

Walt's Four Season Campground and Country Store

27.60 Acres

Dickinson County, KS

\$1,800,000



HAYDEN  OUTDOORS.

Walt's Four Season Campground and Country Store

TOTAL ACRES:

27.60

PRICE:

\$1,800,000

COUNTY:

Dickinson County

CLOSEST TOWN:

Enterprise, KS

Presented by



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Property Summary

Walt's Four Season Campground and Country Store presents a unique opportunity to acquire a turnkey RV park in eastern Kansas. Conveniently located seven miles east of Abilene off Exit 281, this park serves as an ideal stop for travelers, offering a range of amenities. The park features 56 full-service RV sites, 8 water and electric sites, and primitive camping options along with a well-stocked Country Store and fueling station.



Activities & Amenities

Campground
Development Potential
Fishing
Hiking/Climbing
House/Cabin
Income Producing
Outbuilding/Barn/Shed/Shop
Pond/Lake
Recreational Business
Timber

Land Details

Address: 2500 Mink Rd., Abilene,
Kansas 67410, USA
Closest Town: Enterprise
Total Acres: 27.60
Zoning: Commercial
Water Rights: Yes
Mineral Rights: Yes
Include Business? Yes
Income Type: Multiple sources
Estimated Taxes: \$16,742 - 2023
Source of lot size: Assessor/Tax Data

Building Details

Homes: 1

WALL
Four Seasons
Campground
Abilene, KS
785-598-2352



Improvements

This property offers a comprehensive range of facilities designed for convenience and functionality for guests and operators alike.

- **Country Store (3,469 sqft):** This spacious store offers a variety of essentials, snacks, and local products, complete with a fully equipped catering kitchen and dedicated event space for community gatherings. The 3 gas and diesel islands are available 24 hours a day.
- **Utility Shop (40ft x 80ft):** Truly a multi-purpose building, with versatility and plenty of space. This heated shop houses the storage and equipment essential to keep operations functioning. 16ft bay doors on each end of the shop makes storage of large items easy to access. The business office is also located in the shop building that includes a 12X12 separate entrance finished to include internet, heat, and air conditioning.
- **Mechanic Shop (65ft x 50ft):** A former RV maintenance shop provides ample space for whatever projects, big or small, you may need to work on to maintain the property. Four 16ft bay doors with pull-through access make easy work of getting equipment and storage in and out.
- **Shower House (29ft x 29ft):** Featuring updated shower facilities and a laundry room for guest convenience, this building also includes storage space for the pool and is home to Kelly's Bar, a poolside bar open seasonally to guest and public alike, with a 23ft x 29ft covered porch and picnic area for socializing and guest experiences such as movie night and bingo.
- **Living Quarters (56ft x 28ft):** A double-wide, three-bedroom, two-bathroom residence equipped with its own well, propane gas, electricity, and a lift to the lagoon. This space is ideal for staff or long-term guests, providing comfortable living accommodations on-site.





Recreation

This RV Park and campground is packed with fun-filled activities for guests and locals alike. Walt's Talking Trees walking trail on the east side of the park is perfect for outdoor exercise and scenic strolls, where visitors can enjoy a wide variety of animals (real and decorative) to be found on the trails. Families can make memories fishing at the stocked pond, taking on the mini-golf course, or cooling off in the swimming pool while lounging alongside Kelly's bar on hot summer days. Kids will love burning off energy at the playground and taking their picture in the playground mural wall. The park offers special events like fishing tournaments at the pond and movie nights on the covered patio. Additionally, the public is welcome to enjoy the pool, Kelly's Bar, and the mini golf course, making it a great destination for both campers, day visitors, and school field trips.

General Operations

The campground operates year-round, providing a welcoming environment for both short-term and long-term guests. The park's facilities are consistently kept in excellent condition, ensuring a positive guest experience with clean amenities, a well-stocked country store, and meticulously landscaped grounds.

The Country Store serves as the operational hub of Walt's Four Seasons Campground, doubling as the front desk where guests check-in upon arrival. Strategically positioned with interstate visibility and well-lit signage with potential for additional signs, it ensures easy access for campers and Interstate travelers. The store is open seven days a week and features a well-lit parking lot and fueling station, offering convenience for visitors at all hours. Inside, the Country Store is fully stocked with groceries to meet the needs of campground guests and local community members. It also offers a variety of prepared foods, including Hunt Brothers Pizza, Tex Mex, Walt's Burger, and eight flavors of ice cream. Beyond the typical offerings of a small grocery or convenience store, the Country Store provides in-house catering services for functions in the event center. Additionally, a Phillips 66 branded fuel station with three gasoline and diesel pumps operates 24/7, further enhancing the convenience and appeal of the Country Store to more than just guests.





