

ONION RIVER CAMPGROUND

61 Onion River Road | Marshfield, VT
OFFERING MEMORANDUM



Onion River Campground

CONTENTS

01 Executive Summary

Investment Summary

02 Location

Location Summary

Drive Times

03 Property Description

Property Features

Aerial Map

Parcel Map

Property Images

04 Financial Analysis

Income & Expense Analysis

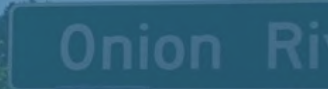
05 Demographics

Demographics

06 Additional Information

Onion River Market Analysis

Exclusively Marketed by:



LISTING BROKER

Jennifer D. Stein

Jennifer Stein Real Estate Inc.
Broker
(213) 446-5366
jstein@jenniferstein-realestate.com
Lic: VT: 083.0650467MAIN

OUT OF STATE COOPERATING BROKER



Jon Fisher

MR LANDMAN
Designated Managing Broker
(217) 202-0924
jonfisher1991@gmail.com
Lic: Illinois #471.020503



01

Executive Summary

Investment Summary

OFFERING SUMMARY

ADDRESS	61 Onion River Road Marshfield VT 05658
COUNTY	Washington
MARKET	Barre-Montpelier, VT Micropolitan Statistical Area
LAND SF	1,023,660 SF
LAND ACRES	23.50
NUMBER OF UNITS	24
YEAR BUILT	unknown
YEAR RENOVATED	2017
APN	38111810289
OWNERSHIP TYPE	Fee Simple

FINANCIAL SUMMARY

PRICE	\$720,000
PRICE PER UNIT	\$30,000
OCCUPANCY	100.00%
NOI (CURRENT)	\$58,352
NOI (Pro Forma)	\$82,574
CAP RATE (CURRENT)	8.10%
CAP RATE (Pro Forma)	11.47%
GRM (CURRENT)	6.74
GRM (Pro Forma)	5.40

DEMOGRAPHICS

	60 MILE	120 MILE	180 MILE
2024 Population	686,062	3,332,283	13,011,747
2024 Median HH Income	\$78,970	\$83,611	\$88,838
2024 Average HH Income	\$106,888	\$115,651	\$128,415



Onion River Campground (Investment Overview)

- Onion River Campground presents a rare opportunity to acquire a nature-focused, inclusive campground in the scenic countryside of Marshfield, VT. Situated on 23.5 acres along a river, the campground has operated for over 30 years and is grandfathered in as a commercial campground (not a mobile home park). The property provides a serene, rustic atmosphere, making it a sought-after destination for outdoor enthusiasts, vacationers, digital nomads, retirees, and workers building new homes in Vermont.
- With 24 established RV sites, 12+ primitive camping sites, and ample room for expansion, Onion River Campground is a turnkey investment with strong fundamentals and untapped growth potential. All RV sites are fully operational and require no additional infrastructure investment.

Onion River Campground (Property Features)

- Onion River Campground has been well maintained by the current ownership group. Here is a look at the property features and amenities available with the property:
 - 23.5 acres of picturesque land along the Onion River
 - 24 RV sites (8 full hookup with water, electric & sewer; 16 water & electric only)
 - 30/50 amp electrical pedestals installed in 2017
 - 5 pull-through sites for easy access
 - 12+ primitive camping sites with a bathhouse (2 sides, each with 2 toilets, 2 sinks, and 2 showers)
 - Packed gravel roads, rated 7.75/10 by the owner
 - Onsite living quarters: A 5-bedroom farmhouse with a sauna, jacuzzi tub, and woodstove, plus an attached rustic loft apartment with a large overhang porch overlooking the river
 - Camp store onsite with potential for expansion (pending permitting)

New infrastructure improvements:

- 2023 – New septic tank, upgraded PVC sewer pipes
- 2017 – Complete electrical & water system upgrades
- New walking paths, stone benches, pollinator gardens & mature fruit trees
- 30-foot stone hearth for camp activities, community gatherings, and weddings

Onion River Campground (Guest Profile & Rates)

- The owners describe the average profile of their guests as:
 - 40% Overnight/Weekend Guests
 - 35% Monthly Guests
 - 25% Seasonal Guests

The owners have raised the rates three times since 2022. They have not raised the rates for 2025 yet. Here is a breakdown of the most recent monthly rate increases:

- 2022: \$600
- 2023: \$650
- 2024: \$720 (Still below competing parks)

Onion River Campground (Expansion Potential)

- Onion River Campground has significant growth opportunities for a new owner to capitalize on:
 - Expand by adding 20 new sites on the upper meadow
 - Develop and complete the walking path network, securing municipal sponsorships for a public elemental healing walk
 - Secure proper permitting to expand the camp store
 - Existing septic tests indicate additional system capacity, supporting future growth

Onion River Campground (Difference from traditional RV parks))

- Unlike traditional RV parks catering to large rigs, Onion River Campground embraces a nature-oriented experience, attracting visitors looking for authentic outdoor living. The park has built a long-standing, inclusive reputation as a welcoming retreat for tourists and those exploring life transitions. Guests frequently comment on the "magical and beautiful" surroundings.

Onion River Campground (Local attractions & amenities)

- The campground benefits from its prime location near popular destinations, including:
 - Montpelier, VT (20 minutes west) – The capital city, offering restaurants, shopping, and cultural attractions
 - Vermont's Renowned Food Scene – Farm-to-table dining, breweries, and specialty food shops
 - Hiking & Hiking Trails – Extensive outdoor recreational opportunities
 - Ben & Jerry's Factory (Waterbury, 40 minutes west) – A major tourist destination

Onion River Campground (Summary & Seller Financing))

- Onion River Campground is a turnkey investment with strong infrastructure, a loyal customer base, and clear expansion potential. Its nature-focused, inclusive atmosphere makes it unique in the market, while its prime location and below-market rates offer a compelling opportunity for future growth. The seller will consider seller financing this property with a minimum of \$180,000 down and a 5% interest rate for qualified individuals.

Brokers

- Jennifer Stein Real Estate Inc. is a licensed President/Broker of Record in the State of Vermont under Lic#083.0650467MAIN. Jonathan Fisher is a cooperating out of state agent from the State of Illinois under Lic#471.020503.



02

Location

Location Summary

Drive Times

Marshfield, Vermont

- Marshfield is a small, rural town in Washington County, Vermont, located in the central part of the state. It is known for its scenic landscapes, outdoor recreation, and small-town charm, making it an attractive spot for nature lovers, campers, and those looking to experience Vermont’s countryside.

Location & Accessibility:

- About 20 minutes east of Montpelier, the state capital.
- Roughly 1 hour from Burlington, Vermont’s largest city.
- Major roads: U.S. Route 2 runs through the town, providing easy access to nearby cities and attractions.

Outdoor Recreation & Attractions:

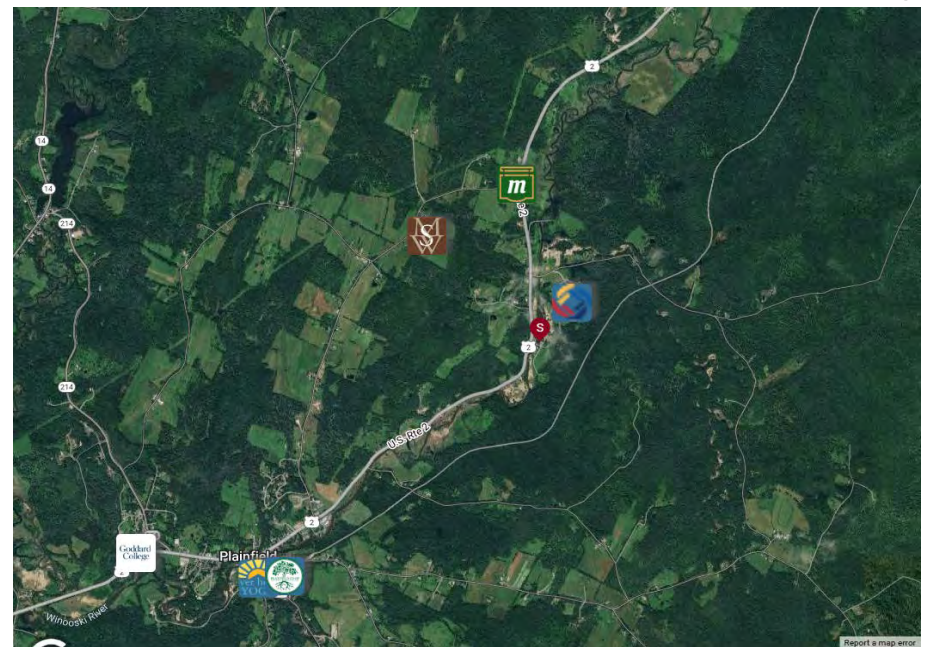
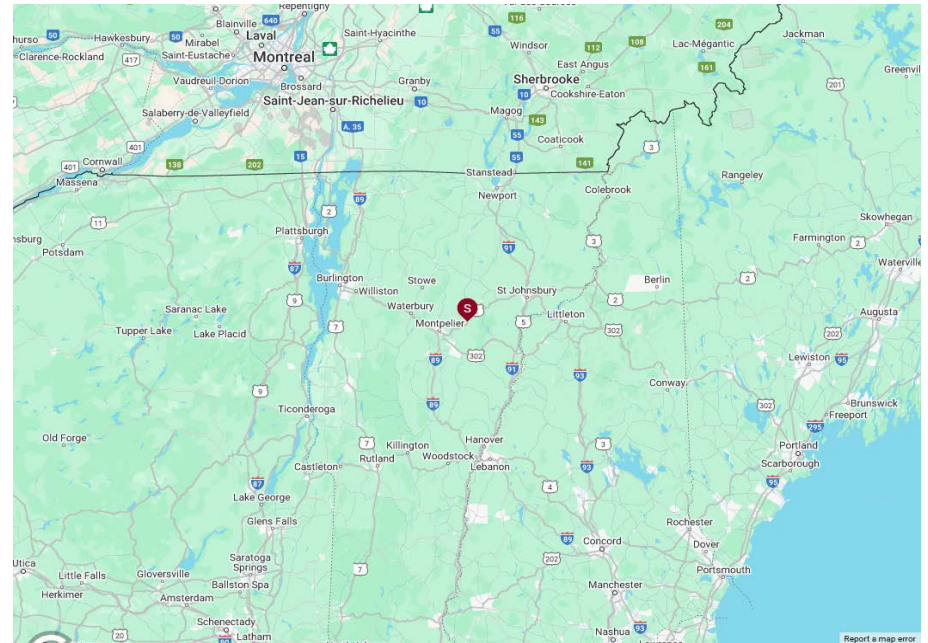
- Groton State Forest – One of Vermont’s largest state forests, featuring multiple state parks, hiking trails, camping areas, and lakes for fishing and boating.
- Spruce Mountain – A popular local hiking trail with a fire tower offering breathtaking views.
- Winooski River – Runs through the town, offering opportunities for kayaking, fishing, and wildlife viewing.
- Cross VT Trail – A multi-use bike and hiking trail that runs through the region.
- Vermont Association of Snow Travelers (VAST) Snowmobile Trails – The area has well-maintained snowmobile trails for winter recreation.

Community & Economy:

- Small population, around 1,500 residents.
- Primarily a rural and agricultural economy with some tourism due to its proximity to outdoor attractions.
- Home to small farms, maple syrup producers, and local artisans.

Nearby Attractions:

- Cabot Creamery (15 minutes north) – Famous for award-winning Vermont cheese and dairy products.
- Ben & Jerry’s Factory (Waterbury, 40 minutes west) – A major tourist stop for ice cream lovers.
- Stowe (50 minutes northwest) – A year-round outdoor recreation destination with skiing, hiking, and breweries.
- Fall Foliage – The area is stunning in autumn, drawing leaf-peepers from across the country.



Montpelier, Vermont

- Montpelier, the capital of Vermont, is a historic, charming, and scenic small city with a population of just over 8,000 residents—making it the smallest state capital in the country. Despite its size, Montpelier is a vibrant cultural and economic hub known for government institutions, a strong arts scene, outdoor recreation, and New England charm.

Government & Economy:

- Vermont State House – A gold-domed Greek Revival-style building that houses the state government and is one of the most photographed capitols in the U.S.
- Major Employers – The economy is driven by state government offices, small businesses, and tourism.
- Washington County Seat – Montpelier serves as the county seat, making it a center for legal and administrative activity.

Tourism & Culture:

- Downtown Montpelier – Features historic architecture, boutique shops, restaurants, and cafés, all within a walkable setting.
- Hubbard Park – A 194-acre park with hiking trails and a stone observation tower offering panoramic views of the city.
- T.W. Wood Gallery & Arts Center – Home to one of Vermont's oldest art collections.
- Lost Nation Theater – A well-known regional theater featuring local performances and national productions.

Food & Craft Beer Scene:

- Farm-to-Table Dining – Montpelier is known for its emphasis on local, organic food, with a variety of farm-to-table restaurants and cafés.
- Craft Breweries & Distilleries – Nearby Three Penny Taproom is one of Vermont's best beer bars, featuring local brews from The Alchemist, Lawson's Finest Liquids, and Hill Farmstead.

Education & Events:

- Vermont College of Fine Arts (VCFA) – A nationally recognized graduate arts school.
- Montpelier Alive! – A community organization that hosts festivals, concerts, and farmer's markets throughout the year.



1

Montpelier
10.57 miles | 19.4 minutes

2

Barre
10.59 miles | 17.4 minutes

3

Burlington
50.49 miles | 60.4 minutes

4

Groton State Forest
14.81 miles | 22.0 minutes

5

Spruce Mountain
6.36 miles | 12.7 minutes

6

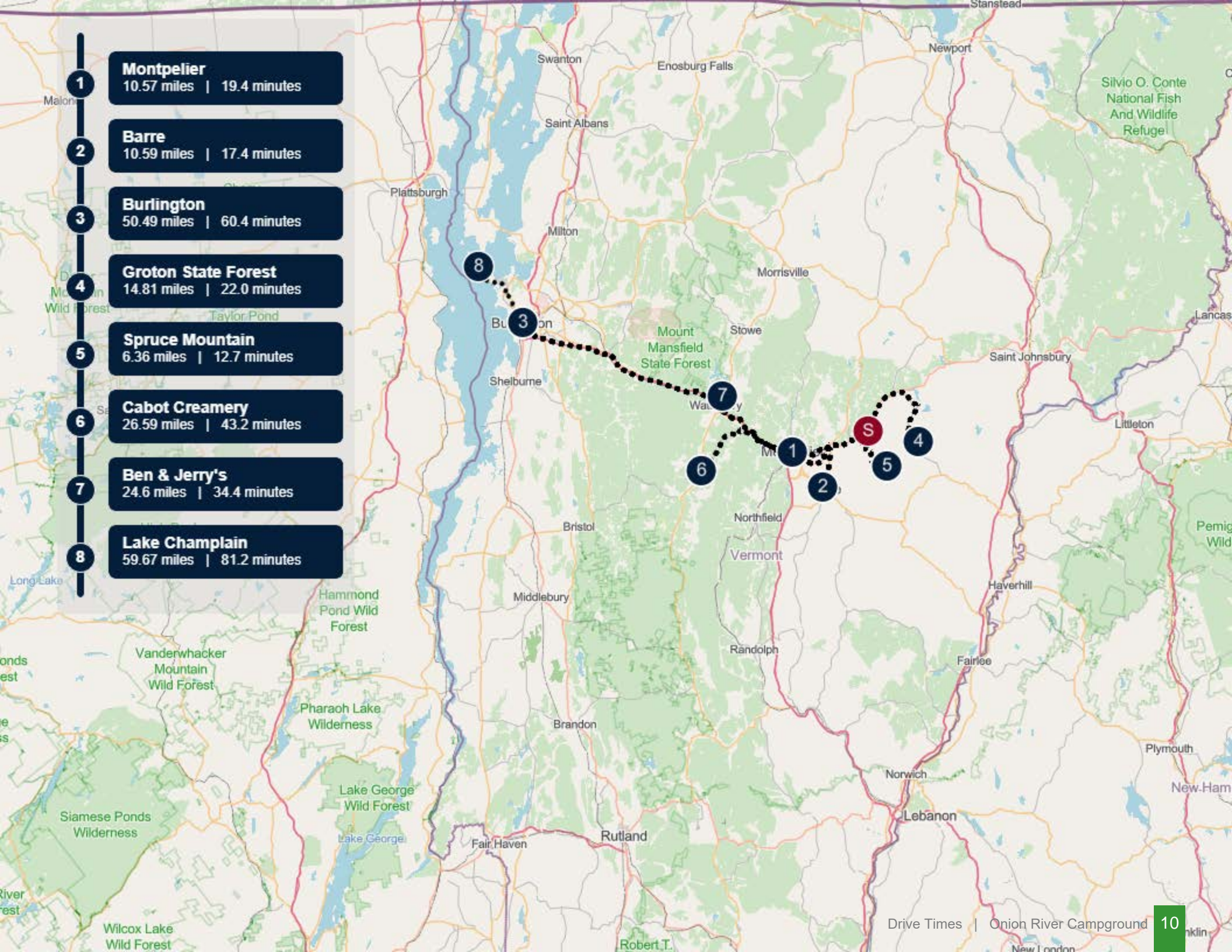
Cabot Creamery
26.59 miles | 43.2 minutes

7

Ben & Jerry's
24.6 miles | 34.4 minutes

8

Lake Champlain
59.67 miles | 81.2 minutes





03

Property Description

Property Features

Aerial Map

Parcel Map

Property Images

PROPERTY FEATURES

NUMBER OF UNITS	24
LAND SF	1,023,660
LAND ACRES	23.50
YEAR BUILT	unknown
YEAR RENOVATED	2017
# OF PARCELS	1
ZONING TYPE	Commercial Campground
BUILDING CLASS	C
TOPOGRAPHY	Flat
LOCATION CLASS	B
LOT DIMENSION	irregular
NUMBER OF PARKING SPACES	50+
PARKING RATIO	2:1
POOL / JACUZZI	N/A
FIRE PLACE IN UNIT	N/A
WASHER/DRYER	N/A

