

Crown Realty | Jennifer Chester | 620-228-1413



Turnkey Private Retreat in an Emerging Kansas Corridor

This meticulously updated **3.8-acre park** offers a rare combination of highway accessibility and total seclusion. Tucked away in a private, quiet setting just one mile from the intersection of two major thoroughfares — **US-169** (the primary route from Tulsa to Kansas City) and **US-54** (the main artery from Wichita to Lake of the Ozarks) — this property is a hidden gem designed for peace and relaxation.

Located in the heart of the up-and-coming **Iola area** and in close proximity to the vibrant growth of Humboldt, this site is perfectly positioned to capture regional travel and local demand. The property is **100% turnkey**, featuring 8 full RV hookups and completely refreshed infrastructure.

3.8

Total Acres

Private, secluded setting with room to grow

8

Full RV Hookups

Completely refreshed and move-in ready

1mi

From Major Highways

US-169 & US-54 intersection access



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On-Site Recreation

One of the crown jewels of this property is its **beautifully stocked pond** — a natural amenity that sets this retreat apart from any ordinary RV park. Whether guests are casting a line at sunrise or gliding across the water in a kayak, the pond creates an immersive outdoor experience that keeps visitors coming back.

Recreational Amenities

- Stocked pond ideal for recreational fishing
- Kayaking and non-motorized watercraft access
- Peaceful waterfront atmosphere for guests
- Natural wildlife habitat enhancing the retreat feel
- Scenic views from multiple vantage points on the property

Why It Matters

On-site water recreation is a **premium differentiator** in the RV park market. Properties with fishing ponds and kayaking access command higher nightly rates and generate stronger repeat bookings — turning a simple overnight stop into a true destination stay.

- ✓ A stocked fishing pond is one of the most sought-after amenities among RV travelers and outdoor enthusiasts.



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Outdoor Adventure at Your Doorstep

Beyond the property's own natural amenities, guests enjoy **immediate access to world-class outdoor recreation** just minutes away — making this retreat a true basecamp for exploration in Southeast Kansas.



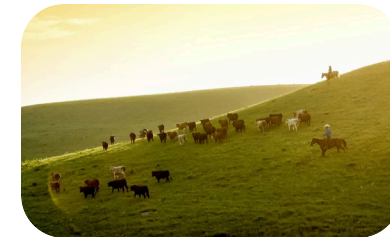
Lehigh Portland State Park

A premier outdoor destination just minutes from the property, offering dramatic quarry landscapes and rugged terrain unlike anything else in the region.



World-Class Trail System

Miles of multi-use trails for hiking, mountain biking, and nature walks — drawing outdoor enthusiasts from across the Midwest and beyond.



SE Kansas Exploration

The Iola and Humboldt corridor is an emerging destination for regional travelers seeking authentic, off-the-beaten-path experiences in the heartland.

This property doesn't just offer a place to park — it offers a gateway to one of Southeast Kansas's most exciting outdoor recreation corridors.



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Investment Upside & Expansion Potential

With **nearly 4 acres of land**, this property offers substantial room to grow — making it not just a turnkey operation, but a platform for significant value creation. The current 8-pad configuration represents only a fraction of what this site can support.

Expansion Opportunities

Add More RV Pads

Significant acreage available to increase the number of hookup sites and maximize nightly revenue capacity.

Build a Laundry House

A dedicated laundry facility is a high-demand amenity that drives longer stays and adds a recurring revenue stream.

Additional Amenities

Space for a camp store, recreation pavilion, or glamping accommodations to diversify income and attract new guest segments.

Why Now?

The Iola and Humboldt area is experiencing **vibrant growth**, and demand for quality RV accommodations along major transit corridors continues to rise. Acquiring this asset now — before further regional development — positions an owner to benefit from both current cash flow and long-term appreciation.

- 📌 The RV park industry has seen consistent year-over-year growth, with outdoor hospitality emerging as one of the most resilient segments in commercial real estate.



Prime Location & Premier Opportunity

This property's **exceptional center-of-the-map location** makes it a natural stopping point for travelers crossing the state or exploring Southeast Kansas — delivering consistent demand from multiple directions year-round.

