



TRADER'S CAMPGROUND & BAR/GRILL

FIRST TIME ON MARKET, AN AMAZING OPPORTUNITY!

FOR SALE

\$2,750,000

TWO properties for ONE unique opportunity!

Traders Island Campground and Tiki Bar, 7608 Wittwer Rd, Arena WI. Situated on a 26-acre site on the Wisconsin River! The Campground includes a Tiki Bar, Food Trailer, stage, 29 sites of which 14 are seasonal, and a residential building site. Continue the campground adventure with Kayak rentals and increase the campground revenue by adding mini-cabin rentals, increase the number of sites and electric hook ups, add a new bath house and more! Live in the campground or build a new home on the buildable parcel. Opportunities are endless!!

Traders Bar & Grill, 6174 Hwy 14, Arena. Continue with the stability of a 30+ year family run business on this 7.67-acre site. This site currently has a bar/restaurant, a residential home, outbuildings and a fishing pond. Large septic upgrade, buildings heated by an outdoor wood boiler.

Potential Redevelopment Site. Take advantage of the areas tourism and expand on this site or start with a new development plan! This property is being sold in an "as-is" condition.

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.

American Players Theater



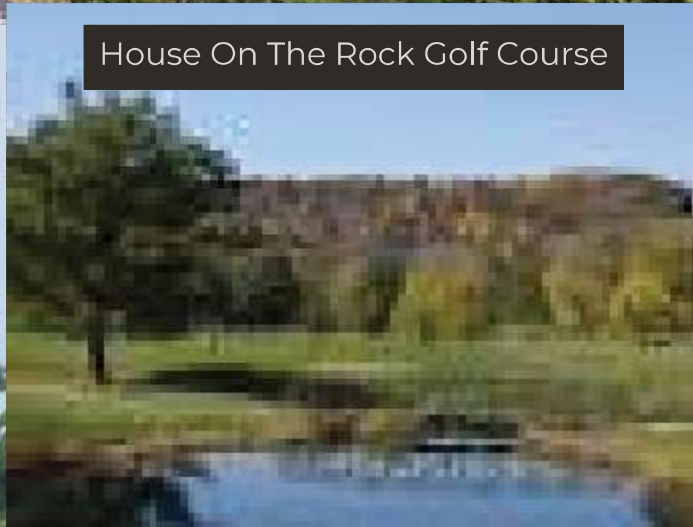
Taliesin



House On The Rock



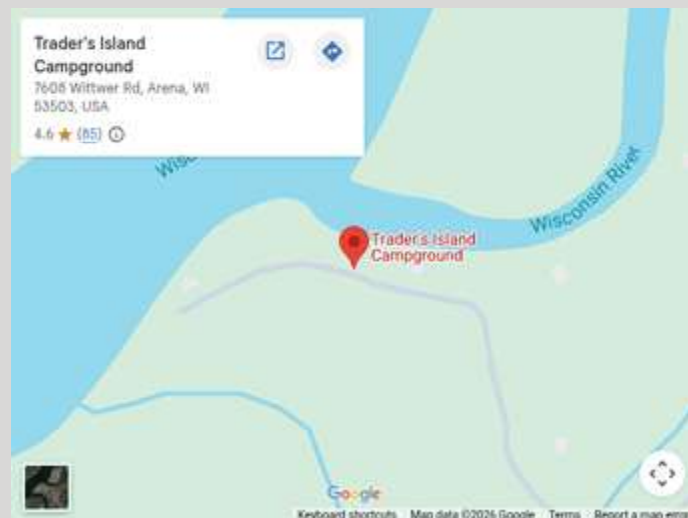
House On The Rock Golf Course



Local Amenities & Attractions - Traders is located 3 miles from Spring Green, WI, known as the gateway to the Driftless Area with breathtaking views. Its surrounding region offers a wealth of attractions that draw hundreds of 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 & kayaking, 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





FOR SALE

\$1,750,000

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 Campground, 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 dreamed of, or provide housing for a dedicated management team. Jump into the 2026 season and enjoy your new adventure.

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.

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

Acres: 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. Bring in cabins along the rivers edge for portable Airbnb or B&B rentals. Add retreats and weddings.

Expansion Potential: Expand by 5 to 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.

