



TRADER'S ISLAND CAMPGROUND AND TIKI BAR

7608 Wittwer Rd, Arena, WI

FIRST TIME ON MARKET, AN AMAZING OPPORTUNITY!

Welcome to Trader's Island Campground and Tiki Bar - A unique destination for summer fun and a serene escape surrounded by nature. Nestled along the scenic Wisconsin River with easy access off of U.S. highway 14, just a 2 mile trek to the campground. This property blends relaxation and adventure - an ideal spot for memorable vacations, inspiring business retreats, and lively gatherings.

Property Overview - Escape to your new lifestyle at Trader's Island, a fully operational hospitality and entertainment venue situated on approximately 26 acres. This turnkey property features a diverse campground for RVs, pop-ups, and tents, alongside profitable recreational rentals. The entertainment options, including a seasonal Tiki Bar, a food trailer operation, and outdoor music events, ensure a steady stream of patrons. The property is accessible by ATV/UTVs, adding to the appeal for adventure-seeking guests. Live on-site and embrace the dynamic, outdoor-focused life you've always wanted, or provide housing for a dedicated management team. With the 2026 season on the horizon, you have ample time to take ownership and prepare for a seamless transition.

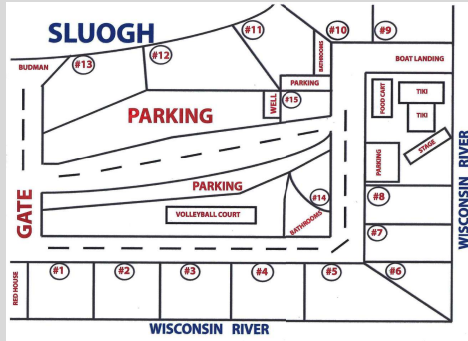
Key Property Features

- Established customer base & strong seasonal following.
- This is the ONLY campsite on the Wisconsin River in the area that has been grandfathered by the DNR.
- Site has the ONLY private boat landing in this area of the river and is used by Iowa County rescue!
- Diverse revenue streams; campground, canoe/kayak/tube rentals, potential tiny home rentals, and more.

FOR SALE:

\$2,900,000

A Turnkey Riverfront Investment



29 Rental Sites - 15 sites are rentals for RV's & tents and another 14 seasonal sites.



Tiki Bar - Popular seasonal hub with outdoor seating, live music, and a loyal customer base.



Food Trailer - Fully equipped with a wood-fired pizza oven and space for expanded service.

PROPERTY DETAILS

Location: 7608 Wittwer Rd, Arena, WI

Acreage: Approximately 26 acres - includes 7 parcels

Zoning & Utilities: A-1 and AE, private well, public utilities, 1 single family residence permitted

State-Certified Campground: 29 current sites, all with water and electric

Increase Revenue Potential: Expand food and beverage operations to 7 days a week

Expansion Potential: Expand by 9 additional sites, electric already installed

Water Access: ONLY Private concrete boat landing in this area on Wisconsin River

Liquor Licenses: Invaluable Liquor License for Tiki Bar as no others available in Township

Food Service: Mobile food trailer with wood-fired pizza oven

Security & Systems: Upgraded camera system 2021, Star Link service available

Additional Revenue Stream Ideas: Retreats and weddings, portable Airbnb or B&B rentals

WHERE RECREATION MEETS REVENUE

Experience the best of Wisconsin's outdoor recreation and sound investment with the acquisition of Trader's Island Campground and Tiki Bar. This proven, diversified business offers multiple income streams, including a bustling campground, recreational water rentals, live music events, and established food and beverage service. Supported by a loyal customer base and steady regional tourism, this property is a ready-made opportunity where recreation, hospitality, and smart investment come together.

Disclaimer: All data, including property specifics and financials, is provided from sources deemed reliable but is not guaranteed. Buyer is solely responsible for verifying all information and conducting a full and independent due diligence investigation to their satisfaction.



Local Amenities & Attractions - Arena is located 4 mi from Spring Green, WI, known as the gateway to the Driftless Area with breathtaking views. It's surrounding region offers a wealth of attractions that draw thousands of visitors year-round. These include cultural events, outdoor recreation and many County and State Parks. The Lower Wisconsin State Riverway (LWSR) is a 92-mile stretch of the Wisconsin River that runs from the dam at Prairie du Sac to the Mississippi River, offering a wide range of recreational activities, including renowned year-round fishing, canoeing, camping & hiking.

Nearby Specialty Tourism

- The American Players Theatre (APT) is a classical and modern theater, revolving repertory in indoor and outdoor theaters.
- Taliesin is the home of famed American architect Frank Lloyd Wright.
- The House on the Rock is a one-of-a-kind tourist attraction near Spring Green.
- The Springs Course and House on the Rock Resort, a Trent Jones Golf Course
- Welcoming Hotels and Bed and Breakfasts
- Annual Spring Green Arts and Crafts Fair
- Multiple well known cheese factories