General Operations

Nearby, the recently remodeled shower, bath, and laundry house not only provides clean facilities and essential amenities for guests but also doubles as a storm shelter, ensuring safety during severe weather.

The property also encompasses a robust water system, supported by a water house with four wells, ensuring a steady supply for the campground. Waste management is handled efficiently with four sewer pits equipped with pumps and two large lagoons.

These shops make it easy to stay on top of routine repairs and any necessary upgrades, keeping everything from the full hook-up sites, RV rental, and RV storage to amenities like the event space, Kelly's Poolside Bar, the fishing pond, mini-golf course, and walking trails in top condition. Having all the equipment readily available ensures that staff can quickly address any issues, minimizing downtime and maximizing guest satisfaction.

A standout feature of Walt's Campground is that the owners are willing to include nearly all the essential items needed to run the business, reflecting the owners' commitment to offering a turnkey operation. This comprehensive setup enables new owners to effortlessly transition into managing the business, with everything in place to ensure smooth operations.

Walt's Four Season Campground and Country Store reflects the dedication and meticulous planning needed to run a successful business. With a focus on the guests, well-thought-out amenities, and robust infrastructure, this park is designed to surpass expectations and provide a memorable experience for every visitor who comes to stay or stop in. From its operational readiness to the level of care in every detail, it stands as a prime example of how careful management can create a thriving, customer-focused business.





Region & Climate

As the name suggests Abilene does get four distinct seasons. With everyone adding their own unique opportunities. Walt's is built to accommodate all of them.

Location


15 mins. for Milford Lake which is one of the most popular lakes in all of Kansas and boast of recreational activities such as boating, fishing, hiking, horseback riding and wildlife viewing.

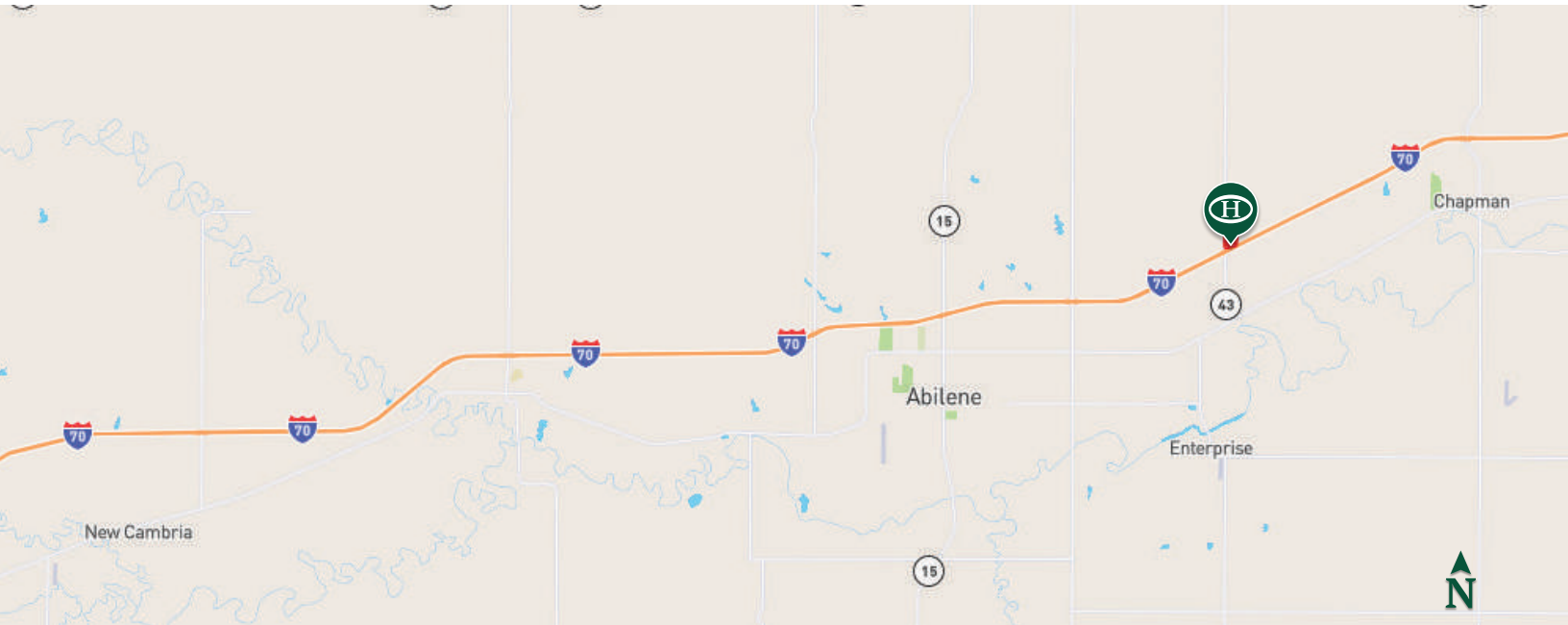
30 mins. from Salina, KS the population hub of central Kansas with a population of 46,000. There is no shortage of entertainment and activities.

