

2026 Rate Schedule



CAMPING RATES ARE FOR 4 PERSONS, MAXIMUM OF 6 PERSONS /SITE

Check in 2:00pm / Check out 12:00 noon - Open all year

SITE TYPE (All rates shown do not include taxes)	Base Rate (Sunday to Thursday)	Weekend (Friday & Saturday)	Holiday	Off Season (25% off Base Rate)	Weekly (25% discount)	Monthly (50% discount)
OFF SEASON: January, February, March, November, December (5 Months)						
HOLIDAYS: Memorial Day, 4 th of July, Labor Day, Halloween 1, Halloween 2, and Halloween3 (6 periods)						
Full Hookup Site - 50/30A Electric / Water/Sewer	\$66	\$73	\$78	\$49.50	\$357	\$990
Water & Electric – 30A Electric/Water	\$55	\$62	\$67	\$41.25	\$299.25	N/A
Park Model Rentals: 2-night minimum (Canary, Cardinal, Hawk, & Blue Heron)	\$120	\$127	\$134	\$90	\$640.50	\$1,650
Bunk Model Cabins: 2-night minimum (Finch, Falcon, Blue Jay, Junco, Robin, Chicken, Woodpecker, Mallard Duck, Wood Duck & Goose)	\$110	\$117	\$124	\$82.50	\$588	\$1,500
Manor House – (Weekly or Monthly rental)(4 people included, 6 people max)(\$6/person/night, extra people)	N/A	N/A	N/A	N/A	\$875	\$2,500
Group Tent: Pink 00 -- Water & Electric, up to 5 Tents, 10 campers included (**Add \$6/night for each person over 10 up to 15 people)	\$105	\$112	\$117	\$78.75	\$561.75	N/A
Additional Camper / Camping Visitors	\$6.00/person/night; 5 and Under FREE, (Seasonal/Monthly Camping Guest \$5.00/person/night)					
PET Fee	All rental units have a \$25 per PET charge per stay					

Discounts: Discounts are not available on Holiday Weekends. Best available discount will be given. Discounts cannot be combined. Daily Discounts are not available on rental units/cabins. No additional discounts with Off-Season, Weekly or Monthly rates. All discounts must be applied at the time of reservation.

WEEKLY STAY DISCOUNT: Stay 7 Consecutive Days, receive 25% off the daily rate (Off Season: weekly discount does not apply)

ACTIVE MILITARY: Our active military receive 50% OFF their daily site rate. Only 1 site per active military member. ID REQUIRED

RETIRED MILITARY: 10% off their daily rate, ID REQUIRED

Senior (60+), AAA: 10% OFF, ID REQUIRED

Payment Accepted: MC, Discover, Visa, Debit, ACH & Cash, (no checks)

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- ◆ We try and place our guests in specific sites but that site is not guaranteed. Sites may be requested, but we can only guarantee a site type. Sites requested via online reservations may be changed as well.
- ◆ We require payment at the time of reservation. Cancellations more than 7 days prior to the arrival date will receive a full refund or a full camp credit. Cancellations 7 or less days prior to arrival will be given a refund less a 1-night cancellation fee. Camp credits can be used up to 1 year on a future reservation or as store credit.
- ◆ Payments: Discover, Mastercard and Visa are accepted. Cash, ACH or Debit Card accepted. No Checks.
- ◆ No refunds will be given for early departure.
- ◆ For all reservations add 12.3% tax (Virginia Sales Tax 5.3% and Louisa County Occupancy Tax 7.0%).
- ◆ **ALL GUESTS MUST CHECK-IN & RECEIVE A HANG TAG.** Any guest not registered will be asked to leave the park immediately. Any registered camper with unregistered guests is subject to removal.
- ◆ 3-night minimum stay on Memorial Day, 4th of July and Labor Day weekends. No Discounts.
- ◆ 2-night minimum stay on Halloweens. No Discounts.
- ◆ 2-night minimum stay on all Main Season Friday or Saturday, (weekend), site rentals. April 1st – October 31st
- ◆ A PET fee of \$25 per PET will be charged for each stay in a rental unit. (Pets are not allowed in Chicken cabin.)
- ◆ All cabin renters authorize a cleaning fee of up to \$250 if a rental unit is not left acceptably clean upon checkout.