UTILITIES

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



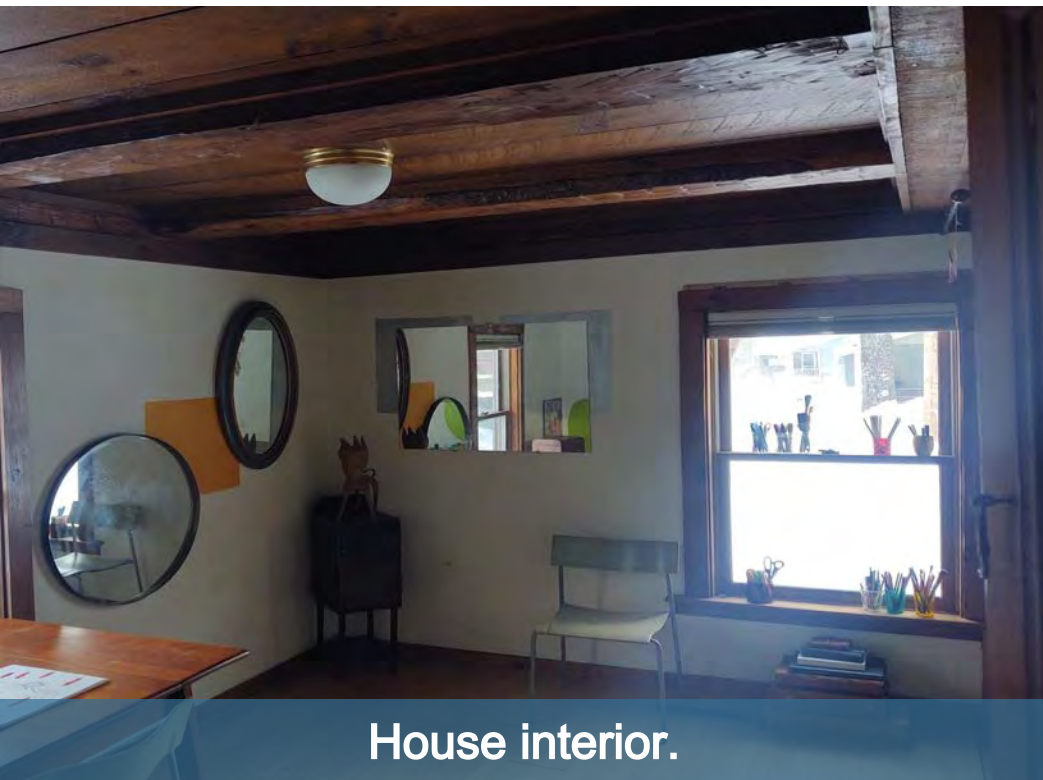


[Report a map error](#)









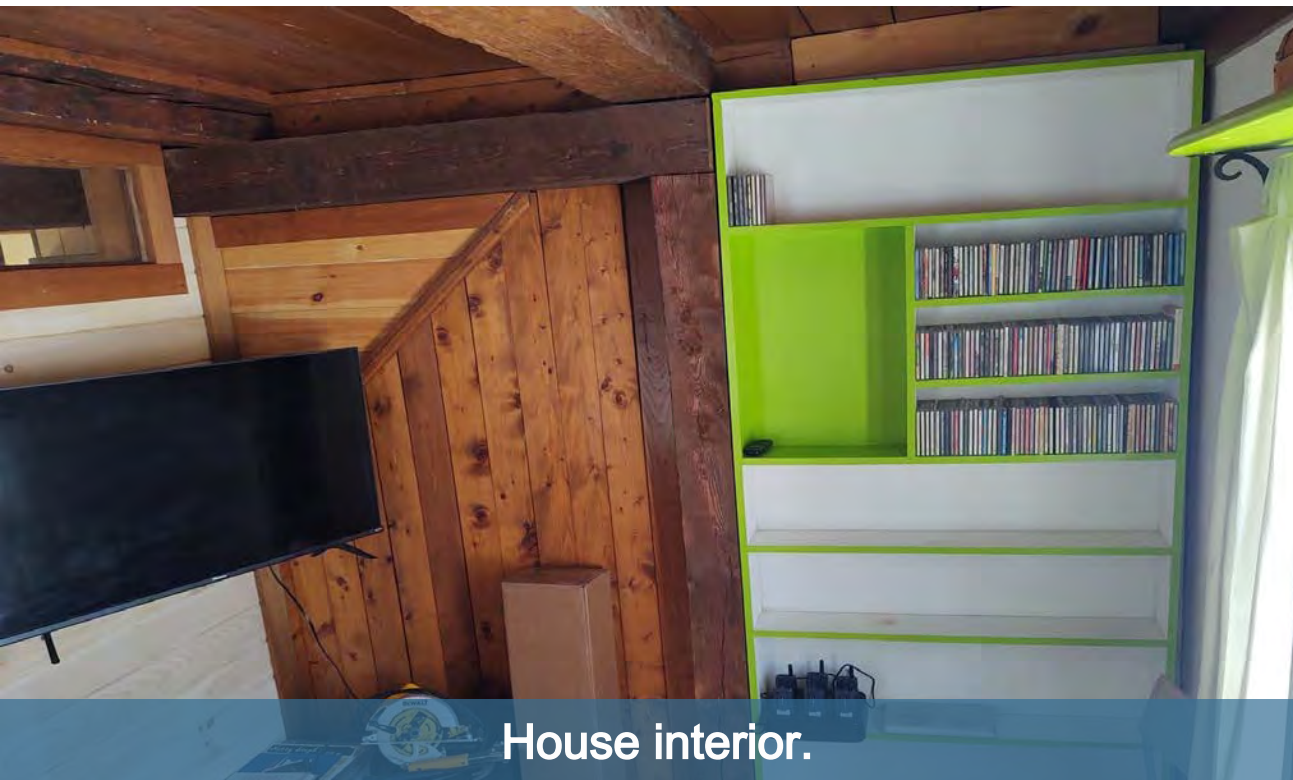
House interior.



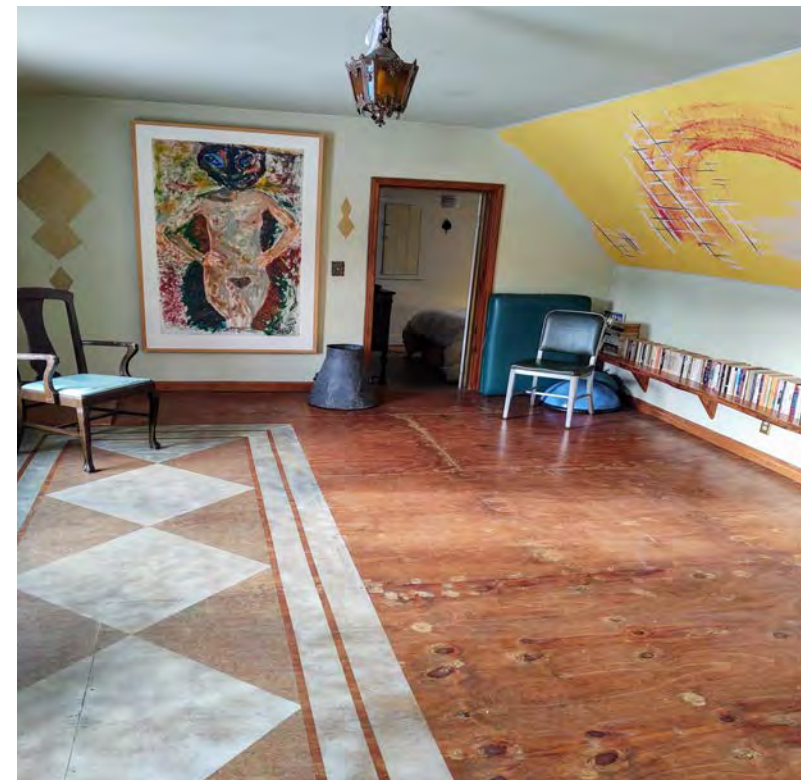


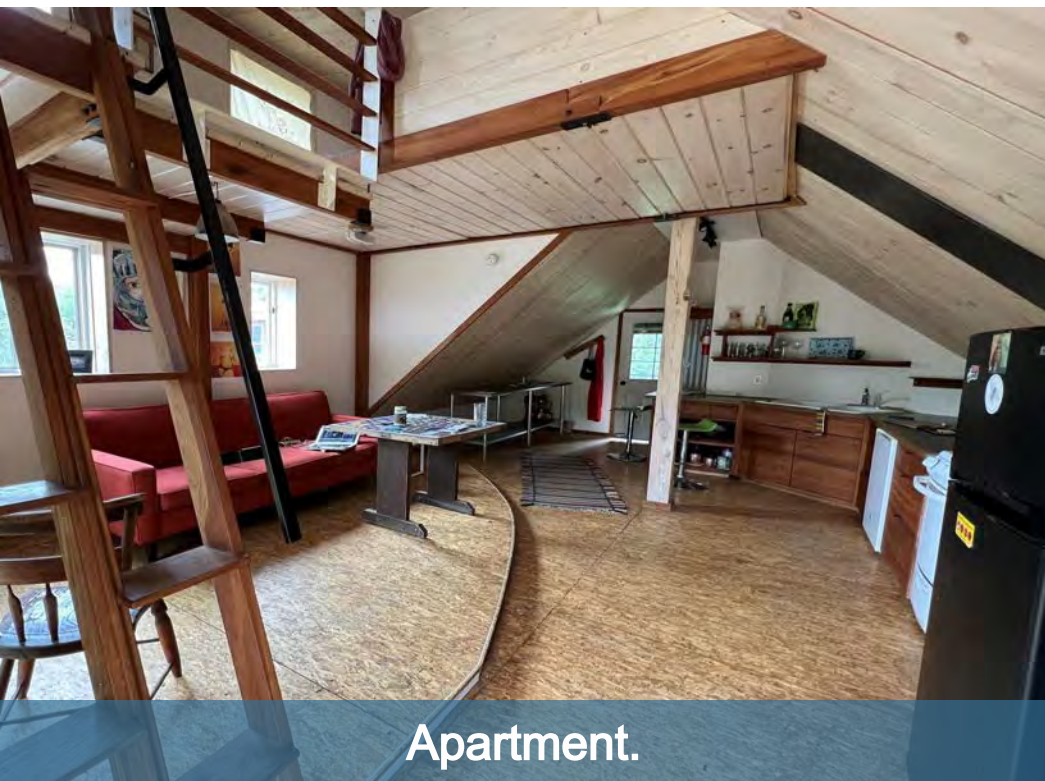
House interior.





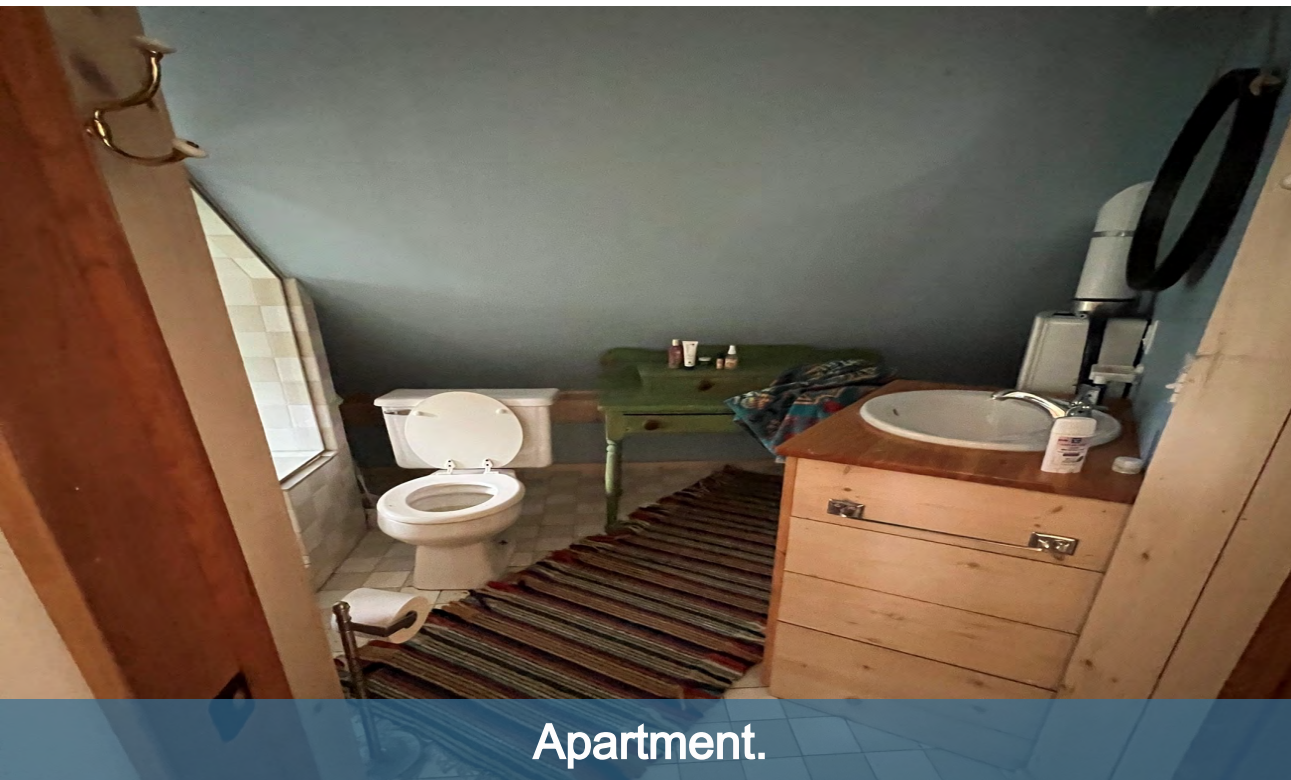
House interior.





Apartment.





Apartment.





Sauna.

ONION RIVER CAMPGROUND

04 Financial Analysis

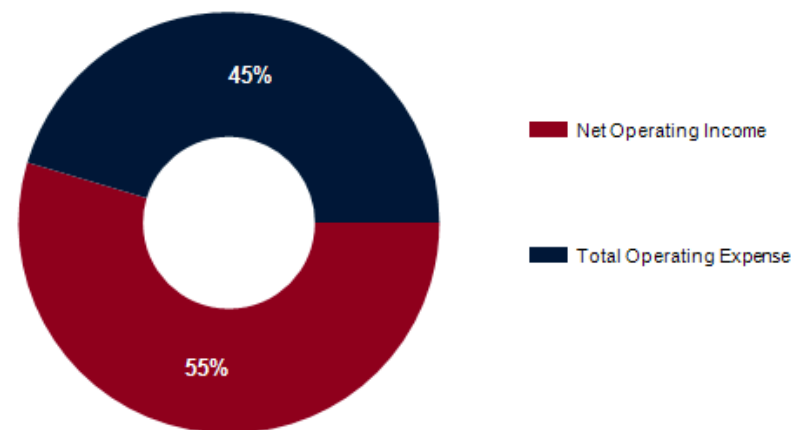
Income & Expense Analysis

04

REVENUE ALLOCATION CURRENT

INCOME	CURRENT		PRO FORMA	
Camping Income	\$83,605	78.3%	\$91,965	68.9%
Events	\$2,800	2.6%	\$3,080	2.3%
Apartment rent	\$15,000	14.0%	\$15,600	11.7%
House Rent	\$5,400	5.1%	\$22,800	17.1%
Effective Gross Income	\$106,805		\$133,445	
Less Expenses	\$48,453	45.36%	\$50,871	38.12%
Net Operating Income	\$58,352		\$82,574	

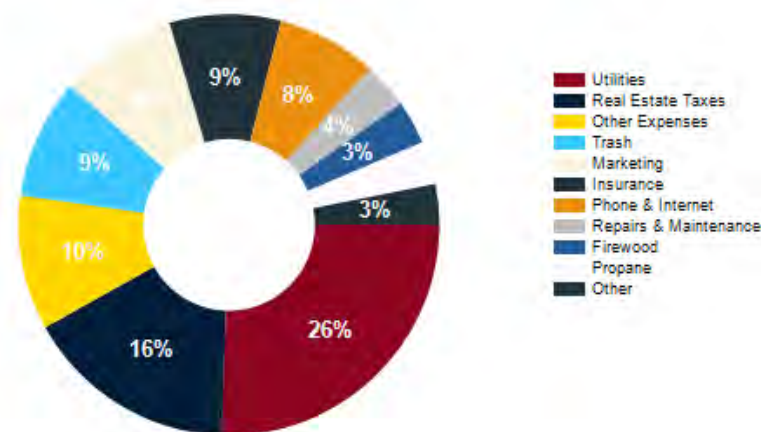
Income Notes: Current income taken directly from EOY 2024 P & L provided to the listing agent on 02-05-2025. Pro Forma reflects a 10% increase in both camping income & events. The rent proforma reflects a \$50/month increase. House is currently rented for only \$450/month but was \$1,900/month prior. Pro Forma reflects the house being returned to market rate.



EXPENSES	CURRENT	Per Unit	PRO FORMA	Per Unit
Real Estate Taxes	\$7,917	\$330	\$8,312	\$346
Insurance	\$4,146	\$173	\$4,353	\$181
Phone & Internet	\$3,724	\$155	\$3,910	\$163
Marketing	\$4,358	\$182	\$4,575	\$191
Repairs & Maintenance	\$1,725	\$72	\$1,811	\$75
Firewood	\$1,625	\$68	\$1,706	\$71
Propane	\$1,600	\$67	\$1,680	\$70
Trash	\$4,453	\$186	\$4,675	\$195
Utilities	\$12,388	\$516	\$13,007	\$542
Other Expenses	\$5,010	\$209	\$5,260	\$219
CC Processing Fees	\$866	\$36	\$909	\$38
Refunds	\$641	\$27	\$673	\$28
Total Operating Expense	\$48,453	\$2,019	\$50,871	\$2,120
% of EGI	45.36%		38.12%	

Expense Notes: Expenses were taken directly from EOY 2024 P & L provided to the listing agent on 02-05-25. Labor & lawncare were added back as most owners will handle this directly as an owner/operator. Pro Forma reflects a 5% increase across the board.

