

## **General Business Information**

Business Name and Address	Shawnee Sleepy Hollow Campground 147 Sleepy Hollow Rd Schellsburg, Pa. 15559-8670
Owners Name and Address	William J. Stauffer Jr. 147 Sleepy Hollow Rd Schellsburg, Pa. 15559-8670
Phone Numbers	Business: 814-733-4380      Home: 813-713-6022 E-Mail: <a href="mailto:W_Stauffer@msn.com">W_Stauffer@msn.com</a>
Best time to reach me:	March 30 – Nov 6 Days or Evenings
Directions from Bedford, Pa.	Take Route 30 West for 7 miles. Park on right
Nearest City	Bedford / Schellsburg
County	Bedford
Population of county	52,000
Type of Ownership	Partnership
Years In business	18 Years
Age of park	18 Years
Office hours	Noon to 9:00 P.M.
Season	April 15 through October 31
Average Temperatures	Winter: 25 degrees Spring: 55 degrees Summer: 85 degrees Fall: 65 degrees

**Financial Information**

Fiscal Year End	December
Accounting Basis	
Tax Basis	

**Property Tax Information**

Land Tax	\$789.62
School Tax	\$1,694.34

**Site Information**

Total Designated Sites	86
Licensed Sites	86 no permit required
Water/Electric/Sewer Sites	(Honey Wagon Service)
Metered Electric/Water Sites	31
Water/Electric Sites	69
Primitive Sites	16
Pull Thru Sites	4
Cabins	1
Trailers	0

**Camping Rate Info**

	<i>Daily</i>	<i>Weekly</i>	<i>Monthly</i>	<i>Season</i>
Primitive	\$22	\$132		
Electric/Water (20 amp)	\$27	\$162		
Electric/Water (30 amp)	\$29	\$174	call	
Cabin (Primitive w/Microwave, AC an Heat)	\$55	\$330		
Season (6+6)				\$1,380
Season (6 month)				\$1,330

**Miscellaneous Rates**

Firewood	\$15 per front end loader
Washers	\$1.25
Dryers	\$ .75 per cycle
Pool	\$3.50 adult \$3.00 under 13; campers free
Fax	\$2.00 first page, \$1.00 additional pages
Ice	\$1.50 10 lb bag

### ***Seasonal Camper Information***

Currently, there are approximately 20 seasonal guest. Guest can make 3 monthly payments same as cash, or 5 consecutive payments with a service charge.

### ***For Your Information***

The local historical society would like to add the main building to their register. This Could open the possibility of grants for improvements and restoration

### ***Real Estate Information***

Acres Owned	16.5 Acres
Current Acres Developed	10 Acres
Room to Expand	4-8 Acres
Road or Highway Frontage	There is 689 feet of frontage along the township Road, which parallels Route 30.
Nearest Exit	The exit from Rout 30 is about 500 feet from park entrance.
Visibility	Visibility is fair because a narrow wooded section separates the two roads.
Zoning	There are no zoning restrictions as long as improvements do no exceed \$5,000.00.
Pond, Lake or River	None on property
Nearest Recreation Lake	Shawnee State Park, which borders property front Has a 450 acre lake. The park offers canoe and row Boat rentals and bike rentals.
Soil	Soil is predominately shale and has good drainage.

## ***Real Estate Information, Cont.***

Trees	The park like setting has a mix of deciduous trees, Evergreens and shrubbery.
Roads	Roads and sites are gravel.
Landscaping	The park is nicely landscaped with mature trees and shrubs. Each site has 1 or 2 trees, is well graded and grassy. Newly planted honeysuckle at entry way and rose bushes, forsythia and other flowering shrubs are scattered throughout the genera areas.
Underground Storage Tanks	There are 7 underground septic tanks.
Contamination	None
Adverse Conditions	None

## ***Real Estate Improvements***

Main Building	Historic building made of stone and logs has two stories With a cellar and attic each measuring 1,856 square feet. It contains the office, store and game room on first floor, 3 king sized bedrooms, sewing room, living room, kitchen dining area and 1 large bath with a Jacuzzi tub on 2 <sup>nd</sup> floor A pavilion sized porch is off the lower level.
Bathhouse	Concrete block building contains modern men's and women's bathroom adjoined with laundry room. Men's side contains 4 sinks, 3 toilets, 2 urinals and 2 showers. Women's side has 3 sinks, 4 toilets and 2 showers. Restrooms have recently been remodeled block tile in showers, new sinks and shelves, epoxy painted general floor area, 30 year roof shingle, 2 each washer and dryer coin operated with wiring for 4 each.
Cabin	16 foot x 20 foot framed cabin on skids is electric heated Air conditioned , has paneled walls and carpeted int. 2 full size beds dresser and table.
Pool House	Wood framed shed houses the pool pump, filters and chemicals.

## ***Site Improvements & Information***

Typical Lot Size	Lots are 65' x 45' and 75' x 45'
Wooded area	approximately 6 acres could be considered wooded.
Overflow/Storage Area	Ball field could be used for overflow area, storage along Right border of property.

