

PECK-KERRON COMPANY, INC.

*Real Estate*

January  
7th

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11 WEST 42ND STREET  
NEW YORK 18, N. Y.  
PENNSYLVANIA 6-8285

1/12/48  
Mr. C. Walton Johnson  
Box 60  
Weaverville, North Carolina

Gentlemen:

We write to advise you that we represent reputable clients, seeking purchase of fine childrens' camps. Our clients are experienced and have necessary finance to make substantial downpayment or pay all cash, if you so desire. Possession of camp before or after the 1948 season. We will submit to you for your consideration, the names of the prospective purchaser, prior to disclosing the identity of the camp.

PECK-KERRON COMPANY INC., transacted sales for the finest camps in the East and we refer you to former and present camp directors of the numerous camps sold by this firm, for references as to our ethics. We do not advertise nor solicit; our clients respect our experience and confidence.

If you are considering sale or partnership at present or at some time in the near future; may we suggest that you contact this office or perhaps visit our office during your attendance to the New York Conference of the APC, scheduled for February 11th to 14th and the ACA conference scheduled for January 19th to 21st?

Thanking you in advance for an opportunity to discuss our service and assuring you of our best efforts in your behalf, we remain

Very truly yours,  
PECK-KERRON COMPANY INC.

*[Signature]*  
Salesman - Mgr.

Jan. 15, 1948

Peck-Kerron Co., Inc.  
11 West 42nd Street  
New York 18, N. Y.

Gentlemen:

In reply to your recent letter I wish to say I am not interested in selling Camp Sequoyah.

Very truly yours,

G. Walton Johnson

GWJ:u

August 17, 1965

Peck-Kerron Company, Inc.  
11 West 42nd Street  
New York 18, New York

Gentlemen:

For several years you have inquired as to whether Camp Sequoyah, Inc. is for sale. I wish now to announce that the camp is for sale. I am willing to consider a buyer if you can locate one who is interested in a camp property valued at \$318,000.00. Our enterprise comprises 100 buildings, very good equipment and one of the best locations in the United States. As you know, the camp is located near Asheville, North Carolina with an elevation of 3,000 feet. This is our forty second season and will prove to be the best season financially in the history of the camp. We have a most enthusiastic clientel from 37 states and several foreign countries. My only reason for selling the camp is that I am approaching the age of 80 and wish to retire next year.

Sincerely yours,

C. Walton Johnson

PECK-KERRON COMPANY

Real Estate



11 WEST 42<sup>ND</sup> STREET  
NEW YORK 36, N. Y.  
—  
PENNSYLVANIA 6-8285

MEMBERS OF —

AMERICAN CAMPING ASST'N-BUSINESS  
AMERICAN CHAPTER, I. R. E. F.  
REAL ESTATE BOARD N. Y. INC.

August 21st  
1965

Mr. C. Walton Johnson  
CAMP SEQUOYAH  
Weaverville, N.C.

Dear Mr. Johnson:

Thank you for your letter of the 17th, regarding your possible plans for sale of camp.

We do specialize in sale of camps and enjoy a fine reputation as ethical and experienced.

We note in your letter that your camp consists of 100 Buildings, located near Ashville, N.C. - elevation 3000' - established 42 years, clientele from 37 States and some Foreign Countries. Reason for considering sale, you plan to retire.

We should like additional information, in view of the selling price you quote - \$318,000.

We should like the following details:-

Acreage, sanitation, drinking water, taxes, athletic fields, plumbing in buildings as well as bunks, etc. size of Lake, if not complete ownership, how much frontage, capacity and fee. Present registration, at full fee, etc. Also Brochure.

Thanking you in advance, we remain

Very truly yours,  
PECK-KERRON COMPANY

By 

September 1, 1965

Mr. B. Peck  
Peck-Kerron Company  
11 West 42nd Street  
New York 36, N. Y.

Dear Mr. Peck:

Your letter of August 21st came as I was closing camp and this is my first opportunity to reply.

I am enclosing a paper which will give you most of the information you will need. Regarding the sanitation, we are using septic tanks which are in good order. Our drinking water comes from two sources. Most of it is from a city water system which is chlorinated water. This system supplies a suburb of Asheville with water. We also have a very fine mountain spring for some buildings and winter use. The spring water stands a perfect analysis.

The camp has a small lake with a swimming pool attached in the heart of the camp. It is quite large enough for swimming, lifesaving, and canoeing.