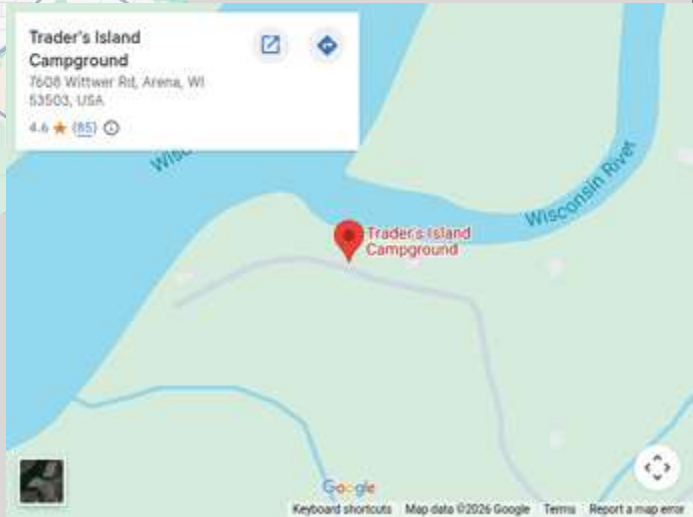
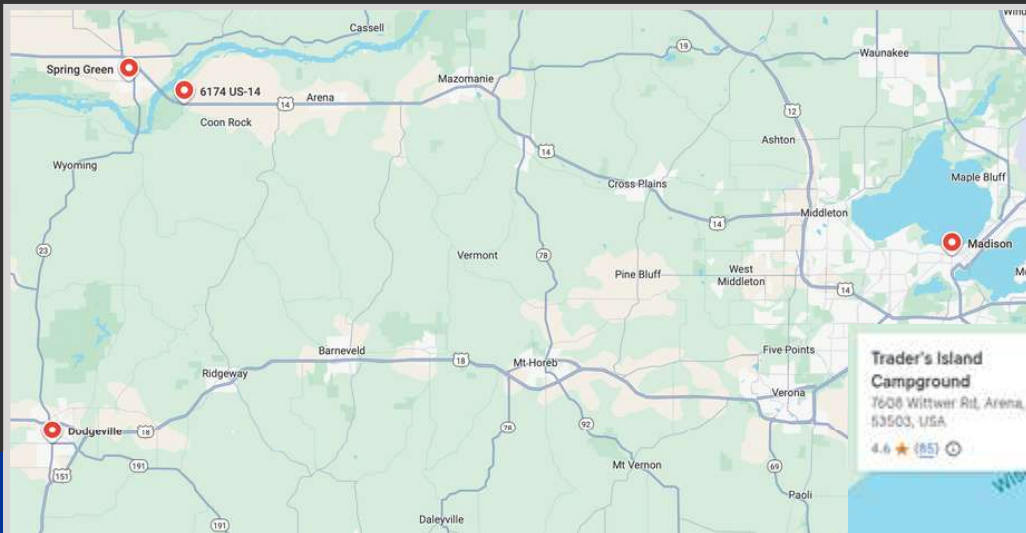
Food Service: Mobile food trailer with wood-fired pizza oven.

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

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!

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LOCATION MAP



TRADER'S BAR & GRILL

6174 Hwy 14, Arena, WI

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PROPERTY OVERVIEW

Bar/Restaurant. This turnkey operation features an approximate 3,400 square foot building. The front bar area includes a grill and back kitchen. The back dining area can be closed off and used for private events. Equipment and inventory are included in the sale. A detailed list is available.

Residential. Est late 1950's, split level home of approximately 1,800 square feet. Five-bedroom, one bath home

Out Buildings. A storage shed of 30x30x20 was added in 2014. A shop of approximately 500 square feet.

Other. A man-made pond of less than one acre constructed in 2015 providing annual fisheries.

Firewood and an ice machine provide additional revenue for the campground.

PROPERTY DETAILS

Acreage: 7.67 acres

Zoning & Utilities: B-2 Business Highway. Private well and septic. Public utilities.

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

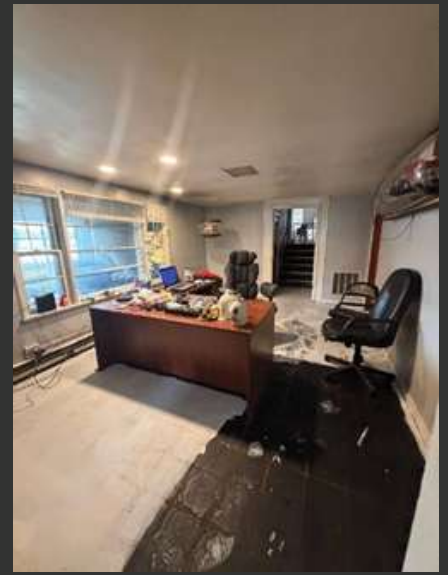
Well, Septic & Wood Boiler: Large septic upgrade in 2000. Outdoor wood boiler heats all buildings.

