEP   | OCT   | NOV    | DEC    |
|-------------------------|-------------------------|--------|--------|--------|--------|-------|-------|-------|-------|-------|--------|--------|
| Twin Anchors Campground | Status                  | Open   | Open   | Open   | Open   | Open  | Open  | Open  | Open  | Open  | Open   | Open   |
|                         | Avg. Temp (F)           | 20.64  | 20.55  | 36.7   | 46.72  | 59.45 | 71.48 | 73.78 | 70.22 | 65.39 | 49.53  | 35.3   |
|                         | Avg. Precipitation (in) | 0.04   | 0.05   | 0.09   | 0.06   | 0.18  | 0.16  | 0.11  | 0.11  | 0.16  | 0.14   | 0.05   |
| Whispering Oaks RV Park | Status                  | Open   | Open   | Open   | Open   | Open  | Open  | Open  | Open  | Open  | Open   | Open   |
|                         | Avg. Temp (F)           | 22.05  | 22.16  | 38.07  | 48.76  | 61    | 73.09 | 74.72 | 71.13 | 66.38 | 50.12  | 36.43  |
|                         | Avg. Precipitation (in) | 0.03   | 0.03   | 0.08   | 0.07   | 0.19  | 0.15  | 0.12  | 0.13  | 0.14  | 0.15   | 0.05   |
| Rock-n-Row Adventures   | Status                  | Closed | Closed | Closed | Closed | Open  | Open  | Open  | Open  | Open  | Closed | Closed |
|                         | Avg. Temp (F)           | 19.08  | 18.7   | 34.68  | 45.47  | 59.27 | 72    | 74.21 | 70.57 | 65.16 | 48.99  | 34.04  |
|                         | Avg. Precipitation (in) | 0.05   | 0.05   | 0.07   | 0.07   | 0.17  | 0.16  | 0.08  | 0.15  | 0.15  | 0.16   | 0.05   |
| Shady Oaks Campground   | Status                  | Open   | Open   | Open   | Open   | Open  | Open  | Open  | Open  | Open  | Open   | Open   |
|                         | Avg. Temp (F)           | 20.39  | 20.19  | 36.25  | 46.31  | 59.48 | 71.77 | 74.18 | 70.39 | 65.57 | 50.2   | 35.3   |
|                         | Avg. Precipitation (in) | 0.05   | 0.05   | 0.07   | 0.07   | 0.17  | 0.16  | 0.08  | 0.15  | 0.15  | 0.16   | 0.05   |

## Seasonality Analysis

| CAMPGROUNDS                              | JAN                     | FEB   | MAR   | APR   | MAY   | JUN   | JUL   | AUG   | SEP   | OCT   | NOV   | DEC   |       |
|--|-------------------------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|
| Shady Oaks Campground                    | Avg. Precipitation (in) | 0.05  | 0.05  | 0.08  | 0.08  | 0.18  | 0.16  | 0.07  | 0.12  | 0.13  | 0.14  | 0.05  | 0.04  |
|  | Status                  | Open  | Open  | Open  | Open  | Open  | Open  | Open  | Open  | Open  | Open  | Open  | Open  |
| Griff's Valley View RV Park & Campground | Avg. Temp (F)           | 23.02 | 24.48 | 39.59 | 47.58 | 60.32 | 72.68 | 77.18 | 72    | 67.73 | 50.2  | 38.13 | 28.49 |
|  | Avg. Precipitation (in) | 0.05  | 0.03  | 0.09  | 0.08  | 0.23  | 0.12  | 0.09  | 0.08  | 0.14  | 0.14  | 0.05  | 0.02  |
|  | Status                  | Open  | Open  | Open  | Open  | Open  | Open  | Open  | Open  | Open  | Open  | Open  | Open  |
| Newton / Des Moines East KOA Journey     | Avg. Temp (F)           | 19.9  | 22.93 | 33.66 | 45.45 | 59.6  | 70.17 | 73.81 | 69.14 | 66.21 | 49.37 | 33.16 | 26.4  |
|  | Avg. Precipitation (in) | 0.06  | 0.06  | 0.08  | 0.08  | 0.21  | 0.15  | 0.09  | 0.15  | 0.21  | 0.23  | 0.04  | 0.04  |
|  | Status                  | Open  | Open  | Open  | Open  | Open  | Open  | Open  | Open  | Open  | Open  | Open  | Open  |
| Adventureland Campground                 | Avg. Temp (F)           | 23.02 | 24.48 | 39.59 | 47.58 | 60.32 | 72.68 | 77.18 | 72    | 67.73 | 50.2  | 38.13 | 28.49 |
|  | Avg. Precipitation (in) | 0.05  | 0.03  | 0.09  | 0.08  | 0.23  | 0.12  | 0.09  | 0.08  | 0.14  | 0.14  | 0.05  | 0.02  |
|  | Status                  | Open  | Open  | Open  | Open  | Open  | Open  | Open  | Open  | Open  | Open  | Open  | Open  |
| Kellogg RV Park                          | Avg. Temp (F)           | 19.9  | 22.93 | 33.66 | 45.45 | 59.6  | 70.17 | 73.81 | 69.14 | 66.21 | 49.37 | 33.16 | 26.4  |
|  | Avg. Precipitation (in) | 0.06  | 0.06  | 0.08  | 0.08  | 0.21  | 0.15  | 0.09  | 0.15  | 0.21  | 0.23  | 0.04  | 0.04  |
|  | Status                  | Open  | Open  | Open  | Open  | Open  | Open  | Open  | Open  | Open  | Open  | Open  | Open  |
| Outback Campground & Resort              | Avg. Temp (F)           | 20.39 | 20.19 | 36.25 | 46.31 | 59.48 | 71.77 | 74.18 | 70.39 | 65.57 | 50.2  | 35.3  | 28.28 |
|  | Avg. Precipitation (in) | 0.05  | 0.05  | 0.08  | 0.08  | 0.18  | 0.16  | 0.07  | 0.12  | 0.13  | 0.14  | 0.05  | 0.04  |
|  | Status                  | Open  | Open  | Open  | Open  | Open  | Open  | Open  | Open  | Open  | Open  | Open  | Open  |
| Curtly's Campground Resort               | Status                  | Open  | Open  | Open  | Open  | Open  | Open  | Open  | Open  | Open  | Open  | Open  | Open  |