Our Canoe Camp is located upon a large lake about seven miles long and nearly a mile wide where we feature sailing, skiing, canoeing, and swimming.

We operate four distinct units with four dining halls. Our total enrollment this summer was 425 boys. The capacity of our Senior Camp at one time is 177 boys and 80 personnel including the kitchen staff. The capacity of Junior Camp is 80 boys and 28 personnel including the kitchen staff.

We operate an older boys camp for just 24 handpicked older boys in a counselor training program. The staff for this camp is five counselors plus one cook.

I am in no hurry to sell the camp, but I would like to make the sale by the end of the summer of 1966. This is one of the most valuable camp properties in the nation. Our 1965 season was, in many respects, the best season in the history of the camp.

Other real estate companies are trying to help me sell the property.

Sincerely yours,

C. Walton Johnson

CWJ:aw

PECK-KERRON COMPANY

Real Estate



11 WEST 42<sup>ND</sup> STREET  
NEW YORK 36, N. Y.  
—  
PENNSYLVANIA 6-8285

MEMBERS OF —

AMERICAN CAMPING ASS'T'N-BUSINESS  
AMERICAN CHAPTER, I. R. E. F.  
REAL ESTATE BOARD N. Y. INC.

September 3rd  
1 9 6 5

Mr. G. Walton Johnson  
CAMP SEQUOYAH  
Weaverille, N.C.

Dear Mr. Johnson:

Thank you for your letter of the 1st -  
and the detailed enclosure. Your description of the  
property and appraisal is excellent; but we do not have  
your Real Estate Taxes, Capacity, fee, present registration  
at full fee, etc. We assume that your camp offers an eight-  
week season and when you state the fee, unless you advise  
otherwise, we will assume that the fee is for an 8-week stay.

We note that you state you enrolled 425 Boys  
this summer (1965) and we assume that each stayed 8-weeks. When  
you advise as to your fee, we will have some idea of your gross  
and to some extent the possible net. We also will appreciate a  
"BROCHURE" of the camp.

Again thanking you and looking forward to hearing  
from you, we remain

Very truly yours,  
PECK-KERRON COMPANY

B. V. 

BP/rt

September 17, 1965

Mr. B. Peck  
Peck-Kerron Company  
11 West 42nd Street  
New York 36, N. Y.

Dear Mr. Peck:

In reply to your letter of September 3, I wish to state that our real estate taxes for 1964 were \$641.00.

We operate three camps. Our Senior Camp has the capacity for 177 boys, our Junior Camp 60 boys, Camp Tsali, an older boys camp, 24 boys. We operate a 10 weeks season for the Junior and Senior Camps and six weeks for the older boys camp. Tsali is a small camp with just 24 handpicked older boys for a counselor training program. The fee for that camp is \$350.00 for the 6-week period.

In the Junior and Senior Camps we operate a 10-weeks season with two 5-week periods. A few boys attend 8 weeks and a few 10 weeks. The large majority of our boys attend for five weeks. The 5 weeks fee is \$380.00 which means that we get \$760.00 for most of the places in camp. The 8-week fee is \$600.00 and the 10-week fee for one boy is \$725.00. There is a big financial advantage in having a 10 weeks season with two 5-week periods which our location and climate permit.

Our total income from fees this summer was \$162,000.00.

The camp is totally free of all indebtedness and mortgages. I own all the preferred stock in the corporation and all the common stock except one share owned by our attorney and four shares of common stock owned by members of my family, therefore, I am practically the sole owner of the camp.

Of course, any prospective buyer would have to see the camp to appreciate its unusual beauty and the many advantages of our location as well as the type of buildings and equipment we have. Camp Sequoyah is one of the most highly rated boys camps in the United States.

Sincerely yours,

C. Walton Johnson



October 19, 1965

Mr. B. Peck  
Peck-Kerron Company  
11 West 42nd Street  
New York 36, New York

Dear Mr. Peck:

Our new catalog for 1966 is just off the press. A copy is going to you under separate cover, also, a copy of an illustrated folder.

Have you run into any special problems in locating a possible buyer for Camp Sequoyah? Have you learned of a prospective buyer who is somewhat interested?

With appreciation for your efforts to locate a buyer for Camp Sequoyah, I am

Sincerely yours,

C. Walton Johnson

CWJ:aw