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

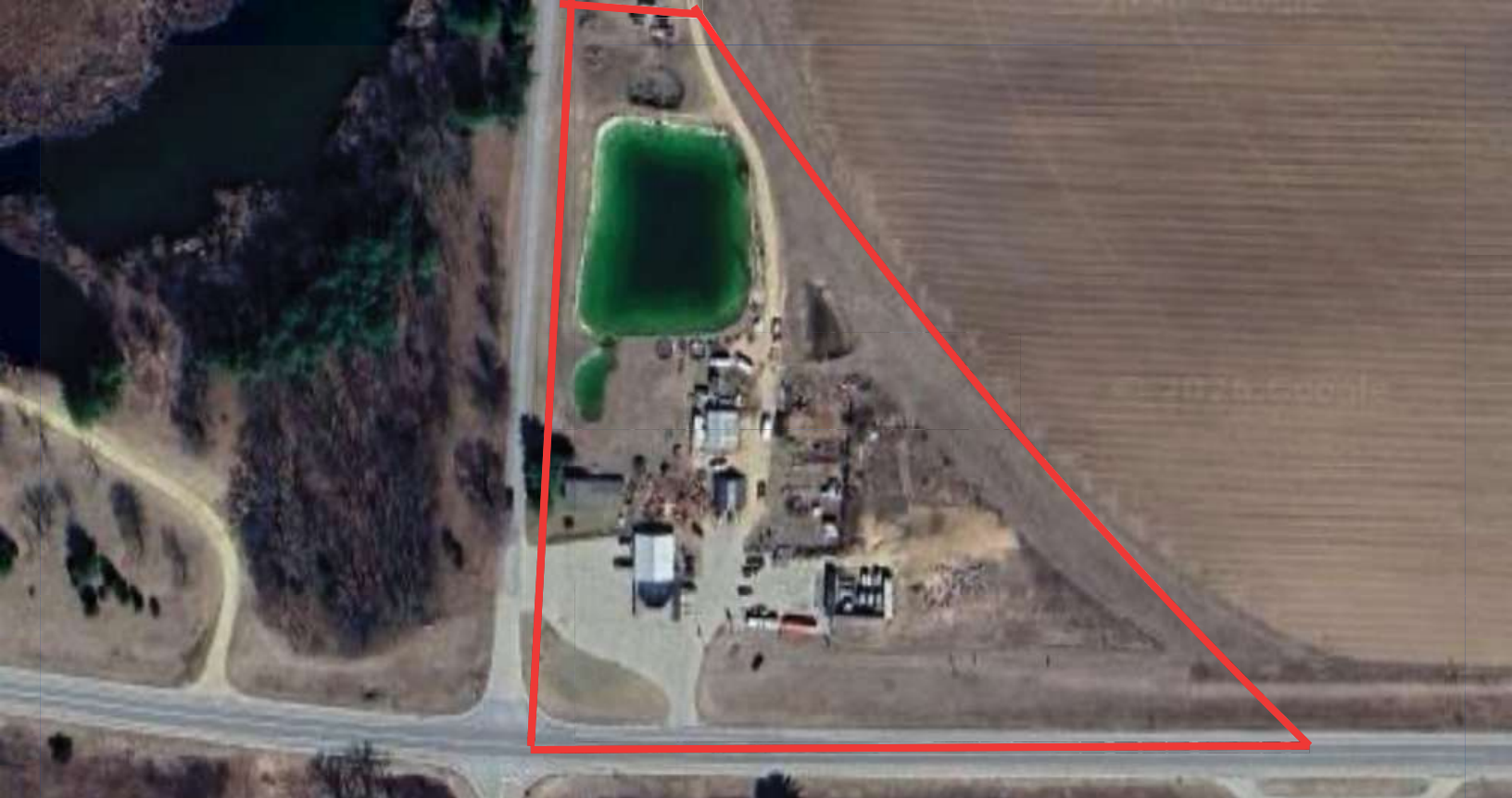
The property is being sold in an "as-is" condition. Seller makes no warranties or representations regarding the condition, suitability, or functionality of the existing structures.



TRADER'S BAR & GRILL PHOTOS



TRADER'S HOUSE & OUTBUILDINGS



REDEVELOPMENT

6174 Hwy 14, Arena, WI

PRIME HIGHWAY DEVELOPMENT OPPORTUNITY

This 7.67 acre of land presents a rare opportunity to acquire a large, contiguous highway parcel with exceptional visibility for future development. Positioned to capitalize on location, the property offers scale, ease in access, flexibility and highway signage that are increasingly difficult to find. Ideal for owner-users or branded operators with long-horizon investment strategies. This offering is being marketed primarily for land value and redevelopment, existing improvements of home, bar and out buildings are considered incidental and are being sold 'as-is' condition.