Located 45 mins. from Manhattan, KS home of Kansas State University this vibrant college town plays host to several university activities year-round and has some of the best food and entertainment districts in the country. Manhattan Regional Airport has daily flights to Dallas and Chicago for convenient travel to and from the area.



BOUNDARY LINES
MAP BOUNDARIES ARE ONLY APPROXIMATE AND MUST BE VERIFIED FOR ACCURACY.

 Boundary





Hayden Outdoors

Buyer Process

BUYER QUALIFICATION: Each potential purchaser will be evaluated with respect to very specific submission requirements. Confidentiality will be held in the highest regard. Sellers will be made aware of each potential purchaser's ability to perform, should that become their goal.

PROPERTY SHOWINGS: With regard to scheduling showings on your property, Hayden Outdoors understands and respects your livelihood and personal items. The property will be presented to potential purchasers by a Hayden Outdoors representative by appointment only, unless arranged otherwise.

REPRESENTATION OF OFFERS: Hayden Outdoors will advise and support sellers in the presentation and representation of offers. Hayden Outdoors will supply active and current marketing materials when dealing with each potential offer. Offers must be presented in a timely manner, and Hayden Outdoors brokers will travel to present the offers, and in special cases, Hayden Outdoors may execute a webinar for presentation.

BROKER PARTICIPATION: Hayden Outdoors welcomes outside brokers to bring buyers to purchase our properties. We offer cooperating commission rates to participating brokers. All properties marketed with Hayden Outdoors are exclusively promoted and listed through the real estate process.

EQUAL HOUSING: Hayden Outdoors is proud to be an Equal Housing Opportunity Brokerage. All real estate advertised is subject to the Federal Housing Act, which makes it illegal to advertise "any preference, limitation, or discrimination because of race, color, religion, sex, handicap, familial status, or national origin, or intention to make any such preference, limitation, or discrimination."



"The service you get transcends anything I've ever heard of. They literally turn your vision into reality. I mean, who else does that for you. Nobody"

- RICK STEINER, SELLER/BUYER

Scan to see more testimonials





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THE BRAND THAT SELLS THE *Land*[®]

Hayden Outdoors is a family-owned real estate company and brokerage with a background in the cattle and ranching business. In 1976, Leo Hayden founded the company as the Property Exchange, working with farms and ranches for sale near Hays, Kansas. The brokerage moved to Goodland, Kansas in 1981 and became Hayden Inc. In the late 1990's, Leo was joined by his two sons, Dax and Seth, to help grow the business in multiple states. In 2003, Hayden Outdoors was formed to represent sellers and buyers on farm, ranch, and recreational properties in the Great Plains and Rocky Mountains.

The team at Hayden Outdoors has grown and prospered to include over 200 brokers, agents, and an excellent full-time staff supporting the sale of rural land. Hayden Outdoors represents the finest farms, legacy properties, working ranches, hunting lands and recreational properties from coast to coast.

Over time, we have built our team to be composed of brokers and agents with experience and knowledge in their markets and an affinity to "Do what they say they will". Hayden Outdoors is about honesty and integrity with customers and a rich sense of land stewardship. We understand land, water, habitat, livestock, wildlife, minerals and what is necessary to maximize value for our clients. **We truly love the great outdoors!**

We are blessed to work with the owners and buyers of the farms, ranches and other fine recreational properties we represent, because it is still the diversity of owners over the years that make these places so special.

At Hayden Outdoors, we're proud to say that we only work with the **best** brokers and agents who are experienced farmers, ranchers & outdoor enthusiasts.

Hayden Outdoors Real Estate

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