



CAMPGROUND REVIEW

Grade: C

Dates: Oct 22 – Nov 10, 2018



\$ **400.00**
(monthly rate)

Pecan Haven

1220 Co Rd 222, Caldwell, TX 77836; 979-272-3404
<http://www.rvcampgroundcollegestation.com/>

- Resort
 RV park
 National/state park
 Boondocking
 Other

SITE DETAILS (#8)				
<input checked="" type="checkbox"/>	Water		Pull-thru	Picnic tables
<input checked="" type="checkbox"/>	Electric	<input checked="" type="checkbox"/>	Back-in	BBQ
<input checked="" type="checkbox"/>	Sewer		Paved	Fire pits
	TV	<input checked="" type="checkbox"/>	Gravel	Patio
<input checked="" type="checkbox"/>	Verizon	<input checked="" type="checkbox"/>	Grass	Noisy
	WiFi		Bare ground	<input checked="" type="checkbox"/> Quiet
		<input checked="" type="checkbox"/>	Level	

NOTES: Verizon signal was usually at 2 bars. Numerous ant mounds (wet year?). Small sites. Gravel too loose for setting jacks down.

AMENITIES			
<input checked="" type="checkbox"/>	Pool	Mini golf	Club house
<input checked="" type="checkbox"/>	Hot tub	Fishing	<input checked="" type="checkbox"/> Pavilion
	Bath house	Sports courts	Camp store
<input checked="" type="checkbox"/>	Laundry	Walking trails	Dump station
	Lake	Biking trails	Fenced dog area
	Pond	Playground	<input checked="" type="checkbox"/> Big rig friendly
	River		

NOTES: Pool and hot tub are seasonal. Very quaint and cozy pavilion / common areas, including in barn for cooler weather. Small laundry facility.

Sunny to Shady Scale

Full sun
 Part sun
 Part shade
 Full shade
 Deep shade

Things to Do: Stroll historic downtowns of Bryan and Brenham; Tour Texas A&M campus, fossil hunt on Brazos River

PROPERTY CONDITIONS	
Excellent conditions with no defects	
Very good conditions with very minor defects	
Good conditions with minor defects that do not impact use	
Some defects with minor impact on use	<input checked="" type="checkbox"/>
Serious damages that negatively impact use	
Major damages that compromise use of campground	

NOTES: Common areas were very inviting in a shabby chic kind of way. So many ant mounds around our site we couldn't sit out in the grass.

General Comments: Situated down one mile of unpaved road on the edge of a pecan orchard and good alternative to tail-gate campgrounds in town. Verizon service was weak for data but functional for calls. Mostly occupied by monthly rate tenants. Owners are very friendly and accommodating. Daily rate is \$35.00; we paid the monthly rate due to the length of our stay.