## Seasonality Analysis

| CAMPGROUNDS                   | JAN                     | FEB   | MAR   | APR   | MAY   | JUN   | JUL   | AUG   | SEP   | OCT   | NOV   | DEC   |       |
|-------------------------------|-------------------------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|
| Curtis's Campground Resort    | Avg. Temp (F)           | 23.8  | 24.23 | 39.53 | 50.08 | 61.84 | 73.74 | 76.41 | 73.19 | 67.91 | 51.22 | 38.31 | 30.38 |
|                               | Avg. Precipitation (in) | 0.05  | 0.04  | 0.09  | 0.08  | 0.17  | 0.17  | 0.1   | 0.12  | 0.16  | 0.14  | 0.05  | 0.04  |
|                               | Status                  | Open  | Open  | Open  | Open  | Open  | Open  | Open  | Open  | Open  | Open  | Open  | Open  |
| Webb's RV Park                | Avg. Temp (F)           | 23.43 | 23.97 | 39.35 | 49.75 | 60.86 | 72.28 | 74.9  | 72.06 | 67.27 | 50.75 | 37.76 | 30.01 |
|                               | Avg. Precipitation (in) | 0.05  | 0.04  | 0.09  | 0.07  | 0.16  | 0.16  | 0.07  | 0.11  | 0.13  | 0.16  | 0.05  | 0.04  |
|                               | Status                  | Open  | Open  | Open  | Open  | Open  | Open  | Open  | Open  | Open  | Open  | Open  | Open  |
| Sudbury Court Motel & RV Park | Avg. Temp (F)           | 21.09 | 21.65 | 36.54 | 46.58 | 59.57 | 72.25 | 74.72 | 71.02 | 66.02 | 50.36 | 35.76 | 28.05 |
|                               | Avg. Precipitation (in) | 0.04  | 0.05  | 0.1   | 0.08  | 0.17  | 0.16  | 0.12  | 0.13  | 0.14  | 0.15  | 0.06  | 0.04  |
|                               | Status                  | Open  | Open  | Open  | Open  | Open  | Open  | Open  | Open  | Open  | Open  | Open  | Open  |
| Indian Hills RV Park          | Avg. Temp (F)           | 23.39 | 26.91 | 38.23 | 48.25 | 60.92 | 72.2  | 75.81 | 72.06 | 67.03 | 50.33 | 37.51 | 29.85 |
|                               | Avg. Precipitation (in) | 0.06  | 0.05  | 0.08  | 0.1   | 0.2   | 0.17  | 0.08  | 0.12  | 0.15  | 0.13  | 0.06  | 0.03  |
|                               | Status                  | Open  | Open  | Open  | Open  | Open  | Open  | Open  | Open  | Open  | Open  | Open  | Open  |

# Kellogg RV Park

## CONFIDENTIALITY and DISCLAIMER

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from MR LANDMAN and it should not be made available to any other person or entity without the written consent of MR LANDMAN.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to MR LANDMAN. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation. MR LANDMAN has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, MR LANDMAN has not verified, and will not verify, any of the information contained herein, nor has MR LANDMAN conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

Exclusively Marketed by:



**Jon Fisher**  
MR LANDMAN  
Designated Managing Broker  
(217) 202-0924  
jonfisher1991@gmail.com  
Illinois #471.020503



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

powered by CREOP