DISTRIBUTION OF EXPENSES CURRENT





05

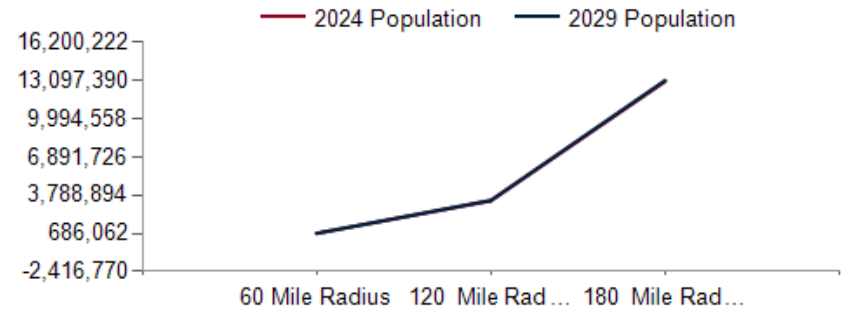
Demographics

Demographics

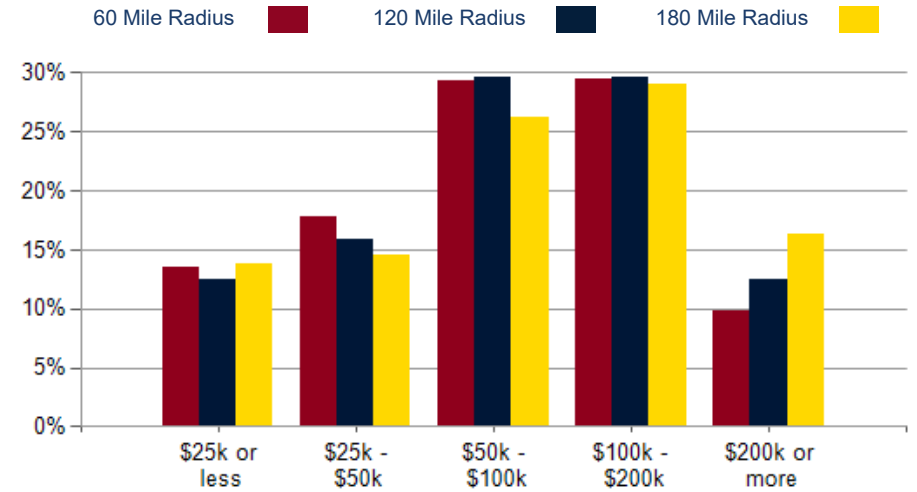
POPULATION	60 MILE	120 MILE	180 MILE
2000 Population	633,823	3,011,896	11,880,864
2010 Population	661,683	3,165,898	12,330,804
2024 Population	686,062	3,332,283	13,011,747
2029 Population	690,042	3,366,783	13,097,390
2024-2029: Population: Growth Rate	0.60%	1.05%	0.65%

2024 HOUSEHOLD INCOME	60 MILE	120 MILE	180 MILE
less than \$15,000	21,762	92,447	432,699
\$15,000-\$24,999	17,956	80,644	294,012
\$25,000-\$34,999	22,186	87,233	305,803
\$35,000-\$49,999	30,110	133,720	459,757
\$50,000-\$74,999	46,500	226,659	738,563
\$75,000-\$99,999	39,327	185,788	635,910
\$100,000-\$149,999	53,882	258,110	942,010
\$150,000-\$199,999	32,482	155,043	579,198
\$200,000 or greater	28,679	174,262	858,464
Median HH Income	\$78,970	\$83,611	\$88,838
Average HH Income	\$106,888	\$115,651	\$128,415

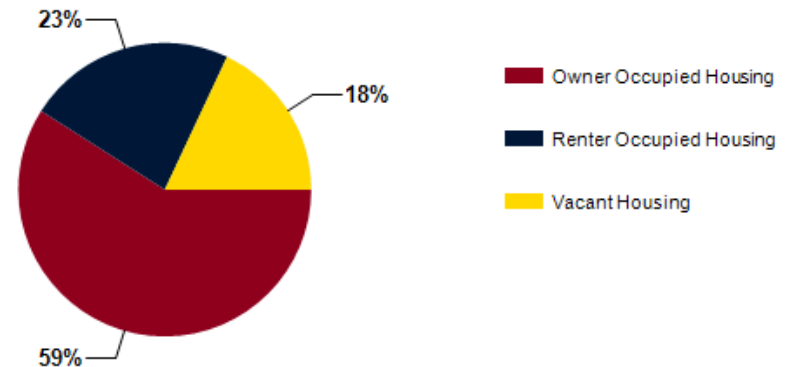
HOUSEHOLDS	60 MILE	120 MILE	180 MILE
2000 Total Housing	303,111	1,398,490	5,087,471
2010 Total Households	269,460	1,271,521	4,850,709
2024 Total Households	292,915	1,393,951	5,246,612
2029 Total Households	299,632	1,431,187	5,357,233
2024 Average Household Size	2.24	2.32	2.39
2024-2029: Households: Growth Rate	2.25%	2.65%	2.10%



2024 Household Income



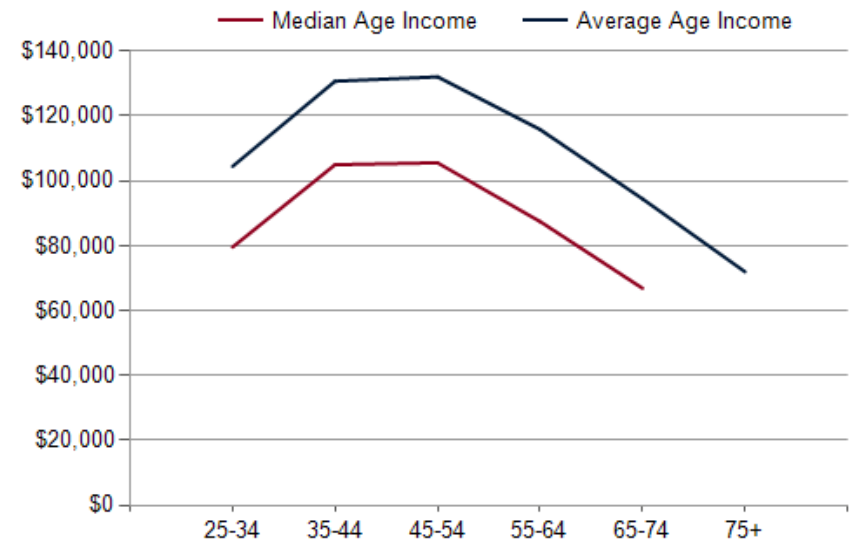
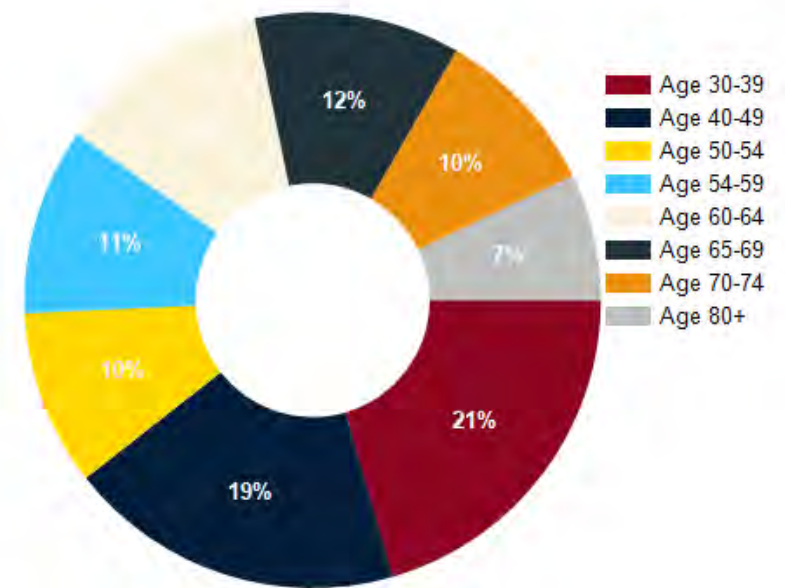
2024 Own vs. Rent - 60 Mile Radius



Source: esri

2024 POPULATION BY AGE	60 MILE	120 MILE	180 MILE
2024 Population Age 30-34	43,685	214,595	928,864
2024 Population Age 35-39	43,238	214,997	867,633
2024 Population Age 40-44	41,795	207,753	828,932
2024 Population Age 45-49	38,228	189,635	742,727
2024 Population Age 50-54	41,795	213,652	813,426
2024 Population Age 55-59	44,546	228,459	842,413
2024 Population Age 60-64	50,716	254,510	895,535
2024 Population Age 65-69	48,930	236,839	811,721
2024 Population Age 70-74	40,556	193,199	657,256
2024 Population Age 75-79	30,114	143,448	495,168
2024 Population Age 80-84	17,740	83,312	297,401
2024 Population Age 85+	15,887	75,471	297,933
2024 Population Age 18+	567,506	2,733,550	10,599,938
2024 Median Age	43	44	41
2029 Median Age	44	45	42

2024 INCOME BY AGE	60 MILE	120 MILE	180 MILE
Median Household Income 25-34	\$79,582	\$84,884	\$91,817
Average Household Income 25-34	\$104,475	\$113,261	\$125,814
Median Household Income 35-44	\$104,988	\$107,687	\$111,916
Average Household Income 35-44	\$130,728	\$139,471	\$152,824
Median Household Income 45-54	\$105,569	\$109,881	\$117,271
Average Household Income 45-54	\$132,087	\$143,258	\$161,689
Median Household Income 55-64	\$87,468	\$94,047	\$102,004
Average Household Income 55-64	\$115,854	\$126,563	\$142,854
Median Household Income 65-74	\$66,871	\$69,385	\$71,868
Average Household Income 65-74	\$94,459	\$99,380	\$107,185
Average Household Income 75+	\$71,958	\$74,644	\$78,280





06

Additional Information

Onion River Market Analysis



RVParkIQ

Detail Report

Produced on Nov 20 2024

Report for:

50 miles around 61
Onion River Road,
Plainfield, Vermont
05658, United States



Contact Us:

1-800-377-3098

info@rvparkiq.com

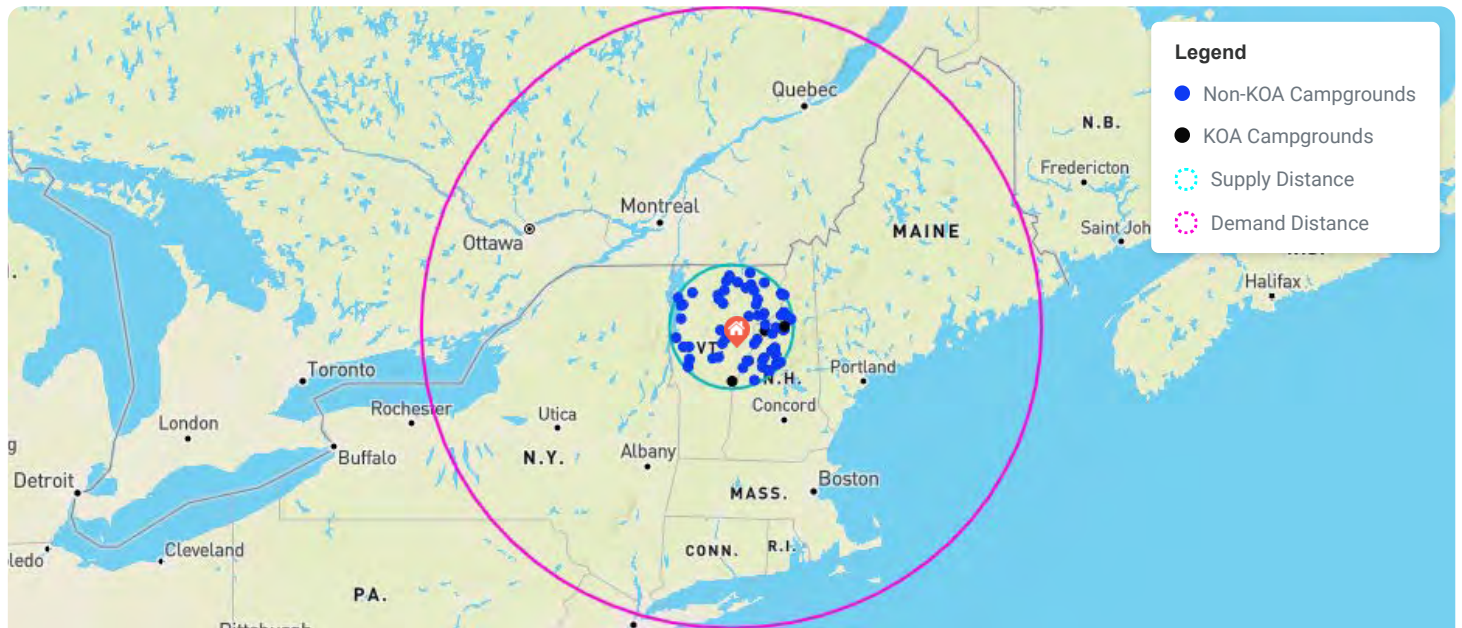
rvparkiq.com

Table of Contents

Interactive Map	1
Market Summary	2
RVParks List	3
Amenity Analysis	7
Camping Spot Classification	15
Pricing Analysis	19
Seasonality Analysis	30

Map

250 mile demand and 50 mile supply radius around 61 Onion River Road, Plainfield, Vermont 05658, United States



Market Summary

	THIS MARKET	MARKET AT 150 MILE	MARKET AT 250 MILE	NATIONAL
RV Parks in market	77	451	796	11,298
Total Camping spots	7,074	56,177	102,895	1,157,914
Average price per night	\$54.43	\$54.93	\$56.63	\$52.15
Average Size Of Park	44.85 Acres	47.16 Acres	47.34 Acres	21.77 Acres
% Of Households that camp	14.98%	15.22%	14.98%	14.82%
Population	23,660,621	8,236,430	23,660,621	329,122,976
Income per capita	\$30,375	\$30,400	\$30,375	\$23,919
Average Age	41	41	41	40
Population age from 5-24	7,136,150	2,431,251	7,136,150	104,456,834
Population age from 25-44	5,862,925	2,108,819	5,862,925	87,370,939
Population age from 45-54	3,206,464	1,096,673	3,206,464	41,890,844
Population age from 55-74	5,696,971	2,009,065	5,696,971	73,323,518
Population age of 75 And Above	1,758,111	590,622	1,758,111	22,080,841
Households	9,103,066	3,274,135	9,103,066	123,271,661
Demand Supply Ratio For Market	501.45	22.32	34.47	42.53
RV Park Demand Score For Market	1,263,237	699,321	1,263,237	1,444,569
RV Park Demand Score For National	1,444,569	951,272	1,444,569	1,444,569
Potential Campers	3,547,260	1,254,120	3,547,260	48,823,907

RVParks List

PROFILE NAME	PROXIMITY (MILES)	FACILITY TYPE	NO. OF SPOTS	SEASONALITY	GOOGLE RATING	ONLINE BOOKING	ACTIONS
Onion River Campground 61 Onion River Rd, Plainfield, VT	-	Campground	24	Seasonal	4.1	No	Go to website
Meadowcrest Campground 4239 Us Rte 2, Marshfield, VT	2.15	RV Park	20	Year Around	4.7	No	Go to website
Groton Forest Road Campground 2654 Vt Rte 232, Marshfield, VT	6.24	Campground	32	Year Around	4.2	No	Go to website
Vermont Campground Association 32 Main St, Montpelier, VT	9.10	Campground	79	Year Around	-	No	Go to website
Lazy Lions Campground 281 Middle Rd, Graniteville, VT	10.65	Campground	45	Seasonal	4.1	Yes	Go to website
Limehurst Lake Campground 4104 VT Rt 14, Williamstown, VT	15.35	Campground	73	Seasonal	4.2	No	Go to website
Sugar Ridge RV Village & Campground 24 Old Stagecoach Rd, Danville, VT	16.62	RV Park	150	Seasonal	4.7	No	Go to website
Mountain View Campground 3154 VT Rte 15 E, Morrisville, VT	20.18	Campground	53	Seasonal	4.4	Yes	Go to website
River Meadow Campground RV Park 3125 Dartmouth College Hwy, North Haverhill, NH	22.84	RV Park	123	Year Around	4.5	No	Go to website
Twin River Campground and Cottages Rt 302 & Rt 112, Bath, NH	23.21	Campground	103	Seasonal	4.5	No	Go to website
Moose River Campground 2870 Portland St, Saint Johnsbury, VT	23.36	Campground	48	Seasonal	4.8	No	Go to website
S'more Family Fun Campground 1781 VT 100, Hyde Park, VT	24.75	Campground	-	Year Around	3.6	No	
Lake Champagne Campground 53 Lake Champagne Dr, Randolph Center, VT	26.23	RV Resort	123	Year Around	4.5	Yes	Go to website
Kingdom Campground 972 Lynburke Rd, Lyndonville, VT	26.89	Campground	92	Seasonal	4.8	Yes	Go to website
Littleton / Franconia Notch KOA Holiday 2154 Rte 302, Lisbon, NH	27.11	Campground	60	Seasonal	4.4	Yes	Go to website
Crazy Horse Family Campground 788 Hilltop Rd, Littleton, NH	27.27	Campground	179	Year Around	4.6	No	Go to website
Alpine Valley Campground 1111 Main St, Concord, VT	27.45	Campground	32	Year Around	4.4	No	Go to website

