

Beaver Creek Camp
100 S KOA Dr
Wellington, KS 67152

\$1,275,000
15.200± Acres
Sumner County



Beaver Creek Camp
Wellington, KS / Sumner County

SUMMARY

Address

100 S KOA Dr

City, State Zip

Wellington, KS 67152

County

Sumner County

Type

Commercial

Latitude / Longitude

37.272038 / -97.366256

Taxes (Annually)

21690

Acreage

15.200

Price

\$1,275,000

Property Website

<https://l2realtyinc.com/property/beaver-creek-camp-sumner-kansas/65718/>



PROPERTY DESCRIPTION

Welcome to Beaver Creek Camp, which is also known for being an award winning KOA Holiday.

This business opportunity is located right off of the Kansas Turnpike I-35 and Highway 160 making it a great location for cross country travelers!

This campground that is 15.20 acres offers so much it's hard to know where to begin.

The owners house, that was built in 1976, is a 1,200 square foot home. The home consists of 3 bedrooms and 1 1/2 baths. With in the privacy fence around owners home is the owners own private sheds which are 7x10 and 16x11 along with a private play set.

Next, the campgrounds office, which was built in 2009, is 2,088 square feet. It includes an office, cleaning/storage room, store front, game room, laundry room, 2 bathrooms with 3/4 stalls and 6 individual showers.

There are 5 cabins on the campground. All cabins have their own way heated up and cooled down. The largest cabin can accommodate 8 people. The smallest cabin can accommodate 4 people. Each of the cabins have a queen size bed, bunkbed, TV and outdoor sitting area. Also, all of cabins but one has their own bathroom, kitchenette area (Which includes a mini fridge, microwave and coffee maker.) inside table, outdoor grill and outdoor table. The largest cabin also offers a futon and loft.

There are 41 full hook up camp sites. 35 of which are pull throughs. 3 are fully cemented deluxe sites and the other 6 are back in sites. All are full hook up camp sites meaning they all offer water, sewer and electric. All have electric hook ups for 20, 30 and 50 amps. The campsites have a fire pit area and a picnic table other than the deluxe sites as they have a fire pit, outdoor table and a bench swing! The campground also sales propane making it convenient for any guest to refill their tanks before their next adventure.

The campground offers a lot of amenities other than the indoor game room mentioned earlier. There is a dog park, two gazebos 8x8 and 24x18, a 18x40 swimming pool with deck, a gorgeous new play ground that was installed in 2023, a mining play set, basket ball court, horseshoes, shuffle board, peddle cars and a private fishing pond with a dock!

Other than the owners private sheds there is also two more sheds for storage on the property. A 16x16 and 30x40 with concrete floors.

Just when you think it can't get any better it does. The back half of the property is untouched giving a great habitat for wildlife including Kansas trophy whitetail OR a great place to expand the campground one day!

Call, Text or email to set up a showing. Elizabeth Gaston [620-968-7064](tel:620-968-7064) or egaston@l2realtyinc.com (Owner of property is related to listing agent.)