## ***Utility Information***

Water System	The park is on a well system
Sewer System	The house and bathhouse are served by septic tanks and Drain fields.
Electrical System	90% of the wiring is underground. Each site has an Electrical box with 30/20 amp service. Five sites have 50 amp service. One transformer at bathhouse.
Telephone System	Sprint provides service to house, 2 lines. & DSL
Garbage System	There is a 6 cubic yard dumpster on the premises. It is Serviced weekly by Burgmiers.

## ***Miscellaneous Improvements***

Dump Station	Two dump stations are used, one used primarily while The other is in stand-by. A 450 gallon honey wagon Service is available free to seasonal campers and \$5.00 Fee to guest campers. Non camper use of dump station \$8.00 fee.
Manager Site	There is no need for manager. Camp is owner operated
Propane Gas Station	No propane filling on site, however, there is one within 2 miles of the park.

### ***Recreational Improvements***

Pool	20' x 40' solar heated with pool depths 3' to 5' is Surrounded by concrete deck and security fence. No lifeguard is required
Horseshoe	2 courts
Shuffleboard	2 courts
Volleyball	1 sand court
Basketball	½ court
Playground Equipment	assorted equipment
Swings	2 sets
Sand Pile	1 pile
Badminton	1 court

### ***Activities and Services Offered***

Concerts	2 bands each season
Night Security	Owner lives on the grounds
Adjacent Restaurants	within 3 miles
Adjacent Shopping	WalMart is 9 miles to the east, Antiques 3miles
Other	Planned activities throughout season

### ***Marketing Information***

Brochure Distribution	Brochures distributed to walk-ins and mailed upon request. They are also placed at Bedford Travel.	
Campground Directories	Good Sam	\$
	Woodall's	\$
	AAA	\$300
	Passport America	\$
	Happy Camper	\$
	Coachman	\$25
	Family Motor Coach	\$25

### ***Signage Location and Cost***

Entrance Sign	Lighted 4' x8' fiberglass mounted on telephone poles
Highway Sign	There are 2 signs each 4' x8' manufactured board mounted On treated post. One is on Weber Ln, the other is on Rt 96 On the Frankenberry's property. No fees

### ***Association Membership***

Chamber of Commerce	Were members of the local Bedford Travel which prepares The Bedford County Travel Guide and distributes our Brochures.
Campground Associations	Were members of Good Sam, Passport America, AAA Coachman, Family Motor Coach, Happy Campers

### ***Miscellaneous Information***

Licenses and Permits	
Retail Sales Permit	Dept of Pennsylvania-Revenue
Pesticide Applicator's Permit	\$35
Pesticide Business License	\$40
Pool Electricity 3 year Inspection	\$200
Primary Market	The primary market is Pennsylvania, Maryland, New Jersey, West Virginia, Virginia and Ohio
Insurance Underwriter	Pashley
Aggregate Coverage	\$
Annual Premium Amount	\$3,597.00
Litigation	NO
Store Inventory	RV inventory included in sale

## ***Possible Business Additions***

Sewer Hookups	A 65' x 100' area has been cleared for tilefield, This feature would be an added convenience to Guest.
Additional Sites	The electrical wiring has been run for an additional 20 sites.
Activity Center	200 amp electrical wiring has been run to the ball Field for an additional building that could Accommodate a store, registration, game room.

## ***Area Information***

This part of Pennsylvania is rich in history. The many hills and rivers make for good Fishing and hunting. Most everyone can find something to do in Bedford County from Antiquing and shopping to relaxing in the peaceful atmosphere.

## ***Area Attractions & Events***

Old Bedford Village	Fort Bedford
Johnstown Flood Museum	Covered Bridges
Railroaders Museum	Bedford Fall Foliage Festival
Keystone Festival	Harvest Festival
Tour Ta Toona Bike Race	Thunder Valley Motor Cycle Racing
Bloody Run Canoe Race	Bedford Speedway Dirt Track

## ***Complimentary Business***

Coral Cavers and Old Bedford Village offer discounts to our guest

## ***Area Schools***

Elementary Schools	New Paris
Middle Schools	Chestnut Ridge
High Schools	Chestnut Ridge
Private Schools	Extended Family, St Thomas, Snake Spring Valley
Community Colleges	Allegheny Community College
Colleges/Universities	Penn State, Pit., Indiana University and Hagerstown business College
Trade Schools	Bedford, Everett Vo Tec

## ***Area Competition***

Friendship Village, 348 Friendship Village Rd, Bedford, Pa. 15522  
(814) 623-1677

160 sites with 112 full hook-up, 38 w/e, 10 primitive, some seasonal, pool, boating, fishing

Woodall's Rating: 4w facilities, 4w recreation

Choice Camping Court, 209 Choice Camping Rd, Manns Choice, Pa. 15550  
(814) 623-9272

197 sites with 147 full hook-up, 50 w/e. many seasonal's, Stream fishing

Woodall's Rating: 2w facilities, 2w recreation

Shawnee Sleepy Hollow Campground

Woodall's Rating: 3w facilities, 3w recreation

## ***Frequently Asked Questions***

Why do People camp at your park?

Guest like the location, the service offered and the serene setting.

Why are you selling?

To move closer to family in Florida.