RVParks List

PROFILE NAME	PROXIMITY (MILES)	FACILITY TYPE	NO. OF SPOTS	SEASONALITY	GOOGLE RATING	ONLINE BOOKING	ACTIONS
Maplewoods Campground 260 Maplewoods Dr, Johnson, VT	27.88	Campground	76	Year Around	4.5	No	Go to website
Breezy Meadows Campground 23 Wendel Rd, Concord, VT	28.29	Campground	74	Year Around	4.5	No	Go to website
Abel Mountain Campground 354 Mobile Acres Rd, Braintree, VT	29.48	Campground	131	Seasonal	4.5	No	Go to website
Lakeview Camping Area 4921 Rt 100, Eden Mills, VT	29.83	Campground	70	Seasonal	4.7	No	Go to website
The Pastures Campground 499 NH Rte 10, Orford, NH	30.04	Campground	61	Year Around	4.8	No	Go to website
Jacobs Brook Campground 46 High Bridge Rd, Orford, NH	30.66	Campground	75	Seasonal	4.7	No	Go to website
Burke Cottage Rentals & Campground 2316 US 5, West Burke, VT	30.67	Campground	25	Year Around	4.8	No	
Fransted Family Campground & RV Park 974 Profile Rd, Franconia, NH	33.63	RV Park	51	Seasonal	4.5	Yes	Go to website
Belview Campground 620 Eastern Ave, Barton, VT	33.72	Campground	47	Year Around	4.7	No	Go to website
White Caps Campground 5659 Rout 5A, Westmore, VT	34.42	Campground	60	Year Around	4.4	Yes	Go to website
Rest N Nest Campground 300 Latham Rd, East Thetford, VT	34.55	Campground	76	Seasonal	4.4	No	Go to website
Apple Hill Campground 647 Maple St, Bethlehem, NH	35.99	Campground	66	Year Around	4.6	No	Go to website
Moose Hillock Camping Resort 96 Batchelder Brook Rd, Warren, NH	36.34	RV Resort	298	Seasonal	4.2	No	Go to website
Tree Corners Family Campground 95 Rte 58 W, Irasburg, VT	36.38	Campground	131	Seasonal	4.5	No	Go to website
Scenic View Campground 18 Gingerbread Ln, Warren, NH	36.94	Campground	83	Seasonal	4.1	Yes	Go to website
Hazens Notch Campground 185 Green Hill Rd, Lowell, VT	37.06	Campground	30	Year Around	4.4	No	Go to website
Will-O-Wood Campground 227 Will-O-Wood Rd, Brownington, VT	37.53	Campground	130	Year Around	4.6	No	Go to website

RVParks List

PROFILE NAME	PROXIMITY (MILES)	FACILITY TYPE	NO. OF SPOTS	SEASONALITY	GOOGLE RATING	ONLINE BOOKING	ACTIONS
Green Mountain Family Campground 4817 S 116 Rd, Bristol, VT	37.74	Campground	45	Year Around	4.3	No	Go to website
Lost River Valley Campground 951 Lost River Rd, North Woodstock, NH	37.79	Campground	178	Seasonal	4.4	Yes	Go to website
Country Bumpkins RV Park Campground and Cabins 218 US Rte 3, Lincoln, NH	38.94	Campground	67	Seasonal	4.3	No	Go to website
Barrewood Campground 3201 Vt Rt 100, Westfield, VT	39.23	Campground	38	Seasonal	4.6	No	
Maple Haven Campground 109 Lost River Rd, North Woodstock, NH	39.39	Campground	63	Seasonal	4.2	Yes	Go to website
Beechhill Campground & Cabins 970 US 302, Twin Mountain, NH	40.84	Campground	40	Seasonal	4.5	No	Go to website
Mountain Lake Camping Resort 485 Prospect St, Lancaster, NH	40.93	RV Resort	98	Seasonal	4.6	Yes	Go to website
Pine Haven Campground 29 Pine Haven Campground Rd, Wentworth, NH	40.99	Campground	126	Seasonal	4.7	Yes	Go to website
Shelburne Camping Area 4385 Shelburne Rd Rt 7, Shelburne, VT	41.04	Campground	78	Year Around	4.1	Yes	Go to website
Millbrook Campground 1184 VT Rte 100, Westfield, VT	41.20	Campground	30	Seasonal	4.5	No	Go to website
Along the River Campground & Cabins 373 Rt 302 W, Twin Mountain, NH	41.69	Campground	59	Seasonal	4.3	Yes	Go to website
Twin Mountain Motor Court & RV Park 554 Rte 3 S, Twin Mountain, NH	41.71	RV Park	18	Seasonal	4.8	No	Go to website
Rivers Bend Campground 722 Rivers Bend Rd, New Haven, VT	41.73	Campground	77	Seasonal	4	No	Go to website
Maple Grove Campground 1627 Main St, Fairfax, VT	41.84	Campground	26	Seasonal	4.5	No	Go to website
Lincoln / Woodstock KOA Holiday 1000 E Side Rd, Woodstock, NH	42.11	Campground	135	Seasonal	4.5	Yes	Go to website
Ammonoosuc Campground 149 US Rte 3 S, Twin Mountain, NH	42.28	Campground	104	Year Around	4.6	No	Go to website
Waterest Campground 11 Sugar Plum Ln, Woodstock, NH	42.32	Campground	31	Seasonal	4.8	No	Go to website

RVParks List

PROFILE NAME	PROXIMITY (MILES)	FACILITY TYPE	NO. OF SPOTS	SEASONALITY	GOOGLE RATING	ONLINE BOOKING	ACTIONS
Lake Dunmore Kampersville 1457 Lake Dunmore Rd, Salisbury, VT	42.73	Campground	210	Seasonal	4.2	No	Go to website
Twin Mountain / Mt. Washington KOA Holiday 372 Rte 115, Twin Mountain, NH	42.79	Campground	78	Seasonal	4.7	Yes	Go to website
Lone Pine Campsites 52 Sunset View Rd, Colchester, VT	42.80	RV Park	266	Seasonal	4.1	Yes	Go to website
Twin Mountain Campground 100 US 302 E, Twin Mountain, NH	42.84	Campground	70	Seasonal	4.5	No	Go to website
Waterhouse Campground and Marina 937 W Shore Rd, Salisbury, VT	43.46	Campground	71	Year Around	4.5	No	Go to website
Roger's Campground and motel 10 Rogers Camping Rd, Lancaster, NH	43.80	Campground	500	Year Around	3.2	Yes	Go to website
Malletts Bay Campground 88 Malletts Bay Campground Rd, Colchester, VT	43.87	Campground	150	Seasonal	3.9	No	Go to website
Quechee/Pine Valley KOA Holiday 3700 Woodstock Rd, White River Junction, VT	43.95	Campground	90	Year Around	4.7	Yes	Go to website
Lakeside Camping 1348 Rte 105 E Brighton Rd, Island Pond, VT	44.41	Campground	200	Year Around	3.8	No	Go to website
Campground & Cottage Hillcrest 686 Basin Harbor Rd, Vergennes, VT	45.38	Campground	-	Year Around	4.4	No	
Char-Bo Campground 371 Hayward Rd, Derby, VT	45.66	Campground	103	Year Around	4.5	No	Go to website
The Lantern Resort 571 Presidential Hwy, Jefferson, NH	45.91	RV Resort	56	Year Around	4.7	Yes	Go to website
Riverbrook RV and Camping Resort 1120 Rumney Rte 25, Rumney, NH	46.08	Campground	100	Year Around	4.8	Yes	Go to website
Israel River Campground 111 Israels River Rd, Jefferson, NH	46.49	Campground	110	Year Around	4.5	No	Go to website
Pemi River Campground 2458 US Rte 3, Thornton, NH	46.72	Campground	120	Seasonal	4.2	No	Go to website
Baker River Campground 56 Campground Rd, Rumney, NH	46.94	Campground	61	Year Around	4.4	Yes	Go to website
Crescent Campsites 7 Camp Crescent Rd, Canaan, NH	46.95	Campground	78	Seasonal	4.1	No	Go to website

RVParks List

PROFILE NAME	PROXIMITY (MILES)	FACILITY TYPE	NO. OF SPOTS	SEASONALITY	GOOGLE RATING	ONLINE BOOKING	ACTIONS
Country Village Campgrounds 40 US Rt 7, Leicester, VT	47.14	Campground	41	Seasonal	4.8	No	Go to website
Smoke Rise Campground 2145 Grove St, Brandon, VT	47.46	Campground	62	Seasonal	4.4	No	Go to website
Branch Brook Campground 101 Branch Brook Rd, Campton, NH	47.70	Campground	202	Year Around	4.4	Yes	Go to website
Big Rock Campground 830 US Rte 3, Stratford, NH	48.30	Campground	43	Seasonal	4.5	No	Go to website
Blueberry Hill Inn Restaurant Campground & Cabins 484 US Rte 3, Stratford, NH	48.37	Campground	-	Year Around	3.7	No	Go to website
Jefferson Campground 1468 Presidential Hwy, Jefferson, NH	48.55	Campground	65	Seasonal	4.2	Yes	Go to website
Apple Island Resort 71 US 2, South Hero, VT	48.88	RV Resort	250	Year Around	4.1	No	Go to website
Goose Hollow Campground 35 Burbank Hill Rd, Thornton, NH	48.96	Campground	175	Year Around	3.7	No	Go to website
Connolly Cabins & Campground LLC 16 Martha's Way, Stratford, NH	49.57	Campground	40	Seasonal	4.3	No	Go to website

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	GAMEROOM ARCADE	GOLFCART RENTALS	HOOHOOKUPS	INTERNET CONNECTIVITY
Market coverage	14 %	-	24 %	42 %	-	48 %	79 %	94 %	53 %	62 %	33 %	18 %	97 %	83 %
Goose Hollow Campground(4/28)	✘	✘	✘	✘	✘	✘	✔	✔	✘	✘	✘	✘	✔	✔
Pemi River Campground(6/28)	✘	✘	✔	✔	✘	✘	✘	✔	✘	✔	✘	✘	✔	✔
Lincoln / Woodstock KOA Holiday(11/28)	✔	✘	✘	✔	✘	✔	✔	✔	✔	✔	✔	✔	✔	✔
Branch Brook Campground(5/28)	✘	✘	✘	✔	✘	✘	✔	✔	✘	✘	✘	✘	✔	✔
Waterest Campground(4/28)	✘	✘	✘	✘	✘	✘	✔	✘	✔	✔	✘	✘	✔	✘
Maple Haven Campground(7/28)	✘	✘	✘	✘	✘	✔	✔	✔	✔	✘	✔	✘	✔	✔
Lost River Valley Campground(9/28)	✘	✘	✔	✔	✘	✔	✔	✔	✔	✔	✔	✘	✔	✘

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	GAMEROOM ARCADE	GOLFCART RENTALS	HOOKUPS	INTERNET CONNECTIVITY
Market coverage	14 %	-	24 %	42 %	-	48 %	79 %	94 %	53 %	62 %	33 %	18 %	97 %	83 %
Country Bumpkins RV Park Campground and Cabins(8/28)	✘	✘	✘	✔	✘	✔	✔	✔	✘	✔	✔	✘	✔	✔
Baker River Campground(5/28)	✘	✘	✘	✘	✘	✔	✔	✔	✔	✘	✘	✘	✔	✘
Riverbrook RV and Camping Resort(6/28)	✘	✘	✘	✘	✘	✔	✘	✔	✔	✔	✘	✘	✔	✔
Moose Hillcock Camping Resort(10/28)	✘	✘	✘	✔	✘	✔	✔	✔	✔	✔	✔	✔	✔	✔
Scenic View Campground(7/28)	✘	✘	✘	✔	✘	✘	✔	✔	✘	✔	✔	✘	✔	✔
Pine Haven Campground(7/28)	✘	✘	✘	✘	✘	✔	✔	✔	✔	✔	✘	✘	✔	✔
Fransted Family Campground & RV Park(9/28)	✘	✘	✔	✘	✘	✔	✔	✔	✔	✔	✘	✔	✔	✔
Twin Mountain Motor Court & RV Park(9/28)	✘	✘	✘	✔	✘	✔	✔	✔	✔	✔	✔	✘	✔	✔
Ammonoosuc Campground(6/28)	✘	✘	✘	✘	✘	✔	✘	✔	✔	✔	✘	✘	✔	✔
Twin Mountain Campground(5/28)	✘	✘	✘	✔	✘	✘	✔	✔	✘	✘	✘	✘	✔	✔
Along the River Campground & Cabins(8/28)	✘	✘	✘	✔	✘	✔	✘	✔	✔	✔	✔	✘	✔	✔
Beechhill Campground & Cabins(8/28)	✘	✘	✘	✔	✘	✔	✔	✔	✘	✔	✔	✘	✔	✔
Twin Mountain / Mt. Washington KOA Holiday(10/28)	✔	✘	✘	✔	✘	✔	✔	✔	✔	✔	✔	✘	✔	✔
Apple Hill Campground(5/28)	✘	✘	✘	✘	✘	✔	✔	✔	✔	✘	✘	✘	✔	✘
Littleton / Franconia Notch KOA Holiday(10/28)	✔	✘	✘	✔	✘	✔	✔	✔	✘	✔	✔	✔	✔	✔
River Meadow Campground RV Park(5/28)	✘	✘	✘	✔	✘	✘	✘	✔	✘	✔	✘	✘	✔	✔
Crescent Campsites(5/28)	✘	✘	✔	✘	✘	✘	✔	✔	✘	✔	✘	✘	✔	✘
Israel River Campground(1/28)	✘	✘	✘	✘	✘	✘	✘	✘	✔	✘	✘	✘	✘	✘
The Pastures Campground(6/28)	✘	✘	✘	✘	✘	✔	✔	✔	✔	✘	✘	✘	✔	✔

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	GAMEROOM ARCADE	GOLFCART RENTALS	HOOKUPS	INTERNET CONNECTIVITY
Market coverage	14 %	-	24 %	42 %	-	48 %	79 %	94 %	53 %	62 %	33 %	18 %	97 %	83 %
Crazy Horse Family Campground(6/28)	✘	✘	✘	✘	✘	✘	✔	✔	✘	✔	✔	✘	✔	✔
Jefferson Campground(6/28)	✘	✘	✘	✘	✘	✔	✔	✔	✘	✔	✘	✘	✔	✔
The Lantern Resort(8/28)	✔	✘	✘	✔	✘	✔	✔	✔	✘	✘	✔	✘	✔	✔
Mountain Lake Camping Resort(9/28)	✘	✘	✔	✔	✘	✔	✔	✔	✘	✔	✔	✘	✔	✔
Roger's Campground and motel(7/28)	✘	✘	✘	✔	✘	✘	✔	✔	✘	✘	✔	✔	✔	✔
Connolly Cabins & Campground LLC(4/28)	✘	✘	✘	✔	✘	✘	✘	✔	✘	✔	✘	✘	✔	✘
Big Rock Campground(7/28)	✘	✘	✘	✔	✘	✘	✔	✔	✔	✔	✘	✘	✔	✔
Blueberry Hill Inn Restaurant Campground & Cabins(5/28)	✘	✘	✘	✔	✘	✘	✔	✔	✘	✔	✘	✘	✔	✘
Twin River Campground and Cottages(8/28)	✔	✘	✘	✔	✘	✘	✔	✔	✔	✘	✘	✔	✔	✔
Jacobs Brook Campground(6/28)	✘	✘	✘	✘	✘	✔	✔	✔	✘	✔	✘	✘	✔	✔
Abel Mountain Campground(6/28)	✘	✘	✘	✘	✘	✔	✔	✔	✔	✘	✘	✘	✔	✔
Lake Champagne Campground(8/28)	✘	✘	✔	✘	✘	✔	✔	✔	✔	✘	✔	✘	✔	✔
Waterhouse Campground and Marina(8/28)	✔	✘	✔	✔	✘	✘	✔	✔	✔	✘	✘	✘	✔	✔
Lake Dunmore Kampersville(7/28)	✘	✘	✘	✘	✘	✔	✔	✔	✘	✔	✔	✘	✔	✔
Country Village Campgrounds(6/28)	✘	✘	✘	✘	✘	✔	✔	✔	✔	✘	✘	✘	✔	✔
Smoke Rise Campground(6/28)	✘	✘	✘	✘	✘	✘	✔	✔	✘	✔	✔	✘	✔	✔
Limehurst Lake Campground(9/28)	✘	✘	✔	✔	✘	✔	✔	✔	✘	✔	✔	✘	✔	✔
Green Mountain Family Campground(5/28)	✘	✘	✘	✘	✘	✘	✔	✔	✔	✘	✘	✘	✔	✔
Lazy Lions Campground(8/28)	✘	✘	✘	✔	✘	✔	✔	✔	✔	✔	✘	✘	✔	✔

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	GAMEROOM ARCADE	GOLFCART RENTALS	HOOHOOKUPS	INTERNET CONNECTIVITY
Market coverage	14 %	-	24 %	42 %	-	48 %	79 %	94 %	53 %	62 %	33 %	18 %	97 %	83 %
Rivers Bend Campground(7/28)	✘	✘	✔	✘	✘	✔	✔	✔	✘	✔	✘	✘	✔	✔
Quechee/Pine Valley KOA Holiday(9/28)	✔	✘	✘	✔	✘	✔	✔	✔	✘	✔	✔	✘	✔	✔
Rest N Nest Campground(8/28)	✘	✘	✘	✔	✘	✔	✔	✔	✘	✔	✔	✘	✔	✔
Campground & Cottage Hillcrest(1/28)	✘	✘	✔	✘	✘	✘	✘	✘	✘	✘	✘	✘	✘	✘
Onion River Campground(6/28)	✘	✘	✘	✘	✘	✔	✔	✔	✔	✔	✘	✘	✔	✘
Vermont Campground Association(5/28)	✘	✘	✘	✘	✘	✘	✔	✔	✔	✘	✘	✘	✔	✔
Groton Forest Road Campground(5/28)	✘	✘	✘	✘	✘	✘	✔	✔	✘	✔	✘	✘	✔	✔
Shelburne Camping Area(7/28)	✘	✘	✔	✘	✘	✔	✔	✔	✘	✔	✘	✘	✔	✔
Mountain View Campground(9/28)	✘	✘	✘	✔	✘	✔	✔	✔	✔	✔	✘	✔	✔	✔
Sugar Ridge RV Village & Campground(9/28)	✘	✘	✘	✘	✘	✔	✔	✔	✔	✔	✔	✔	✔	✔
Malletts Bay Campground(7/28)	✘	✘	✔	✘	✘	✘	✔	✔	✔	✔	✘	✘	✔	✔
Lone Pine Campsites(7/28)	✘	✘	✔	✘	✘	✘	✔	✔	✔	✔	✘	✘	✔	✔
S'more Family Fun Campground(5/28)	✘	✘	✘	✘	✘	✘	✘	✔	✔	✘	✘	✔	✔	✔
Maplewoods Campground(4/28)	✘	✘	✘	✘	✘	✔	✘	✔	✘	✘	✘	✘	✔	✔
Moose River Campground(7/28)	✔	✘	✘	✔	✘	✘	✔	✔	✔	✘	✘	✘	✔	✔
Maple Grove Campground(6/28)	✘	✘	✘	✘	✘	✘	✔	✔	✔	✔	✘	✘	✔	✔
Apple Island Resort(8/28)	✔	✘	✘	✔	✘	✘	✔	✔	✘	✔	✘	✔	✔	✔
Alpine Valley Campground(7/28)	✘	✘	✘	✘	✘	✔	✔	✔	✘	✘	✔	✔	✔	✔
Lakeview Camping Area(7/28)	✘	✘	✔	✘	✘	✘	✔	✔	✔	✔	✘	✘	✔	✔