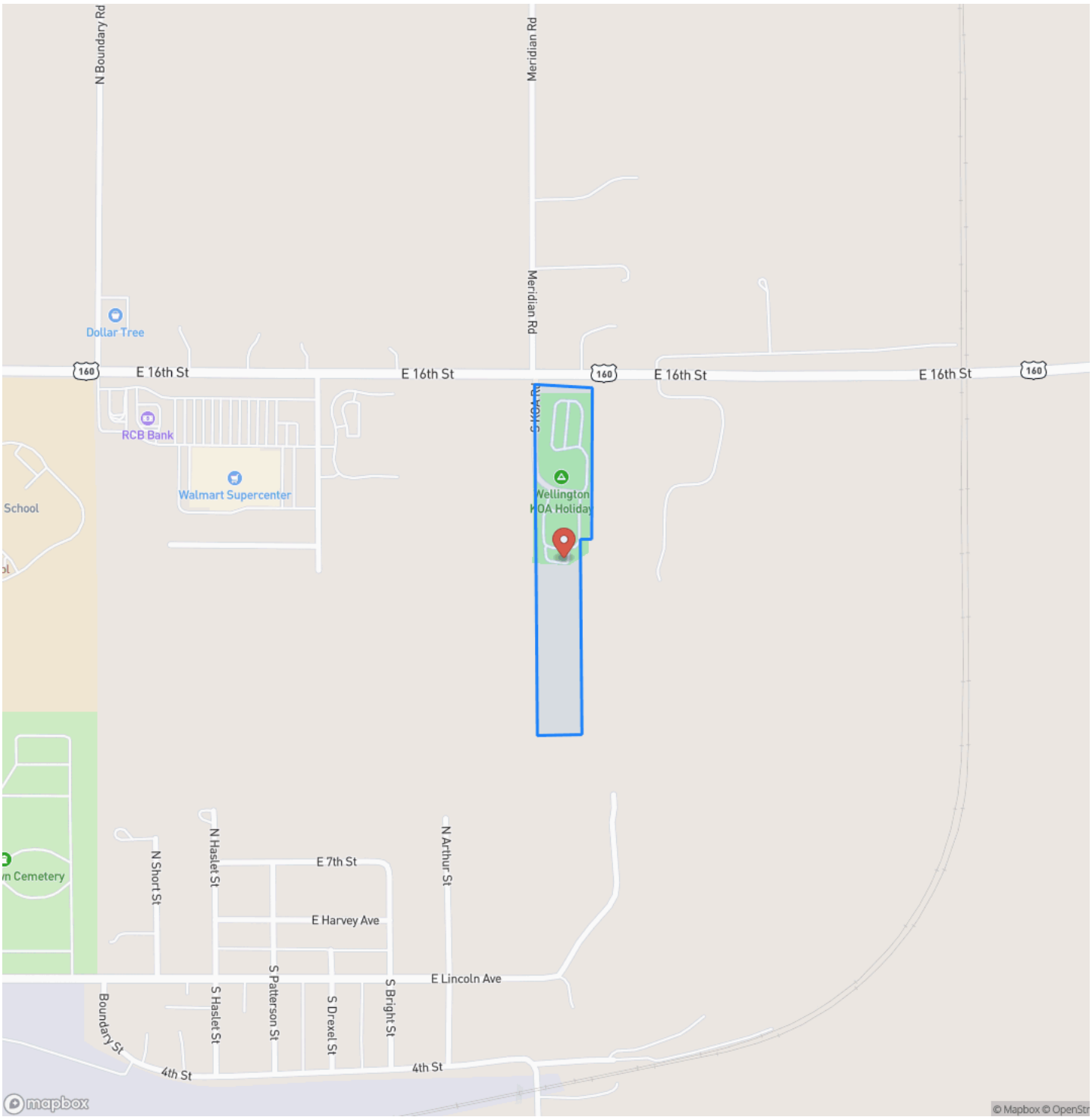
- Award winning camp ground.
- Great location.
- 15.20 acres
- 1,200 Square foot owners home.
- 2,080 Square foot office, store, game room, laundry, bathrooms and showers!
- FIVE Cabins! Largest cabin can accommodate eight and smallest can accommodate four.
- 41 FULL hook up campsites!
- Dog park.
- Two gazebos 8x8 and 24x18.
- Pool with deck.
- Gorgeous new playground!
- Mining play set.
- Basketball court.
- Outdoor horseshoe and shuffle board areas.
- Private fishing pond!
- 4 sheds! 7x10, 16x11, 16x16 and 30x40.
- Back half of property is untouched leaving room to enjoy the wildlife or expand one day!