Permitted/Conditional Uses: The property is well-suited for a variety of permitted uses requiring outdoor display, signage, and long-term highway exposure including but not limited to;

- Auto Dealership or related uses, Boat Storage, MIni warehouse, C-Store, Drive-ins
- Hotel/Motel, Resort or hospitality concepts to regional tourism and recreation.
- Medical uses suitable for outpatient medical, specialty clinic, or veterinary hospital use.
- Franchise drive-thru users with drive-thru capability

Highlights

- Regional connector corridor (Madison ↔ Dodgeville ↔ Spring Green)
- Excellent Highway 14 frontage and visibility
- AADT: 7,200. Corner parcel
- Well, septic and utilities at lot

DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS

1 Prior to negotiating on your behalf the brokerage firm, or an agent associated with the firm, must provide you the
2 following disclosure statement:

3 **DISCLOSURE TO CUSTOMERS** You are a customer of the brokerage firm (hereinafter Firm). The Firm is either an agent
4 of another party in the transaction or a subagent of another firm that is the agent of another party in the transaction. A
5 broker or a salesperson acting on behalf of the Firm may provide brokerage services to you. Whenever the Firm is
6 providing brokerage services to you, the Firm and its brokers and salespersons (hereinafter Agents) owe you, the
7 customer, the following duties:

- 8 (a) The duty to provide brokerage services to you fairly and honestly.
- 9 (b) The duty to exercise reasonable skill and care in providing brokerage services to you.
- 10 (c) The duty to provide you with accurate information about market conditions within a reasonable time if you request
11 it, unless disclosure of the information is prohibited by law.
- 12 (d) The duty to disclose to you in writing certain Material Adverse Facts about a property, unless disclosure of the
13 information is prohibited by law (see lines 42-51).
- 14 (e) The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will not disclose your
15 confidential information or the confidential information of other parties (see lines 23-41).
- 16 (f) The duty to safeguard trust funds and other property held by the Firm or its Agents.
- 17 (g) The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the
18 advantages and disadvantages of the proposals.

19 Please review this information carefully. An Agent of the Firm can answer your questions about brokerage services,
20 but if you need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home
21 inspector. This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a
22 plain-language summary of the duties owed to a customer under section 452.133(1) of the Wisconsin statutes.

23 **CONFIDENTIALITY NOTICE TO CUSTOMERS** The Firm and its Agents will keep confidential any information given to the
24 Firm or its Agents in confidence, or any information obtained by the Firm and its Agents that a reasonable person
25 would want to be kept confidential, unless the information must be disclosed by law or you authorize the Firm to
26 disclose particular information. The Firm and its Agents shall continue to keep the information confidential after the
27 Firm is no longer providing brokerage services to you.

- 28 The following information is required to be disclosed by law:
- 29 1. Material Adverse Facts, as defined in Wis. Stat. § 452.01(5g) (see lines 42-51).
 - 30 2. Any facts known by the Firm or its Agents that contradict any information included in a written inspection
31 report on the property or real estate that is the subject of the transaction.

32 To ensure that the Firm and its Agents are aware of what specific information you consider confidential, you may
33 list that information below (see lines 35-41) or provide that information to the Firm or its Agents by other means. At a
34 later time, you may also provide the Firm or its Agents with other Information you consider to be confidential.

35 **CONFIDENTIAL INFORMATION:** _____
36 _____
37 _____

38 **NON-CONFIDENTIAL INFORMATION** (the following information may be disclosed by the Firm and its Agents): _____
39 _____
40 _____
41 _____ (Insert information you authorize to be disclosed, such as financial qualification information.)

42 **DEFINITION OF MATERIAL ADVERSE FACTS**
43 A "Material Adverse Fact" is defined in Wis. Stat. § 452.01(5g) as an Adverse Fact that a party indicates is of such
44 significance, or that is generally recognized by a competent licensee as being of such significance to a reasonable
45 party, that it affects or would affect the party's decision to enter into a contract or agreement concerning a transaction
46 or affects or would affect the party's decision about the terms of such a contract or agreement.

47 An "Adverse Fact" is defined in Wis. Stat. § 452.01(1e) as a condition or occurrence that a competent licensee
48 generally recognizes will significantly and adversely affect the value of the property, significantly reduce the structural
49 integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information
50 that indicates that a party to a transaction is not able to or does not intend to meet his or her obligations under a
51 contract or agreement made concerning the transaction.

52 **NOTICE ABOUT SEX OFFENDER REGISTRY** You may obtain information about the sex offender registry and persons
53 registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at
54 <http://www.doc.wi.gov> or by telephone at 608-240-5830.