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	GAMEROOM ARCADE	GOLFCART RENTALS	HOOKUPS	INTERNET CONNECTIVITY
Market coverage	14 %	-	24 %	42 %	-	48 %	79 %	94 %	53 %	62 %	33 %	18 %	97 %	83 %
Breezy Meadows Campground(6/28)	✘	✘	✘	✘	✘	✔	✔	✔	✘	✔	✘	✔	✔	✘
Kingdom Campground(6/28)	✘	✘	✘	✘	✘	✘	✘	✔	✔	✔	✘	✔	✔	✔
Burke Cottage Rentals & Campground(4/28)	✘	✘	✘	✔	✘	✘	✘	✘	✔	✘	✘	✘	✔	✔
Hazens Notch Campground(4/28)	✘	✘	✘	✘	✘	✘	✔	✔	✘	✔	✘	✘	✔	✘
Belview Campground(6/28)	✘	✘	✔	✔	✘	✘	✘	✔	✔	✘	✘	✘	✔	✔
White Caps Campground(3/28)	✘	✘	✘	✔	✘	✘	✘	✔	✘	✘	✘	✘	✔	✘
Tree Corners Family Campground(8/28)	✔	✘	✔	✔	✘	✘	✔	✔	✘	✘	✔	✘	✔	✔
Barrewood Campground(7/28)	✘	✘	✔	✘	✘	✘	✔	✔	✔	✔	✘	✘	✔	✔
Will-O-Wood Campground(6/28)	✘	✘	✘	✘	✘	✘	✔	✔	✘	✔	✘	✔	✔	✔
Millbrook Campground(5/28)	✘	✘	✔	✘	✘	✘	✘	✔	✔	✘	✘	✘	✔	✔
Lakeside Camping(5/28)	✘	✘	✘	✘	✘	✘	✔	✔	✘	✘	✔	✘	✔	✔
Char-Bo Campground(7/28)	✔	✘	✔	✘	✘	✘	✔	✔	✔	✘	✘	✘	✔	✔
Meadowcrest Campground(6/28)	✘	✘	✘	✘	✘	✘	✘	✔	✔	✔	✔	✘	✔	✔

PROFILE NAME (TOTAL AMENITIES *)	INTERNET CONNECTIVITY PAYMENT	LAKE-SIDE	ONSITE PROPANE	PET ALLOWED	PICNIC TABLE	REC HALL	SEWER HOOKUP	SHOWER AND BATHROOMS	SITE LOCKERS	SPORTS COURTS	SWIMMING POOL	TENT CAMPING	VEHICULAR ACCESS	WATER HOOKUP
Market coverage	31 %	20 %	49 %	87 %	85 %	96 %	83 %	90 %	-	57 %	80 %	90 %	-	94 %
Goose Hollow Campground(6/28)	✘	✘	✘	✔	✔	✔	✔	✘	✘	✘	✔	✘	✘	✔
Pemi River Campground(8/28)	✘	✘	✔	✔	✘	✔	✘	✔	✘	✔	✔	✔	✘	✔
Lincoln / Woodstock KOA Holiday(11/28)	✔	✘	✔	✔	✔	✔	✔	✔	✘	✔	✔	✔	✘	✔
Branch Brook Campground(10/28)	✘	✔	✔	✔	✔	✔	✔	✘	✘	✔	✔	✔	✘	✔
Waterest Campground(5/28)	✘	✘	✘	✘	✔	✔	✘	✔	✘	✘	✔	✔	✘	✘
Maple Haven Campground(9/28)	✔	✘	✘	✔	✔	✔	✔	✔	✘	✔	✘	✔	✘	✔
Lost River Valley Campground(10/28)	✘	✘	✔	✔	✔	✔	✔	✔	✘	✔	✔	✔	✘	✔

Amenity Analysis

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

PROFILE NAME (TOTAL AMENITIES *)	INTERNET CONNECTIVITY PAYMENT	LAKE-SIDE	ONSITE PROPANE	PET ALLOWED	PICNIC TABLE	REC HALL	SEWER HOOKUP	SHOWER AND BATHROOMS	SITE LOCKERS	SPORTS COURTS	SWIMMING POOL	TENT CAMPING	VEHICULAR ACCESS	WATER HOOKUP
Market coverage	31 %	20 %	49 %	87 %	85 %	96 %	83 %	90 %	-	57 %	80 %	90 %	-	94 %
Country Bumpkins RV Park Campground and Cabins(9/28)	✔	✘	✔	✔	✔	✔	✔	✔	✘	✘	✘	✔	✘	✔
Baker River Campground(9/28)	✘	✔	✘	✔	✔	✔	✔	✔	✘	✔	✘	✔	✘	✔
Riverbrook RV and Camping Resort(11/28)	✔	✘	✔	✔	✔	✔	✔	✔	✘	✔	✔	✔	✘	✔
Moose Hillcock Camping Resort(10/28)	✘	✘	✔	✔	✔	✔	✔	✔	✘	✔	✔	✔	✘	✔
Scenic View Campground(11/28)	✔	✘	✔	✔	✔	✔	✔	✔	✘	✔	✔	✔	✘	✔
Pine Haven Campground(10/28)	✘	✘	✔	✔	✔	✔	✔	✔	✘	✔	✔	✔	✘	✔
Fransted Family Campground & RV Park(11/28)	✔	✘	✔	✔	✔	✔	✔	✔	✘	✔	✔	✔	✘	✔
Twin Mountain Motor Court & RV Park(7/28)	✘	✘	✘	✔	✘	✔	✔	✔	✘	✔	✔	✘	✘	✔
Ammonoosuc Campground(11/28)	✘	✔	✔	✔	✔	✔	✔	✔	✘	✔	✔	✔	✘	✔
Twin Mountain Campground(8/28)	✘	✘	✘	✔	✔	✔	✔	✘	✘	✔	✔	✔	✘	✔
Along the River Campground & Cabins(9/28)	✘	✘	✘	✔	✔	✔	✔	✔	✘	✔	✔	✔	✘	✔
Beechhill Campground & Cabins(7/28)	✘	✘	✘	✔	✘	✔	✔	✔	✘	✘	✔	✔	✘	✔
Twin Mountain / Mt. Washington KOA Holiday(11/28)	✔	✘	✔	✔	✔	✔	✔	✔	✘	✔	✔	✔	✘	✔
Apple Hill Campground(6/28)	✘	✘	✔	✘	✘	✔	✔	✔	✘	✘	✘	✔	✘	✔
Littleton / Franconia Notch KOA Holiday(12/28)	✔	✔	✔	✔	✔	✔	✔	✔	✘	✔	✔	✔	✘	✔
River Meadow Campground RV Park(9/28)	✘	✘	✔	✔	✔	✔	✔	✔	✘	✔	✔	✘	✘	✔
Crescent Campsites(7/28)	✘	✘	✘	✔	✘	✔	✔	✔	✘	✘	✔	✔	✘	✔
Israel River Campground(7/28)	✘	✔	✘	✔	✔	✔	✘	✔	✘	✔	✔	✘	✘	✘
The Pastures Campground(8/28)	✘	✘	✘	✔	✔	✔	✔	✔	✘	✘	✔	✔	✘	✔

Amenity Analysis

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

PROFILE NAME (TOTAL AMENITIES *)	INTERNET CONNECTIVITY PAYMENT	LAKE-SIDE	ONSITE PROPANE	PET ALLOWED	PICNIC TABLE	REC HALL	SEWER HOOKUP	SHOWER AND BATHROOMS	SITE LOCKERS	SPORTS COURTS	SWIMMING POOL	TENT CAMPING	VEHICULAR ACCESS	WATER HOOKUP
Market coverage	31 %	20 %	49 %	87 %	85 %	96 %	83 %	90 %	-	57 %	80 %	90 %	-	94 %
Crazy Horse Family Campground(10/28)	✘	✘	✔	✔	✔	✔	✔	✔	✘	✔	✔	✔	✘	✔
Jefferson Campground(11/28)	✘	✔	✔	✔	✔	✔	✔	✔	✘	✔	✔	✔	✘	✔
The Lantern Resort(12/28)	✔	✔	✔	✔	✔	✔	✔	✔	✘	✔	✔	✔	✘	✔
Mountain Lake Camping Resort(10/28)	✘	✔	✘	✔	✔	✔	✔	✔	✘	✔	✔	✔	✘	✔
Roger's Campground and motel(10/28)	✘	✔	✔	✔	✔	✔	✔	✔	✘	✘	✔	✔	✘	✔
Connolly Cabins & Campground LLC(4/28)	✘	✘	✘	✘	✔	✔	✘	✔	✘	✘	✘	✘	✘	✔
Big Rock Campground(10/28)	✔	✘	✔	✔	✔	✔	✔	✔	✘	✘	✔	✔	✘	✔
Blueberry Hill Inn Restaurant Campground & Cabins(5/28)	✘	✘	✘	✔	✘	✔	✔	✘	✘	✘	✘	✔	✘	✔
Twin River Campground and Cottages(8/28)	✘	✘	✔	✔	✔	✔	✔	✘	✘	✘	✔	✔	✘	✔
Jacobs Brook Campground(7/28)	✔	✘	✘	✔	✘	✔	✘	✔	✘	✘	✔	✔	✘	✔
Abel Mountain Campground(12/28)	✔	✔	✔	✔	✔	✔	✔	✔	✘	✔	✔	✔	✘	✔
Lake Champagne Campground(12/28)	✔	✔	✔	✔	✔	✔	✔	✔	✘	✔	✔	✔	✘	✔
Waterhouse Campground and Marina(5/28)	✘	✘	✘	✘	✔	✔	✘	✘	✘	✘	✔	✔	✘	✔
Lake Dunmore Kampersville(10/28)	✘	✔	✘	✔	✔	✔	✔	✔	✘	✔	✔	✔	✘	✔
Country Village Campgrounds(9/28)	✔	✘	✘	✔	✔	✔	✘	✔	✘	✔	✔	✔	✘	✔
Smoke Rise Campground(11/28)	✔	✘	✔	✔	✔	✔	✔	✔	✘	✔	✔	✔	✘	✔
Limehurst Lake Campground(11/28)	✘	✔	✔	✔	✔	✔	✔	✔	✘	✔	✔	✔	✘	✔
Green Mountain Family Campground(10/28)	✔	✘	✔	✔	✔	✔	✔	✔	✘	✘	✔	✔	✘	✔
Lazy Lions Campground(9/28)	✘	✔	✘	✔	✔	✔	✔	✔	✘	✘	✔	✔	✘	✔

Amenity Analysis

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

PROFILE NAME (TOTAL AMENITIES *)	INTERNET CONNECTIVITY PAYMENT	LAKE-SIDE	ONSITE PROPANE	PET ALLOWED	PICNIC TABLE	REC HALL	SEWER HOOKUP	SHOWER AND BATHROOMS	SITE LOCKERS	SPORTS COURTS	SWIMMING POOL	TENT CAMPING	VEHICULAR ACCESS	WATER HOOKUP
Market coverage	31 %	20 %	49 %	87 %	85 %	96 %	83 %	90 %	-	57 %	80 %	90 %	-	94 %
Rivers Bend Campground(8/28)	✘	✘	✘	✔	✔	✔	✘	✔	✘	✔	✔	✔	✘	✔
Quechee/Pine Valley KOA Holiday(11/28)	✔	✔	✔	✔	✔	✔	✔	✔	✘	✘	✔	✔	✘	✔
Rest N Nest Campground(10/28)	✔	✘	✘	✔	✔	✔	✔	✔	✘	✔	✔	✔	✘	✔
Campground & Cottage Hillcrest(0/28)	✘	✘	✘	✘	✘	✘	✘	✘	✘	✘	✘	✘	✘	✘
Onion River Campground(7/28)	✘	✘	✘	✔	✔	✔	✔	✔	✘	✘	✘	✔	✘	✔
Vermont Campground Association(10/28)	✘	✘	✔	✔	✔	✔	✔	✔	✘	✔	✔	✔	✘	✔
Groton Forest Road Campground(7/28)	✘	✘	✔	✘	✔	✔	✘	✔	✘	✘	✔	✔	✘	✔
Shelburne Camping Area(9/28)	✘	✘	✘	✔	✔	✔	✔	✔	✘	✔	✔	✔	✘	✔
Mountain View Campground(11/28)	✔	✘	✔	✔	✔	✔	✔	✔	✘	✔	✔	✔	✘	✔
Sugar Ridge RV Village & Campground(10/28)	✘	✘	✔	✔	✔	✔	✔	✔	✘	✔	✔	✔	✘	✔
Malletts Bay Campground(11/28)	✘	✔	✔	✔	✔	✔	✔	✔	✘	✔	✔	✔	✘	✔
Lone Pine Campsites(10/28)	✘	✘	✔	✔	✔	✔	✔	✔	✘	✔	✔	✔	✘	✔
S'more Family Fun Campground(6/28)	✘	✘	✘	✘	✔	✔	✘	✔	✘	✘	✔	✔	✘	✔
Maplewoods Campground(8/28)	✘	✘	✔	✔	✘	✔	✔	✔	✘	✘	✔	✔	✘	✔
Moose River Campground(8/28)	✔	✘	✘	✔	✔	✔	✔	✔	✘	✘	✘	✔	✘	✔
Maple Grove Campground(8/28)	✘	✘	✔	✔	✘	✔	✔	✔	✘	✔	✘	✔	✘	✔
Apple Island Resort(8/28)	✘	✘	✘	✔	✔	✔	✔	✔	✘	✘	✔	✔	✘	✔
Alpine Valley Campground(8/28)	✘	✘	✘	✔	✔	✔	✔	✔	✘	✘	✔	✔	✘	✔
Lakeview Camping Area(8/28)	✘	✘	✘	✔	✔	✔	✔	✔	✘	✘	✔	✔	✘	✔

Amenity Analysis

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

PROFILE NAME (TOTAL AMENITIES *)	INTERNET CONNECTIVITY PAYMENT	LAKE-SIDE	ONSITE PROPANE	PET ALLOWED	PICNIC TABLE	REC HALL	SEWER HOOKUP	SHOWER AND BATHROOMS	SITE LOCKERS	SPORTS COURTS	SWIMMING POOL	TENT CAMPING	VEHICULAR ACCESS	WATER HOOKUP
Market coverage	31 %	20 %	49 %	87 %	85 %	96 %	83 %	90 %	-	57 %	80 %	90 %	-	94 %
Breezy Meadows Campground(5/28)	✘	✘	✘	✘	✘	✔	✔	✔	✘	✘	✔	✘	✘	✔
Kingdom Campground(10/28)	✘	✘	✔	✔	✔	✔	✔	✔	✘	✔	✔	✔	✘	✔
Burke Cottage Rentals & Campground(6/28)	✔	✘	✘	✔	✔	✘	✘	✔	✘	✘	✘	✔	✘	✔
Hazens Notch Campground(6/28)	✘	✘	✘	✘	✔	✔	✔	✔	✘	✘	✘	✔	✘	✔
Belview Campground(7/28)	✔	✘	✘	✔	✔	✘	✔	✔	✘	✘	✘	✔	✘	✔
White Caps Campground(7/28)	✘	✘	✘	✔	✔	✔	✔	✔	✘	✘	✘	✔	✘	✔
Tree Corners Family Campground(9/28)	✘	✘	✘	✔	✔	✔	✔	✔	✘	✔	✔	✔	✘	✔
Barrewood Campground(9/28)	✘	✘	✘	✔	✔	✔	✔	✔	✘	✔	✔	✔	✘	✔
Will-O-Wood Campground(10/28)	✘	✘	✔	✔	✔	✔	✔	✔	✘	✔	✔	✔	✘	✔
Millbrook Campground(8/28)	✔	✘	✘	✔	✔	✔	✔	✔	✘	✘	✘	✔	✘	✔
Lakeside Camping(9/28)	✔	✘	✘	✔	✔	✔	✔	✔	✘	✘	✔	✔	✘	✔
Char-Bo Campground(10/28)	✘	✘	✔	✔	✔	✔	✔	✔	✘	✔	✔	✔	✘	✔
Meadowcrest Campground(6/28)	✘	✘	✘	✘	✔	✔	✘	✔	✘	✔	✔	✔	✘	✘

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
Goose Hollow Campground	Yes	No	No	No	No	No
Pemi River Campground	No	No	Yes	No	No	No
Lincoln / Woodstock KOA Holiday	Yes	No	No	No	No	No
Branch Brook 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 Hookups | **D** is Tent camping (No Vehicular access)

CAMPGROUNDS	CLASS AAA	CLASS AA	CLASS A	CLASS B	CLASS C	CLASS D
Waterest Campground	No	No	No	No	Yes	No
Maple Haven Campground	Yes	No	No	No	No	No
Lost River Valley Campground	Yes	No	No	No	No	No
Country Bumpkins RV Park Campground and Cabins	Yes	No	No	No	No	No
Baker River Campground	Yes	No	No	No	No	No
Riverbrook RV and Camping Resort	Yes	No	No	No	No	No
Moose Hillock Camping Resort	Yes	No	No	No	No	No
Scenic View Campground	Yes	No	No	No	No	No
Pine Haven Campground	Yes	No	No	No	No	No
Fransted Family Campground & RV Park	Yes	No	No	No	No	No
Twin Mountain Motor Court & RV Park	Yes	No	No	No	No	No
Ammonoosuc Campground	Yes	No	No	No	No	No
Twin Mountain Campground	Yes	No	No	No	No	No
Along the River Campground & Cabins	Yes	No	No	No	No	No
Beechhill Campground & Cabins	No	Yes	No	No	No	No
Twin Mountain / Mt. Washington KOA Holiday	Yes	No	No	No	No	No
Apple Hill Campground	Yes	No	No	No	No	No
Littleton / Franconia Notch KOA Holiday	Yes	No	No	No	No	No
River Meadow Campground RV Park	Yes	No	No	No	No	No
Crescent Campsites	No	Yes	No	No	No	No
The Pastures 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 Hookups | **D** is Tent camping (No Vehicular access)