US-169 Corridor

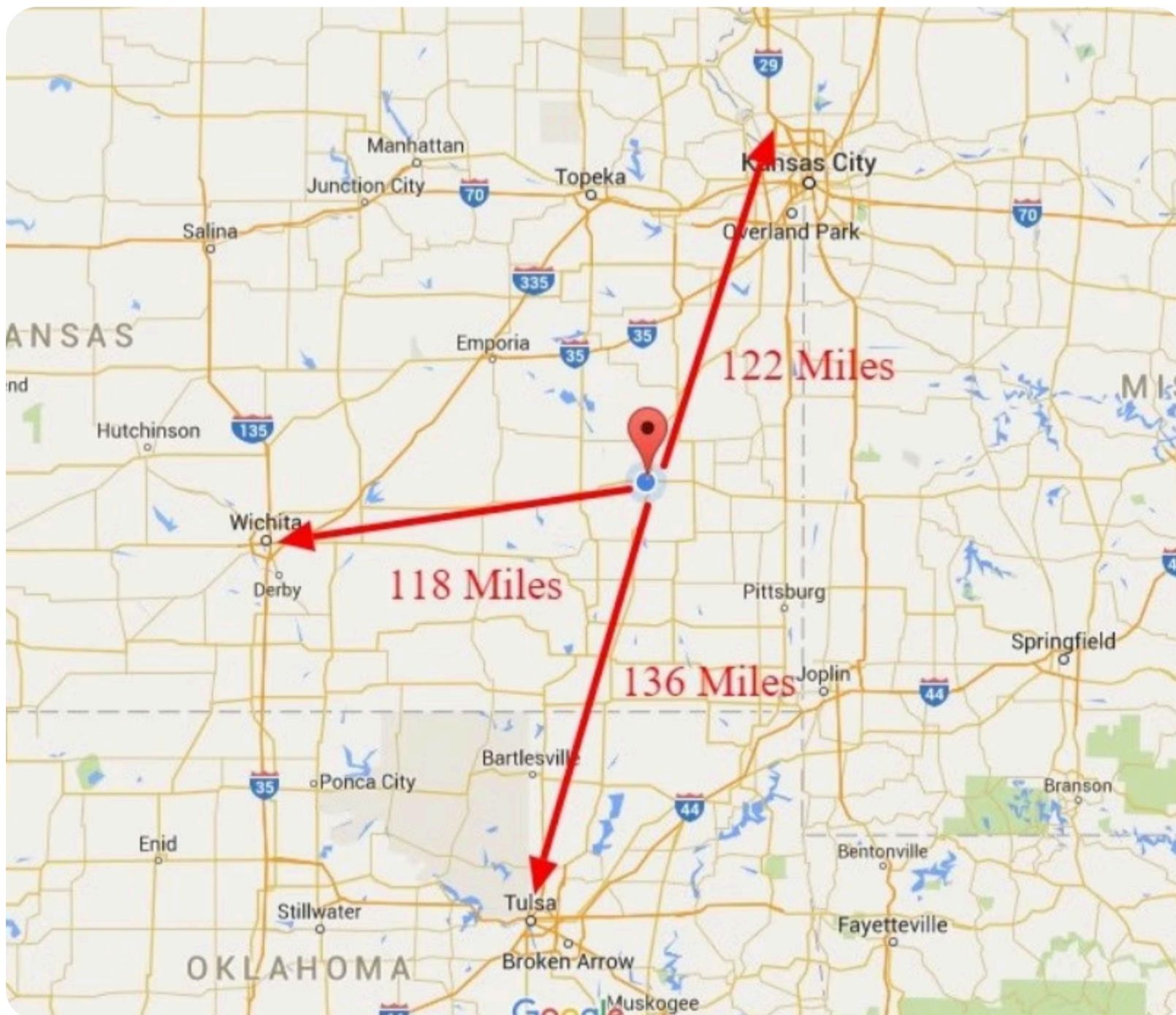
Primary route connecting Tulsa, OK to Kansas City, MO — one of the region's highest-traffic north-south arteries.

US-54 Corridor

Main east-west artery from Wichita to Lake of the Ozarks, funneling leisure and commercial travelers directly past this site.

Iola & Humboldt Growth

Positioned in the heart of an up-and-coming regional market with increasing local demand and tourism investment.



This is a **premier, move-in-ready commercial asset** for an owner looking to capitalize on a high-traffic transit corridor while offering a premium, private destination experience. Whether you're an experienced operator or a first-time investor in outdoor hospitality, this property delivers immediate income potential with a clear path to growth.

Ready to see it for yourself? Call today to schedule a private tour or to request additional information about this exceptional Southeast Kansas investment opportunity.