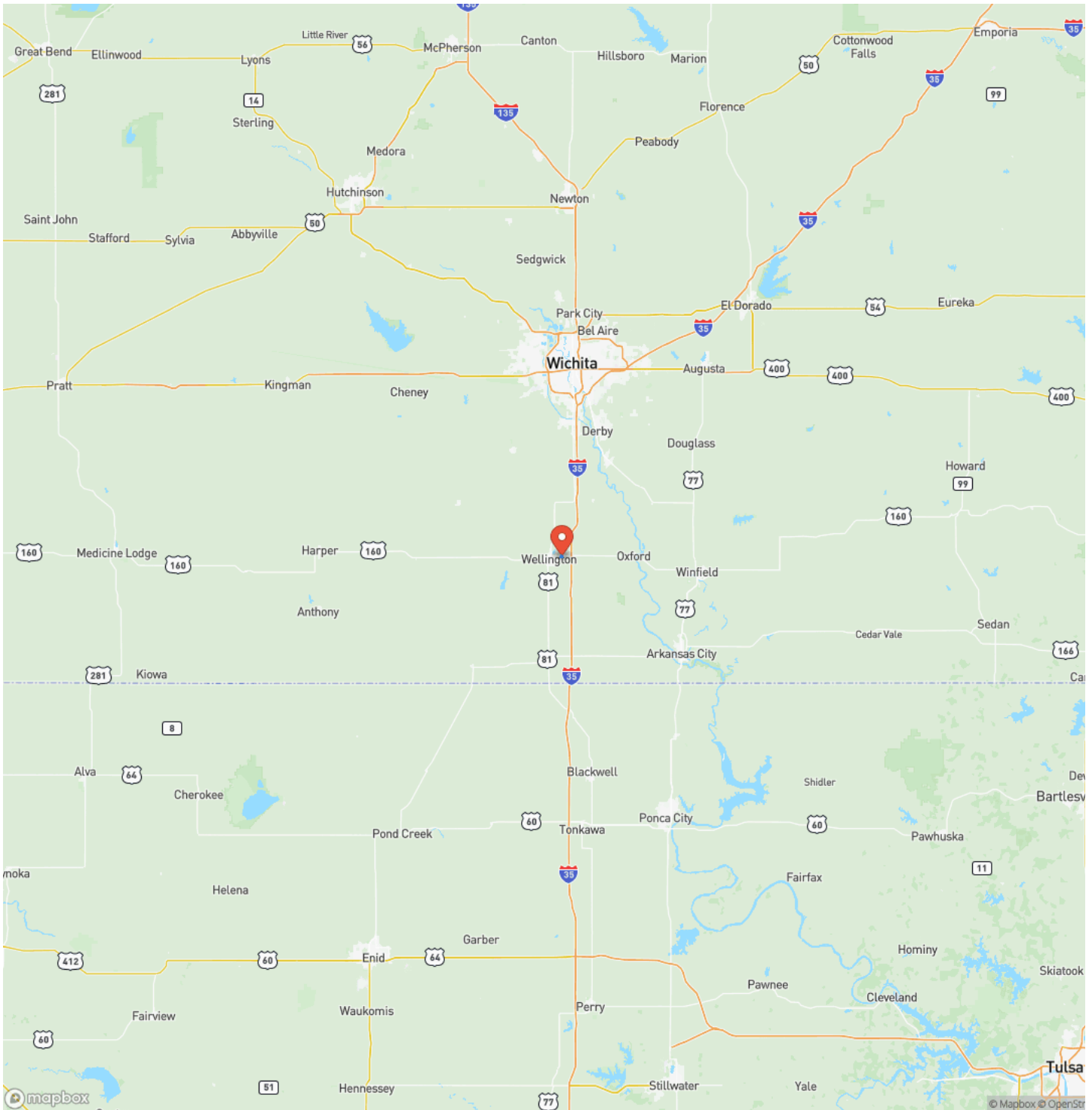
Beaver Creek Camp
Wellington, KS / Sumner County



Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Elizabeth Gaston

Mobile

(620) 968-7064

Email

egaston@L2realtyinc.com

Address

City / State / Zip

NOTES

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This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



L2realtyinc.com

DISCLAIMERS

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



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