CAMPGROUNDS	CLASS AAA	CLASS AA	CLASS A	CLASS B	CLASS C	CLASS D
Crazy Horse Family Campground	Yes	No	No	No	No	No
Jefferson Campground	Yes	No	No	No	No	No
The Lantern Resort	Yes	No	No	No	No	No
Mountain Lake Camping Resort	Yes	No	No	No	No	No
Roger's Campground and motel	Yes	No	No	No	No	No
Connolly Cabins & Campground LLC	No	No	Yes	No	No	No
Big Rock Campground	Yes	No	No	No	No	No
Blueberry Hill Inn Restaurant Campground & Cabins	No	Yes	No	No	No	No
Twin River Campground and Cottages	Yes	No	No	No	No	No
Jacobs Brook Campground	No	No	No	Yes	No	No
Abel Mountain Campground	Yes	No	No	No	No	No
Lake Champagne Campground	Yes	No	No	No	No	No
Lake Dunmore Kampersville	Yes	No	No	No	No	No
Country Village Campgrounds	No	No	Yes	No	No	No
Smoke Rise Campground	Yes	No	No	No	No	No
Limehurst Lake Campground	Yes	No	No	No	No	No
Green Mountain Family Campground	Yes	No	No	No	No	No
Lazy Lions Campground	Yes	No	No	No	No	No
Rivers Bend Campground	No	No	Yes	No	No	No
Quechee/Pine Valley KOA Holiday	Yes	No	No	No	No	No
Rest N Nest 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 Hookups | **D** is Tent camping (No Vehicular access)

CAMPGROUNDS	CLASS AAA	CLASS AA	CLASS A	CLASS B	CLASS C	CLASS D
Onion River Campground	Yes	No	No	No	No	No
Vermont Campground Association	Yes	No	No	No	No	No
Groton Forest Road Campground	No	No	Yes	No	No	No
Shelburne Camping Area	Yes	No	No	No	No	No
Mountain View Campground	Yes	No	No	No	No	No
Sugar Ridge RV Village & Campground	Yes	No	No	No	No	No
Malletts Bay Campground	Yes	No	No	No	No	No
Lone Pine Campsites	Yes	No	No	No	No	No
S'more Family Fun Campground	No	No	Yes	No	No	No
Maplewoods Campground	No	Yes	No	No	No	No
Moose River Campground	Yes	No	No	No	No	No
Maple Grove Campground	No	Yes	No	No	No	No
Apple Island Resort	Yes	No	No	No	No	No
Alpine Valley Campground	Yes	No	No	No	No	No
Lakeview Camping Area	Yes	No	No	No	No	No
Breezy Meadows Campground	No	Yes	No	No	No	No
Kingdom Campground	Yes	No	No	No	No	No
Burke Cottage Rentals & Campground	No	No	No	No	Yes	No
Hazens Notch Campground	Yes	No	No	No	No	No
Belview Campground	Yes	No	No	No	No	No
White Caps 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 Hookups | **D** is Tent camping (No Vehicular access)

CAMPGROUNDS	CLASS AAA	CLASS AA	CLASS A	CLASS B	CLASS C	CLASS D
Tree Corners Family Campground	Yes	No	No	No	No	No
Barrewood Campground	Yes	No	No	No	No	No
Will-O-Wood Campground	Yes	No	No	No	No	No
Millbrook Campground	Yes	No	No	No	No	No
Lakeside Camping	Yes	No	No	No	No	No
Char-Bo Campground	Yes	No	No	No	No	No
Meadowcrest Campground	Yes	No	No	No	No	No

Pricing Analysis

CAMPGROUNDS		RV LOT	CAMPING/TENT LOT	CABIN
Avg Market Price	Daily	\$54.43	\$39.14	\$96.34
	Weekly	\$353.08	\$239.76	\$537.37
	Monthly	\$1,026.25	\$671	\$1,837.50
Goose Hollow Campground	Daily	\$50	-	-
	Weekly	-	-	-
	Monthly	-	-	-
Pemi River Campground	Daily	\$50 - \$55	\$40 - \$45	\$108
	Weekly	-	-	-
	Monthly	-	-	-
Lincoln / Woodstock KOA Holiday	Daily	-	-	-
	Weekly	-	-	-
	Monthly	-	-	-
Branch Brook Campground	Daily	\$40 - \$60	\$35 - \$44	\$85 - \$95
	Weekly	-	-	-
	Monthly	-	-	-
Waterest Campground	Daily	-	\$174.3 - \$216.3	\$296.65
	Weekly	-	-	-
	Monthly	-	-	-

Pricing Analysis

CAMPGROUNDS		RV LOT	CAMPING/TENT LOT	CABIN
Avg Market Price	Daily	\$54.43	\$39.14	\$96.34
	Weekly	\$353.08	\$239.76	\$537.37
	Monthly	\$1,026.25	\$671	\$1,837.50
Maple Haven Campground	Daily	-	-	-
	Weekly	-	-	-
	Monthly	-	-	-
Lost River Valley Campground	Daily	\$51 - \$73	\$48 - \$131	\$75 - \$210
	Weekly	-	-	-
	Monthly	-	-	-
Country Bumpkins RV Park Campground and Cabins	Daily	\$44 - \$52	\$30	\$104 - \$159
	Weekly	\$264 - \$312	\$180	\$624 - \$954
	Monthly	-	-	-
Baker River Campground	Daily	\$52 - \$58	\$45	-
	Weekly	-	-	-
	Monthly	-	-	-
Riverbrook RV and Camping Resort	Daily	\$55 - \$70	\$45 - \$50	-
	Weekly	-	-	-
	Monthly	-	-	-
Moose Hillock Camping Resort	Daily	\$49 - \$139	-	\$229 - \$369
	Weekly	-	-	-
	Monthly	-	-	-
Scenic View Campground	Daily	\$64 - \$70	\$55	\$125 - \$155
	Weekly	\$403.20 - \$441	\$346.5	-
	Monthly	\$1365	-	-

Pricing Analysis

CAMPGROUNDS		RV LOT	CAMPING/TENT LOT	CABIN
Avg Market Price	Daily	\$54.43	\$39.14	\$96.34
	Weekly	\$353.08	\$239.76	\$537.37
	Monthly	\$1,026.25	\$671	\$1,837.50
Pine Haven Campground	Daily	\$38 - \$59	-	-
	Weekly	\$228 - \$354	-	-
	Monthly	-	-	-
Fransted Family Campground & RV Park	Daily	\$45 - \$60	-	-
	Weekly	-	-	-
	Monthly	-	-	-
Twin Mountain Motor Court & RV Park	Daily	\$50	-	-
	Weekly	-	-	-
	Monthly	-	-	-
Ammonoosuc Campground	Daily	\$45 - \$50	\$35	-
	Weekly	\$270 - \$300	\$210	-
	Monthly	\$825 - \$1000	\$700	-
Twin Mountain Campground	Daily	\$55 - \$59	\$55 - \$59	\$70
	Weekly	-	-	-
	Monthly	-	-	-
Along the River Campground & Cabins	Daily	\$42 - \$57	\$25 - \$57	\$109 - \$159
	Weekly	-	-	-
	Monthly	-	-	-
Beechhill Campground & Cabins	Daily	\$43 - \$56	-	\$84 - \$104
	Weekly	-	-	-
	Monthly	-	-	-

Pricing Analysis

CAMPGROUNDS		RV LOT	CAMPING/TENT LOT	CABIN
Avg Market Price	Daily	\$54.43	\$39.14	\$96.34
	Weekly	\$353.08	\$239.76	\$537.37
	Monthly	\$1,026.25	\$671	\$1,837.50
Twin Mountain / Mt. Washington KOA Holiday	Daily	\$78 - \$130	\$63 - \$73	-
	Weekly	-	-	-
	Monthly	-	-	-
Apple Hill Campground	Daily	\$35	\$25	-
	Weekly	\$150 - \$210	-	-
	Monthly	\$375 - \$525	-	-
Littleton / Franconia Notch KOA Holiday	Daily	\$76 - \$107	\$65	-
	Weekly	-	-	-
	Monthly	-	-	-
River Meadow Campground RV Park	Daily	\$60 - \$70	-	\$115 - \$159
	Weekly	-	-	-
	Monthly	-	-	-
Crescent Campsites	Daily	\$45	\$30 - \$35	-
	Weekly	-	-	-
	Monthly	-	-	-
Israel River Campground	Daily	\$40 - \$46	-	-
	Weekly	-	-	-
	Monthly	-	-	-
The Pastures Campground	Daily	\$35 - \$40	\$30	-
	Weekly	\$245 - \$280	\$210	-
	Monthly	\$735 - \$840	-	-

Pricing Analysis

CAMPGROUNDS		RV LOT	CAMPING/TENT LOT	CABIN
Avg Market Price	Daily	\$54.43	\$39.14	\$96.34
	Weekly	\$353.08	\$239.76	\$537.37
	Monthly	\$1,026.25	\$671	\$1,837.50
Crazy Horse Family Campground	Daily	\$49 - \$65	\$35 - \$78	-
	Weekly	\$294 - \$390	\$210 - \$468	-
	Monthly	\$1700	-	-
Jefferson Campground	Daily	\$42 - \$52	\$35	-
	Weekly	-	-	-
	Monthly	-	-	-
The Lantern Resort	Daily	\$55 - \$70	\$45 - \$50	-
	Weekly	-	-	-
	Monthly	-	-	-
Mountain Lake Camping Resort	Daily	\$101 - \$129	-	\$105.5 - \$338
	Weekly	-	-	-
	Monthly	-	-	-
Roger's Campground and motel	Daily	\$60	\$37.5	-
	Weekly	-	-	\$705.25
	Monthly	-	-	-
Connolly Cabins & Campground LLC	Daily	-	-	\$140 - \$300
	Weekly	-	-	\$490 - \$1050
	Monthly	-	-	\$1500 - \$3750
Big Rock Campground	Daily	\$70 - \$85	-	\$120 - \$150
	Weekly	\$800 - \$900	-	-
	Monthly	-	-	-

Pricing Analysis

CAMPGROUNDS		RV LOT	CAMPING/TENT LOT	CABIN
Avg Market Price	Daily	\$54.43	\$39.14	\$96.34
	Weekly	\$353.08	\$239.76	\$537.37
	Monthly	\$1,026.25	\$671	\$1,837.50
Blueberry Hill Inn Restaurant Campground & Cabins	Daily	\$38	\$27	-
	Weekly	-	-	-
	Monthly	-	-	-
Twin River Campground and Cottages	Daily	\$38 - \$50	\$43 - \$60	-
	Weekly	-	-	-
	Monthly	-	-	-
Jacobs Brook Campground	Daily	\$38 - \$45	\$28 - \$35	-
	Weekly	\$228	-	-
	Monthly	\$750	-	-
Abel Mountain Campground	Daily	\$50 - \$60	-	-
	Weekly	\$300 - \$360	-	-
	Monthly	-	-	-
Lake Champagne Campground	Daily	\$50 - \$55	-	-
	Weekly	-	-	-
	Monthly	-	-	-
Waterhouse Campground and Marina	Daily	\$49 - \$59	\$44	-
	Weekly	\$294 - \$354	\$264	-
	Monthly	\$550 - \$835	-	-
Lake Dunmore Kampersville	Daily	\$50.50 - \$68	\$33 - \$43.5	-
	Weekly	-	-	-
	Monthly	-	-	-

Pricing Analysis

CAMPGROUNDS		RV LOT	CAMPING/TENT LOT	CABIN
Avg Market Price	Daily	\$54.43	\$39.14	\$96.34
	Weekly	\$353.08	\$239.76	\$537.37
	Monthly	\$1,026.25	\$671	\$1,837.50
Country Village Campgrounds	Daily	\$40	\$30	-
	Weekly	\$250	\$180	-
	Monthly	-	-	-
Smoke Rise Campground	Daily	\$55	-	-
	Weekly	\$330	-	-
	Monthly	\$1095	-	-
Limehurst Lake Campground	Daily	\$50 - \$85	-	\$125 - \$150
	Weekly	\$100	-	-
	Monthly	\$200	-	-
Green Mountain Family Campground	Daily	\$45 - \$55	\$28 - \$35	-
	Weekly	\$290 - \$320	\$190 - \$250	-
	Monthly	\$650 - \$700	-	-
Lazy Lions Campground	Daily	\$49	\$40	\$75
	Weekly	-	-	-
	Monthly	-	-	-
Rivers Bend Campground	Daily	\$56.35 - \$65	\$20 - \$46	-
	Weekly	-	-	-
	Monthly	-	-	-
Quechee/Pine Valley KOA Holiday	Daily	\$61.03 - \$82.86	\$52.67 - \$61.03	\$119.96 - \$156.96
	Weekly	-	-	-
	Monthly	-	-	-

Pricing Analysis

CAMPGROUNDS		RV LOT	CAMPING/TENT LOT	CABIN
Avg Market Price	Daily	\$54.43	\$39.14	\$96.34
	Weekly	\$353.08	\$239.76	\$537.37
	Monthly	\$1,026.25	\$671	\$1,837.50
Rest N Nest Campground	Daily	\$47 - \$57	\$33	-
	Weekly	-	-	-
	Monthly	\$900 - \$950	-	-
Campground & Cottage Hillcrest	Daily	-	-	-
	Weekly	-	-	-
	Monthly	-	-	-
Onion River Campground	Daily	\$45 - \$55	\$30	-
	Weekly	\$240 - \$300	\$175	-
	Monthly	\$720 - \$850	-	-
Vermont Campground Association	Daily	-	-	-
	Weekly	-	-	-
	Monthly	-	-	-
Groton Forest Road Campground	Daily	\$40	\$20	-
	Weekly	-	-	-
	Monthly	-	-	-
Shelburne Camping Area	Daily	\$40 - \$56	-	-
	Weekly	\$245 - \$360	-	-
	Monthly	\$875 - \$1025	-	-
Mountain View Campground	Daily	\$46 - \$60	\$38	-
	Weekly	-	-	-
	Monthly	-	-	-

Pricing Analysis

CAMPGROUNDS		RV LOT	CAMPING/TENT LOT	CABIN
Avg Market Price	Daily	\$54.43	\$39.14	\$96.34
	Weekly	\$353.08	\$239.76	\$537.37
	Monthly	\$1,026.25	\$671	\$1,837.50
Sugar Ridge RV Village & Campground	Daily	\$41.50 - \$59	-	-
	Weekly	\$309 - \$336	-	-
	Monthly	\$1184.50 - \$1288	-	-
Malletts Bay Campground	Daily	Call for Reservation	Call for Reservation	-
	Weekly	Call for Reservation	Call for Reservation	-
	Monthly	Call for Reservation	Call for Reservation	-
Lone Pine Campsites	Daily	-	-	-
	Weekly	-	-	-
	Monthly	-	-	-
S'more Family Fun Campground	Daily	\$35	\$28	-
	Weekly	\$225	-	-
	Monthly	\$640	-	-
Maplewoods Campground	Daily	\$38 - \$58	\$38 - \$58	-
	Weekly	-	-	-
	Monthly	-	-	-
Moose River Campground	Daily	\$45 - \$165	-	\$155
	Weekly	\$280 - \$815	-	\$1050
	Monthly	\$1000 - \$2445	-	\$3150
Maple Grove Campground	Daily	\$35 - \$70	\$25	-
	Weekly	\$196 - \$410	-	-
	Monthly	\$875	-	-

Pricing Analysis

CAMPGROUNDS		RV LOT	CAMPING/TENT LOT	CABIN
Avg Market Price	Daily	\$54.43	\$39.14	\$96.34
	Weekly	\$353.08	\$239.76	\$537.37
	Monthly	\$1,026.25	\$671	\$1,837.50
Apple Island Resort	Daily	\$93.15 - \$124.2	-	-
	Weekly	-	-	-
	Monthly	-	-	-
Alpine Valley Campground	Daily	\$60	\$45 - \$50	-
	Weekly	-	-	-
	Monthly	-	-	-
Lakeview Camping Area	Daily	\$37	-	-
	Weekly	\$222	-	-
	Monthly	\$888	-	-
Breezy Meadows Campground	Daily	\$39 - \$48	-	-
	Weekly	\$240 - \$270	-	-
	Monthly	\$924	-	-
Kingdom Campground	Daily	\$58	\$48	-
	Weekly	\$350	\$280	-
	Monthly	\$1200	-	-
Burke Cottage Rentals & Campground	Daily	-	-	-
	Weekly	-	-	-
	Monthly	-	-	-
Hazens Notch Campground	Daily	\$40	-	-
	Weekly	\$240	-	-
	Monthly	\$800	-	-

Pricing Analysis

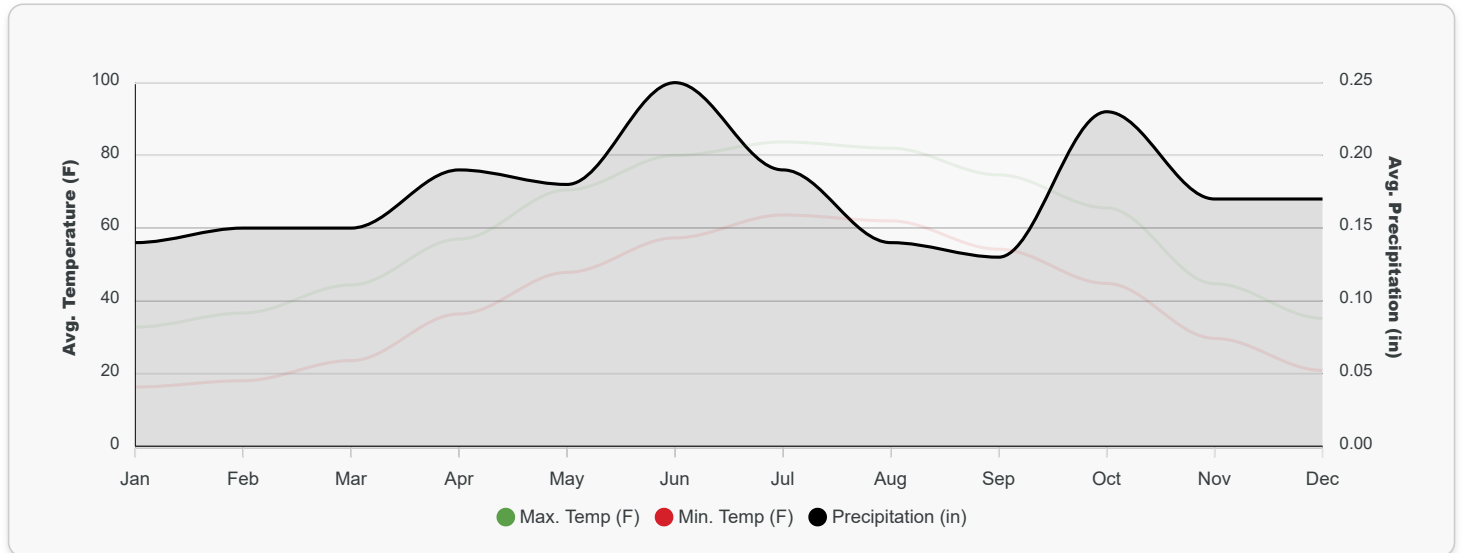
CAMPGROUNDS		RV LOT	CAMPING/TENT LOT	CABIN
Avg Market Price	Daily	\$54.43	\$39.14	\$96.34
	Weekly	\$353.08	\$239.76	\$537.37
	Monthly	\$1,026.25	\$671	\$1,837.50
Belview Campground	Daily	\$45 - \$55	\$30 - \$35	-
	Weekly	-	-	-
	Monthly	-	-	-
White Caps Campground	Daily	\$47 - \$62	\$35 - \$37	\$75
	Weekly	-	-	-
	Monthly	-	-	-
Tree Corners Family Campground	Daily	\$55.50 - \$130	-	\$90 - \$125
	Weekly	\$309 - \$327	-	\$540 - \$750
	Monthly	\$995 - \$1095	-	-
Barrewood Campground	Daily	\$44 - \$48	\$22	-
	Weekly	-	-	-
	Monthly	-	-	-
Will-O-Wood Campground	Daily	\$25 - \$28	-	-
	Weekly	-	-	-
	Monthly	-	-	-
Millbrook Campground	Daily	\$39	\$29	-
	Weekly	-	-	-
	Monthly	\$575	-	-
Lakeside Camping	Daily	\$65 - \$75	\$60	-
	Weekly	-	-	-
	Monthly	\$1090	-	-

Pricing Analysis

CAMPGROUNDS		RV LOT	CAMPING/TENT LOT	CABIN
Avg Market Price	Daily	\$54.43	\$39.14	\$96.34
	Weekly	\$353.08	\$239.76	\$537.37
	Monthly	\$1,026.25	\$671	\$1,837.50
Char-Bo Campground	Daily	\$48 - \$55	-	-
	Weekly	\$288 - \$330	-	-
	Monthly	\$1070 - \$1170	-	-
Meadowcrest Campground	Daily	\$40 - \$85	\$25	-
	Weekly	\$240	-	-
	Monthly	\$650	-	-

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
Goose Hollow Campground	Status	Open	Open	Open	Open	Open	Open	Open	Open	Open	Open	Open	Open
	Avg. Temp (F)	19.77	20.84	26.71	39.2	51.12	60.7	66.44	64.59	57.98	47.2	32.45	23.67

Seasonality Analysis

CAMPGROUNDS		JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
Goose Hollow Campground	Avg. Precipitation (in)	0.14	0.13	0.1	0.19	0.14	0.15	0.19	0.12	0.13	0.22	0.16	0.17
Pemi River Campground	Status	Closed	Closed	Closed	Closed	Open	Open	Open	Open	Open	Open	Closed	Closed
	Avg. Temp (F)	19.77	20.84	26.71	39.2	51.12	60.7	66.44	64.59	57.98	47.2	32.45	23.67
	Avg. Precipitation (in)	0.14	0.13	0.1	0.19	0.14	0.15	0.19	0.12	0.13	0.22	0.16	0.17
Lincoln / Woodstock KOA Holiday	Status	Closed	Closed	Closed	Closed	Open	Open	Open	Open	Open	Open	Closed	Closed
	Avg. Temp (F)	21.27	22.71	29.2	41.91	53.97	63.42	69.38	67.55	60.55	49.28	33.87	25.08
	Avg. Precipitation (in)	0.12	0.12	0.09	0.18	0.13	0.14	0.19	0.1	0.1	0.21	0.16	0.16
Branch Brook Campground	Status	Open	Open	Open	Open	Open	Open	Open	Open	Open	Open	Open	Open
	Avg. Temp (F)	19.77	20.84	26.71	39.2	51.12	60.7	66.44	64.59	57.98	47.2	32.45	23.67
	Avg. Precipitation (in)	0.14	0.13	0.1	0.19	0.14	0.15	0.19	0.12	0.13	0.22	0.16	0.17
Waterest Campground	Status	Closed	Closed	Closed	Closed	Open	Open	Open	Open	Open	Open	Closed	Closed
	Avg. Temp (F)	21.27	22.71	29.2	41.91	53.97	63.42	69.38	67.55	60.55	49.28	33.87	25.08
	Avg. Precipitation (in)	0.12	0.12	0.09	0.18	0.13	0.14	0.19	0.1	0.1	0.21	0.16	0.16
Maple Haven Campground	Status	Closed	Closed	Closed	Closed	Open	Open	Open	Open	Open	Open	Closed	Closed
	Avg. Temp (F)	21.27	22.71	29.2	41.91	53.97	63.42	69.38	67.55	60.55	49.28	33.87	25.08
	Avg. Precipitation (in)	0.12	0.12	0.09	0.18	0.13	0.14	0.19	0.1	0.1	0.21	0.16	0.16
Lost River Valley Campground	Status	Closed	Closed	Closed	Closed	Open	Open	Open	Open	Open	Open	Closed	Closed

Seasonality Analysis

CAMPGROUNDS		JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
Lost River Valley Campground	Avg. Temp (F)	21.27	22.71	29.2	41.91	53.97	63.42	69.38	67.55	60.55	49.28	33.87	25.08
	Avg. Precipitation (in)	0.12	0.12	0.09	0.18	0.13	0.14	0.19	0.1	0.1	0.21	0.16	0.16
Country Bumpkins RV Park Campground and Cabins	Status	Closed	Closed	Closed	Closed	Open	Open	Open	Open	Open	Open	Closed	Closed
	Avg. Temp (F)	21.27	22.71	29.2	41.91	53.97	63.42	69.38	67.55	60.55	49.28	33.87	25.08
	Avg. Precipitation (in)	0.12	0.12	0.09	0.18	0.13	0.14	0.19	0.1	0.1	0.21	0.16	0.16
Baker River Campground	Status	Open	Open	Open	Open	Open	Open	Open	Open	Open	Open	Open	Open
	Avg. Temp (F)	20.34	22.11	29.96	42.37	54.34	63.16	69.66	67.53	60.61	49.16	34.1	25.39
	Avg. Precipitation (in)	0.12	0.09	0.06	0.14	0.12	0.13	0.18	0.09	0.09	0.18	0.11	0.1
Riverbrook RV and Camping Resort	Status	Open	Open	Open	Open	Open	Open	Open	Open	Open	Open	Open	Open
	Avg. Temp (F)	20.34	22.11	29.96	42.37	54.34	63.16	69.66	67.53	60.61	49.16	34.1	25.39
	Avg. Precipitation (in)	0.12	0.09	0.06	0.14	0.12	0.13	0.18	0.09	0.09	0.18	0.11	0.1
Moose Hillock Camping Resort	Status	Closed	Closed	Closed	Closed	Open	Open	Open	Open	Open	Open	Closed	Closed
	Avg. Temp (F)	20.34	22.11	29.96	42.37	54.34	63.16	69.66	67.53	60.61	49.16	34.1	25.39
	Avg. Precipitation (in)	0.12	0.09	0.06	0.14	0.12	0.13	0.18	0.09	0.09	0.18	0.11	0.1
Scenic View Campground	Status	Closed	Closed	Closed	Closed	Open	Open	Open	Open	Open	Open	Closed	Closed
	Avg. Temp (F)	20.34	22.11	29.96	42.37	54.34	63.16	69.66	67.53	60.61	49.16	34.1	25.39
	Avg. Precipitation (in)	0.12	0.09	0.06	0.14	0.12	0.13	0.18	0.09	0.09	0.18	0.11	0.1

Seasonality Analysis

CAMPGROUNDS		JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
Pine Haven Campground	Status	Closed	Closed	Closed	Closed	Open	Open	Open	Open	Open	Open	Closed	Closed
	Avg. Temp (F)	20.34	22.11	29.96	42.37	54.34	63.16	69.66	67.53	60.61	49.16	34.1	25.39
	Avg. Precipitation (in)	0.12	0.09	0.06	0.14	0.12	0.13	0.18	0.09	0.09	0.18	0.11	0.1
Fransted Family Campground & RV Park	Status	Closed	Closed	Closed	Closed	Open	Open	Open	Open	Open	Open	Closed	Closed
	Avg. Temp (F)	21.27	22.71	29.2	41.91	53.97	63.42	69.38	67.55	60.55	49.28	33.87	25.08
	Avg. Precipitation (in)	0.12	0.12	0.09	0.18	0.13	0.14	0.19	0.1	0.1	0.21	0.16	0.16
Twin Mountain Motor Court & RV Park	Status	Closed	Closed	Closed	Closed	Open	Open	Open	Open	Open	Open	Closed	Closed
	Avg. Temp (F)	18.65	20.22	27.41	40.93	52.12	61.44	67.18	64.88	57.88	47.58	32.31	22.59
	Avg. Precipitation (in)	0.06	0.03	0.05	0.12	0.11	0.11	0.14	0.1	0.08	0.16	0.09	0.05
Ammonoosuc Campground	Status	Open	Open	Open	Open	Open	Open	Open	Open	Open	Open	Open	Open
	Avg. Temp (F)	18.65	20.22	27.41	40.93	52.12	61.44	67.18	64.88	57.88	47.58	32.31	22.59
	Avg. Precipitation (in)	0.06	0.03	0.05	0.12	0.11	0.11	0.14	0.1	0.08	0.16	0.09	0.05
Along the River Campground & Cabins	Status	Closed	Closed	Closed	Closed	Open	Open	Open	Open	Open	Open	Closed	Closed
	Avg. Temp (F)	18.65	20.22	27.41	40.93	52.12	61.44	67.18	64.88	57.88	47.58	32.31	22.59
	Avg. Precipitation (in)	0.06	0.03	0.05	0.12	0.11	0.11	0.14	0.1	0.08	0.16	0.09	0.05
Beechhill Campground & Cabins	Status	Closed	Closed	Closed	Closed	Open	Open	Open	Open	Open	Open	Closed	Closed
	Avg. Temp (F)	18.65	20.22	27.41	40.93	52.12	61.44	67.18	64.88	57.88	47.58	32.31	22.59

Seasonality Analysis

CAMPGROUNDS		JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
Beechhill Campground & Cabins	Avg. Precipitation (in)	0.06	0.03	0.05	0.12	0.11	0.11	0.14	0.1	0.08	0.16	0.09	0.05
Twin Mountain / Mt. Washington KOA Holiday	Status	Closed	Closed	Closed	Closed	Open	Open	Open	Open	Open	Open	Closed	Closed
	Avg. Temp (F)	18.65	20.22	27.41	40.93	52.12	61.44	67.18	64.88	57.88	47.58	32.31	22.59
	Avg. Precipitation (in)	0.06	0.03	0.05	0.12	0.11	0.11	0.14	0.1	0.08	0.16	0.09	0.05
Apple Hill Campground	Status	Open	Open	Open	Open	Open	Open	Open	Open	Open	Open	Open	Open
	Avg. Temp (F)	18.65	20.22	27.41	40.93	52.12	61.44	67.18	64.88	57.88	47.58	32.31	22.59
	Avg. Precipitation (in)	0.06	0.03	0.05	0.12	0.11	0.11	0.14	0.1	0.08	0.16	0.09	0.05
Littleton / Franconia Notch KOA Holiday	Status	Closed	Closed	Closed	Closed	Open	Open	Open	Open	Open	Open	Closed	Closed
	Avg. Temp (F)	20.13	22.16	29.28	42.36	54.66	63.8	69.59	67.53	60.36	49.2	33.5	24.06
	Avg. Precipitation (in)	0.09	0.09	0.08	0.14	0.12	0.13	0.13	0.1	0.1	0.15	0.1	0.09
River Meadow Campground RV Park	Status	Open	Open	Open	Open	Open	Open	Open	Open	Open	Open	Open	Open
	Avg. Temp (F)	18.3	19.8	26.43	39.89	51.88	60.66	65.88	63.9	57.38	46.82	31.61	22.09
	Avg. Precipitation (in)	0.1	0.1	0.08	0.15	0.11	0.14	0.15	0.1	0.08	0.16	0.13	0.13
Crescent Campsites	Status	Closed	Closed	Closed	Closed	Open	Open	Open	Open	Open	Open	Closed	Closed
	Avg. Temp (F)	24.3	27.34	33.92	45.98	58.27	67.45	72.5	70.87	63.81	52.38	36.78	27.5
	Avg. Precipitation (in)	0.1	0.07	0.06	0.11	0.08	0.12	0.14	0.08	0.1	0.15	0.09	0.1
Israel River Campground	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
Israel River Campground	Avg. Temp (F)	18.65	20.22	27.41	40.93	52.12	61.44	67.18	64.88	57.88	47.58	32.31	22.59
	Avg. Precipitation (in)	0.06	0.03	0.05	0.12	0.11	0.11	0.14	0.1	0.08	0.16	0.09	0.05
The Pastures Campground	Status	Open	Open	Open	Open	Open	Open	Open	Open	Open	Open	Open	Open
	Avg. Temp (F)	20.56	22.44	29.7	42.61	55.34	65.17	71.03	69.27	61.56	49.77	34.01	24.34
	Avg. Precipitation (in)	0.04	0.08	0.03	0.1	0.09	0.15	0.17	0.11	0.1	0.12	0.06	0.08
Crazy Horse Family Campground	Status	Open	Open	Open	Open	Open	Open	Open	Open	Open	Open	Open	Open
	Avg. Temp (F)	20.13	22.16	29.28	42.36	54.66	63.8	69.59	67.53	60.36	49.2	33.5	24.06
	Avg. Precipitation (in)	0.09	0.09	0.08	0.14	0.12	0.13	0.13	0.1	0.1	0.15	0.1	0.09
Jefferson Campground	Status	Closed	Closed	Closed	Closed	Open	Open	Open	Open	Open	Open	Closed	Closed
	Avg. Temp (F)	18.65	20.22	27.41	40.93	52.12	61.44	67.18	64.88	57.88	47.58	32.31	22.59
	Avg. Precipitation (in)	0.06	0.03	0.05	0.12	0.11	0.11	0.14	0.1	0.08	0.16	0.09	0.05
The Lantern Resort	Status	Open	Open	Open	Open	Open	Open	Open	Open	Open	Open	Open	Open
	Avg. Temp (F)	18.65	20.22	27.41	40.93	52.12	61.44	67.18	64.88	57.88	47.58	32.31	22.59
	Avg. Precipitation (in)	0.06	0.03	0.05	0.12	0.11	0.11	0.14	0.1	0.08	0.16	0.09	0.05
Mountain Lake Camping Resort	Status	Closed	Closed	Closed	Closed	Open	Open	Open	Open	Open	Open	Closed	Closed
	Avg. Temp (F)	18.65	20.22	27.41	40.93	52.12	61.44	67.18	64.88	57.88	47.58	32.31	22.59
	Avg. Precipitation (in)	0.06	0.03	0.05	0.12	0.11	0.11	0.14	0.1	0.08	0.16	0.09	0.05

Seasonality Analysis

CAMPGROUNDS		JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
Roger's Campground and motel	Status	Open	Open	Open	Open	Open	Open	Open	Open	Open	Open	Open	Open
	Avg. Temp (F)	18.61	15.72	28.37	39.53	51.67	62.41	66.27	65.3	56.93	46.19	31.3	22.91
	Avg. Precipitation (in)	0.08	0.08	0.06	0.13	0.12	0.07	0.15	0.09	0.09	0.18	0.1	0.08
Connolly Cabins & Campground LLC	Status	Closed	Closed	Closed	Closed	Open	Open	Open	Open	Open	Open	Closed	Closed
	Avg. Temp (F)	18.61	15.72	28.37	39.53	51.67	62.41	66.27	65.3	56.93	46.19	31.3	22.91
	Avg. Precipitation (in)	0.08	0.08	0.06	0.13	0.12	0.07	0.15	0.09	0.09	0.18	0.1	0.08
Big Rock Campground	Status	Closed	Closed	Closed	Closed	Open	Open	Open	Open	Open	Open	Closed	Closed
	Avg. Temp (F)	18.61	15.72	28.37	39.53	51.67	62.41	66.27	65.3	56.93	46.19	31.3	22.91
	Avg. Precipitation (in)	0.08	0.08	0.06	0.13	0.12	0.07	0.15	0.09	0.09	0.18	0.1	0.08
Blueberry Hill Inn Restaurant Campground & Cabins	Status	Open	Open	Open	Open	Open	Open	Open	Open	Open	Open	Open	Open
	Avg. Temp (F)	18.61	15.72	28.37	39.53	51.67	62.41	66.27	65.3	56.93	46.19	31.3	22.91
	Avg. Precipitation (in)	0.08	0.08	0.06	0.13	0.12	0.07	0.15	0.09	0.09	0.18	0.1	0.08
Twin River Campground and Cottages	Status	Closed	Closed	Closed	Closed	Open	Open	Open	Open	Open	Open	Closed	Closed
	Avg. Temp (F)	21.27	22.71	29.2	41.91	53.97	63.42	69.38	67.55	60.55	49.28	33.87	25.08
	Avg. Precipitation (in)	0.12	0.12	0.09	0.18	0.13	0.14	0.19	0.1	0.1	0.21	0.16	0.16
Jacobs Brook Campground	Status	Closed	Closed	Closed	Closed	Open	Open	Open	Open	Open	Open	Closed	Closed
	Avg. Temp (F)	20.56	22.44	29.7	42.61	55.34	65.17	71.03	69.27	61.56	49.77	34.01	24.34

Seasonality Analysis

CAMPGROUNDS		JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
Jacobs Brook Campground	Avg. Precipitation (in)	0.04	0.08	0.03	0.1	0.09	0.15	0.17	0.11	0.1	0.12	0.06	0.08
Abel Mountain Campground	Status	Closed	Closed	Closed	Closed	Open	Open	Open	Open	Open	Open	Closed	Closed
	Avg. Temp (F)	23.07	24.58	28.51	41.3	53.76	61.63	69.5	66.33	61.14	49.13	33.73	21.9
	Avg. Precipitation (in)	0.11	0.09	0.13	0.16	0.13	0.16	0.14	0.09	0.09	0.16	0.15	0.14
Lake Champagne Campground	Status	Open	Open	Open	Open	Open	Open	Open	Open	Open	Open	Open	Open
	Avg. Temp (F)	23.07	24.58	28.51	41.3	53.76	61.63	69.5	66.33	61.14	49.13	33.73	21.9
	Avg. Precipitation (in)	0.11	0.09	0.13	0.16	0.13	0.16	0.14	0.09	0.09	0.16	0.15	0.14
Waterhouse Campground and Marina	Status	Open	Open	Open	Open	Open	Open	Open	Open	Open	Open	Open	Open
	Avg. Temp (F)	20.69	23.04	29.86	42.61	55.61	65.88	71.43	69.53	61.43	49.84	34.63	25.34
	Avg. Precipitation (in)	0.08	0.07	0.06	0.13	0.09	0.14	0.14	0.14	0.09	0.12	0.12	0.09
Lake Dunmore Kampersville	Status	Closed	Closed	Closed	Open	Open	Open	Open	Open	Open	Open	Open	Open
	Avg. Temp (F)	20.69	23.04	29.86	42.61	55.61	65.88	71.43	69.53	61.43	49.84	34.63	25.34
	Avg. Precipitation (in)	0.08	0.07	0.06	0.13	0.09	0.14	0.14	0.14	0.09	0.12	0.12	0.09
Country Village Campgrounds	Status	Closed	Closed	Closed	Closed	Open	Open	Open	Open	Open	Closed	Closed	Closed
	Avg. Temp (F)	20.69	23.04	29.86	42.61	55.61	65.88	71.43	69.53	61.43	49.84	34.63	25.34
	Avg. Precipitation (in)	0.08	0.07	0.06	0.13	0.09	0.14	0.14	0.14	0.09	0.12	0.12	0.09
Smoke Rise Campground	Status	Closed	Closed	Closed	Closed	Open	Open	Open	Open	Open	Open	Closed	Closed

Seasonality Analysis

CAMPGROUNDS		JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
Smoke Rise Campground	Avg. Temp (F)	20.69	23.04	29.86	42.61	55.61	65.88	71.43	69.53	61.43	49.84	34.63	25.34
	Avg. Precipitation (in)	0.08	0.07	0.06	0.13	0.09	0.14	0.14	0.14	0.09	0.12	0.12	0.09
Limehurst Lake Campground	Status	Closed	Closed	Closed	Closed	Open	Open	Open	Open	Open	Open	Closed	Closed
	Avg. Temp (F)	20.98	25.77	27.32	42.13	53.11	62.86	66.77	64.89	61.38	52.22	32.7	19.13
	Avg. Precipitation (in)	0.05	0.05	0.06	0.09	0.1	0.25	0.17	0.09	0.04	0.1	0.04	0.06
Green Mountain Family Campground	Status	Open	Open	Open	Open	Open	Open	Open	Open	Open	Open	Open	Open
	Avg. Temp (F)	18.45	20.73	25.76	39.26	51.79	60.36	66.24	64.04	56.94	47.06	31.84	22.95
	Avg. Precipitation (in)	0.09	0.1	0.1	0.13	0.14	0.18	0.15	0.13	0.1	0.15	0.17	0.11
Lazy Lions Campground	Status	Closed	Closed	Closed	Closed	Open	Open	Open	Open	Open	Open	Closed	Closed
	Avg. Temp (F)	19.45	22.05	28.13	41.13	53.42	62.62	68.17	66.3	59.44	48.66	32.88	23.85
	Avg. Precipitation (in)	0.08	0.07	0.07	0.14	0.11	0.15	0.15	0.12	0.09	0.16	0.11	0.08
Rivers Bend Campground	Status	Closed	Closed	Closed	Closed	Open	Open	Open	Open	Open	Open	Closed	Closed
	Avg. Temp (F)	20.69	23.04	29.86	42.61	55.61	65.88	71.43	69.53	61.43	49.84	34.63	25.34
	Avg. Precipitation (in)	0.08	0.07	0.06	0.13	0.09	0.14	0.14	0.14	0.09	0.12	0.12	0.09
Quechee/Pine Valley KOA Holiday	Status	Open	Open	Open	Open	Open	Open	Open	Open	Open	Open	Open	Open
	Avg. Temp (F)	20.74	22.72	29.34	42.25	54.32	63.57	69.36	67.59	60.6	49.17	33.71	24.34
	Avg. Precipitation (in)	0.09	0.09	0.06	0.13	0.1	0.12	0.17	0.1	0.09	0.14	0.09	0.1

Seasonality Analysis

CAMPGROUNDS		JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
Rest N Nest Campground	Status	Closed	Closed	Closed	Open	Open	Open	Open	Open	Open	Open	Closed	Closed
	Avg. Temp (F)	20.56	22.44	29.7	42.61	55.34	65.17	71.03	69.27	61.56	49.77	34.01	24.34
	Avg. Precipitation (in)	0.04	0.08	0.03	0.1	0.09	0.15	0.17	0.11	0.1	0.12	0.06	0.08
Campground & Cottage Hillcrest	Status	Open	Open	Open	Open	Open	Open	Open	Open	Open	Open	Open	Open
	Avg. Temp (F)	20.69	23.04	29.86	42.61	55.61	65.88	71.43	69.53	61.43	49.84	34.63	25.34
	Avg. Precipitation (in)	0.08	0.07	0.06	0.13	0.09	0.14	0.14	0.14	0.09	0.12	0.12	0.09
Onion River Campground	Status	Closed	Closed	Closed	Closed	Open	Open	Open	Open	Open	Open	Closed	Closed
	Avg. Temp (F)	19.61	22.11	28.41	42.28	53.76	62.88	68.7	66.71	59.56	48.99	33.01	24.15
	Avg. Precipitation (in)	0.12	0.11	0.09	0.16	0.14	0.14	0.13	0.11	0.1	0.15	0.12	0.11
Vermont Campground Association	Status	Open	Open	Open	Open	Open	Open	Open	Open	Open	Open	Open	Open
	Avg. Temp (F)	19.45	22.05	28.13	41.13	53.42	62.62	68.17	66.3	59.44	48.66	32.88	23.85
	Avg. Precipitation (in)	0.08	0.07	0.07	0.14	0.11	0.15	0.15	0.12	0.09	0.16	0.11	0.08
Groton Forest Road Campground	Status	Open	Open	Open	Open	Open	Open	Open	Open	Open	Open	Open	Open
	Avg. Temp (F)	17.82	18.46	16.04	40	46.9	56.77	61.48	59.57	57.62	48.95	26.82	23.48
	Avg. Precipitation (in)	0.1	0.13	0.14	0.16	0.16	0.23	0.13	0.13	0.08	0.23	0.11	0.03
Shelburne Camping Area	Status	Open	Open	Open	Open	Open	Open	Open	Open	Open	Open	Open	Open
	Avg. Temp (F)	23.32	25.98	32.39	45.51	58.19	67.97	73.58	71.89	64.01	53.03	37.14	28.02

Seasonality Analysis

CAMPGROUNDS		JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
Shelburne Camping Area	Avg. Precipitation (in)	0.08	0.07	0.07	0.12	0.1	0.14	0.1	0.12	0.11	0.16	0.11	0.06
Mountain View Campground	Status	Closed	Closed	Closed	Closed	Open	Open	Open	Open	Open	Open	Closed	Closed
	Avg. Temp (F)	19.6	21.01	27.88	41.37	53.23	62.54	68.27	66.44	59.24	48.67	32.82	23.14
	Avg. Precipitation (in)	0.07	0.06	0.06	0.13	0.11	0.14	0.12	0.12	0.11	0.16	0.1	0.07
Sugar Ridge RV Village & Campground	Status	Closed	Closed	Closed	Closed	Open	Open	Open	Open	Open	Open	Closed	Closed
	Avg. Temp (F)	20.13	22.16	29.28	42.36	54.66	63.8	69.59	67.53	60.36	49.2	33.5	24.06
	Avg. Precipitation (in)	0.09	0.09	0.08	0.14	0.12	0.13	0.13	0.1	0.1	0.15	0.1	0.09
Malletts Bay Campground	Status	Closed	Closed	Closed	Closed	Open	Open	Open	Open	Open	Open	Closed	Closed
	Avg. Temp (F)	23.32	25.98	32.39	45.51	58.19	67.97	73.58	71.89	64.01	53.03	37.14	28.02
	Avg. Precipitation (in)	0.08	0.07	0.07	0.12	0.1	0.14	0.1	0.12	0.11	0.16	0.11	0.06
Lone Pine Campsites	Status	Closed	Closed	Closed	Closed	Open	Open	Open	Open	Open	Open	Closed	Closed
	Avg. Temp (F)	23.32	25.98	32.39	45.51	58.19	67.97	73.58	71.89	64.01	53.03	37.14	28.02
	Avg. Precipitation (in)	0.08	0.07	0.07	0.12	0.1	0.14	0.1	0.12	0.11	0.16	0.11	0.06
S'more Family Fun Campground	Status	Open	Open	Open	Open	Open	Open	Open	Open	Open	Open	Open	Open
	Avg. Temp (F)	17.71	19.6	26.04	39.8	51.57	60.95	66.42	64.76	57.67	47.53	31.37	21.91
	Avg. Precipitation (in)	0.11	0.1	0.08	0.14	0.13	0.14	0.14	0.14	0.13	0.18	0.15	0.1
Maplewoods Campground	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
Maplewoods Campground	Avg. Temp (F)	17.71	19.6	26.04	39.8	51.57	60.95	66.42	64.76	57.67	47.53	31.37	21.91
	Avg. Precipitation (in)	0.11	0.1	0.08	0.14	0.13	0.14	0.14	0.14	0.13	0.18	0.15	0.1
Moose River Campground	Status	Closed	Closed	Closed	Closed	Open	Open	Open	Open	Open	Open	Closed	Closed
	Avg. Temp (F)	20.13	22.16	29.28	42.36	54.66	63.8	69.59	67.53	60.36	49.2	33.5	24.06
	Avg. Precipitation (in)	0.09	0.09	0.08	0.14	0.12	0.13	0.13	0.1	0.1	0.15	0.1	0.09
Maple Grove Campground	Status	Closed	Closed	Closed	Closed	Open	Open	Open	Open	Open	Open	Closed	Closed
	Avg. Temp (F)	15.42	17.15	22.3	34.1	48.03	58.01	63.28	61.33	54.72	42.9	27.13	19.53
	Avg. Precipitation (in)	0.14	0.15	0.15	0.18	0.18	0.22	0.15	0.13	0.13	0.15	0.17	0.13
Apple Island Resort	Status	Open	Open	Open	Open	Open	Open	Open	Open	Open	Open	Open	Open
	Avg. Temp (F)	21.58	23.52	30.81	43.44	55.63	65.1	70.5	68.78	60.85	50.11	34.87	26.02
	Avg. Precipitation (in)	0.06	0.05	0.03	0.1	0.08	0.13	0.1	0.09	0.09	0.12	0.07	0.04
Alpine Valley Campground	Status	Open	Open	Open	Open	Open	Open	Open	Open	Open	Open	Open	Open
	Avg. Temp (F)	20.13	22.16	29.28	42.36	54.66	63.8	69.59	67.53	60.36	49.2	33.5	24.06
	Avg. Precipitation (in)	0.09	0.09	0.08	0.14	0.12	0.13	0.13	0.1	0.1	0.15	0.1	0.09
Lakeview Camping Area	Status	Closed	Closed	Closed	Closed	Open	Open	Open	Open	Open	Open	Closed	Closed
	Avg. Temp (F)	17.71	19.6	26.04	39.8	51.57	60.95	66.42	64.76	57.67	47.53	31.37	21.91
	Avg. Precipitation (in)	0.11	0.1	0.08	0.14	0.13	0.14	0.14	0.14	0.13	0.18	0.15	0.1

Seasonality Analysis

CAMPGROUNDS		JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
Breezy Meadows Campground	Status	Open	Open	Open	Open	Open	Open	Open	Open	Open	Open	Open	Open
	Avg. Temp (F)	20.13	22.16	29.28	42.36	54.66	63.8	69.59	67.53	60.36	49.2	33.5	24.06
	Avg. Precipitation (in)	0.09	0.09	0.08	0.14	0.12	0.13	0.13	0.1	0.1	0.15	0.1	0.09
Kingdom Campground	Status	Closed	Closed	Closed	Closed	Open	Open	Open	Open	Open	Open	Closed	Closed
	Avg. Temp (F)	16.68	18.73	25.43	39.18	51.86	61.52	66.87	65.45	58.38	46.68	30.35	20.66
	Avg. Precipitation (in)	0.12	0.11	0.09	0.15	0.13	0.14	0.14	0.12	0.1	0.18	0.14	0.11
Burke Cottage Rentals & Campground	Status	Open	Open	Open	Open	Open	Open	Open	Open	Open	Open	Open	Open
	Avg. Temp (F)	16.68	18.73	25.43	39.18	51.86	61.52	66.87	65.45	58.38	46.68	30.35	20.66
	Avg. Precipitation (in)	0.12	0.11	0.09	0.15	0.13	0.14	0.14	0.12	0.1	0.18	0.14	0.11
Hazens Notch Campground	Status	Open	Open	Open	Open	Open	Open	Open	Open	Open	Open	Open	Open
	Avg. Temp (F)	17.71	19.6	26.04	39.8	51.57	60.95	66.42	64.76	57.67	47.53	31.37	21.91
	Avg. Precipitation (in)	0.11	0.1	0.08	0.14	0.13	0.14	0.14	0.14	0.13	0.18	0.15	0.1
Belview Campground	Status	Open	Open	Open	Open	Open	Open	Open	Open	Open	Open	Open	Open
	Avg. Temp (F)	16.68	18.73	25.43	39.18	51.86	61.52	66.87	65.45	58.38	46.68	30.35	20.66
	Avg. Precipitation (in)	0.12	0.11	0.09	0.15	0.13	0.14	0.14	0.12	0.1	0.18	0.14	0.11
White Caps Campground	Status	Open	Open	Open	Open	Open	Open	Open	Open	Open	Open	Open	Open
	Avg. Temp (F)	16.68	18.73	25.43	39.18	51.86	61.52	66.87	65.45	58.38	46.68	30.35	20.66

Seasonality Analysis

CAMPGROUNDS		JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
White Caps Campground	Avg. Precipitation (in)	0.12	0.11	0.09	0.15	0.13	0.14	0.14	0.12	0.1	0.18	0.14	0.11
Tree Corners Family Campground	Status	Closed	Closed	Closed	Closed	Open	Open	Open	Open	Open	Open	Closed	Closed
	Avg. Temp (F)	16.96	18.45	25.57	40.02	52.84	62.84	68.61	66.97	59.14	47.97	31.76	21.48
	Avg. Precipitation (in)	0.09	0.1	0.09	0.13	0.12	0.13	0.15	0.1	0.12	0.15	0.15	0.09
Barrewood Campground	Status	Closed	Closed	Closed	Closed	Open	Open	Open	Open	Open	Open	Closed	Closed
	Avg. Temp (F)	16.96	18.45	25.57	40.02	52.84	62.84	68.61	66.97	59.14	47.97	31.76	21.48
	Avg. Precipitation (in)	0.09	0.1	0.09	0.13	0.12	0.13	0.15	0.1	0.12	0.15	0.15	0.09
Will-O-Wood Campground	Status	Open	Open	Open	Open	Open	Open	Open	Open	Open	Open	Open	Open
	Avg. Temp (F)	16.68	18.73	25.43	39.18	51.86	61.52	66.87	65.45	58.38	46.68	30.35	20.66
	Avg. Precipitation (in)	0.12	0.11	0.09	0.15	0.13	0.14	0.14	0.12	0.1	0.18	0.14	0.11
Millbrook Campground	Status	Closed	Closed	Closed	Closed	Open	Open	Open	Open	Open	Closed	Closed	Closed
	Avg. Temp (F)	16.96	18.45	25.57	40.02	52.84	62.84	68.61	66.97	59.14	47.97	31.76	21.48
	Avg. Precipitation (in)	0.09	0.1	0.09	0.13	0.12	0.13	0.15	0.1	0.12	0.15	0.15	0.09
Lakeside Camping	Status	Open	Open	Open	Open	Open	Open	Open	Open	Open	Open	Open	Open
	Avg. Temp (F)	15.16	16.03	23.41	38.36	50.58	59.61	65.63	63.94	56.18	45.29	29.37	19.59
	Avg. Precipitation (in)	0.11	0.09	0.08	0.15	0.14	0.12	0.17	0.11	0.1	0.18	0.13	0.09
Char-Bo Campground	Status	Open	Open	Open	Open	Open	Open	Open	Open	Open	Open	Open	Open

Onion River Campground

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 Jennifer Stein Real estate, Inc and out of state cooperating broker MR LANDMAN and it should not be made available to any other person or entity without the written consent of Jennifer Stein Real estate, Inc and out of state cooperating broker 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 Jennifer Stein Real estate, Inc and out of state cooperating broker 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. Jennifer Stein Real estate, Inc and out of state cooperating broker 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, Jennifer Stein Real estate, Inc and out of state cooperating broker MR LANDMAN has not verified, and will not verify, any of the information contained herein, nor has Jennifer Stein Real estate, Inc and out of state cooperating broker 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:

OUT OF STATE COOPERATING BROKER



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

LISTING BROKER

Jennifer D. Stein
Jennifer Stein Real Estate Inc.
Broker
(213) 446-5366
jstein@jenniferstein-realestate.com
Lic: VT: 083.0650467MAIN