



TIPSY TEE TAVERN & MINI GOLF FOR SALE



699 South Main Street, Adams, Wisconsin 53910

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BUSINESS OVERVIEW

HIGHLIGHTS

This is a rare opportunity to acquire a dynamic, multi-revenue entertainment destination in the growing, experience-driven Wisconsin Dells market—without the premium price point typically associated with tourist-heavy attractions. Positioned as an affordable, repeat-visit alternative, the business attracts both locals and visitors seeking quality entertainment at an accessible price. Strong visibility, ample parking, and proximity to Castle Rock and Petenwell Lake traffic further support its continued growth and consistent customer draw.



The site features four separate buildings, creating a flexible and scalable layout for multiple income streams:

- **Mini Golf** - Entering its first full operating season and has transformed the property into a destination—increasing traffic, dwell time, and cross-selling opportunities. Seasonal programming, such as Winter Glow Mini Golf, extends revenue potential beyond the peak season and supports a more consistent, year-round operation compared to many competing attractions in the area.
- **Ice Cream** - One building is slated for transformation into a new ice cream shop, with renderings available for interior and exterior designs. While the structure requires updating, it represents immediate upside for a new owner when renovations are complete to improve drive by appeal, increase per-capita spending, and become the local family destination.

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BUSINESS OVERVIEW

HIGHLIGHTS

Tipsy Tee is well-positioned for continued growth, with multiple opportunities to expand and diversify revenue streams, including:

- Catering and Food Service
- Private Events, such as birthdays, corporate outings, and sports banquets
- Local Partnerships, Leagues, and Community Fundraisers
- Live Entertainment, with seasonal events and themed nights.



This is a compelling opportunity for an owner-operator or family-run business to acquire an evolving, multi-use entertainment property with established systems and scalable infrastructure, recent improvements, diversified revenue streams, strong community appeal, and meaningful upside in one of Wisconsin's most visited regions—without competing on price with high-cost tourist attractions.

Asking Price

\$670,000, includes real estate

Financing

Seller Financing Available for Qualified Buyers

Cash Flow & Gross Revenue

Available with Signed Non-Disclosure Agreement

Furniture, Fixtures & Equipment

\$125,000, included in asking price

Inventory

\$20,000, not included in asking price

Real Estate Taxes

\$2,859

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PROPERTY FEATURES



SQUARE FEET

8,000, across four buildings



LOT SIZE

1.50 acres,
included in asking price



CAPACITY

Bar: 60+
Entire Premise: 110+



PARKING

Lot

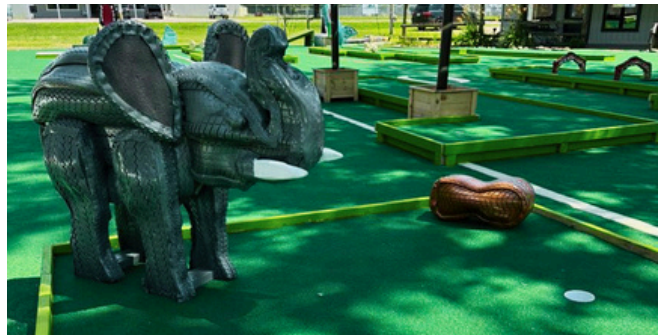
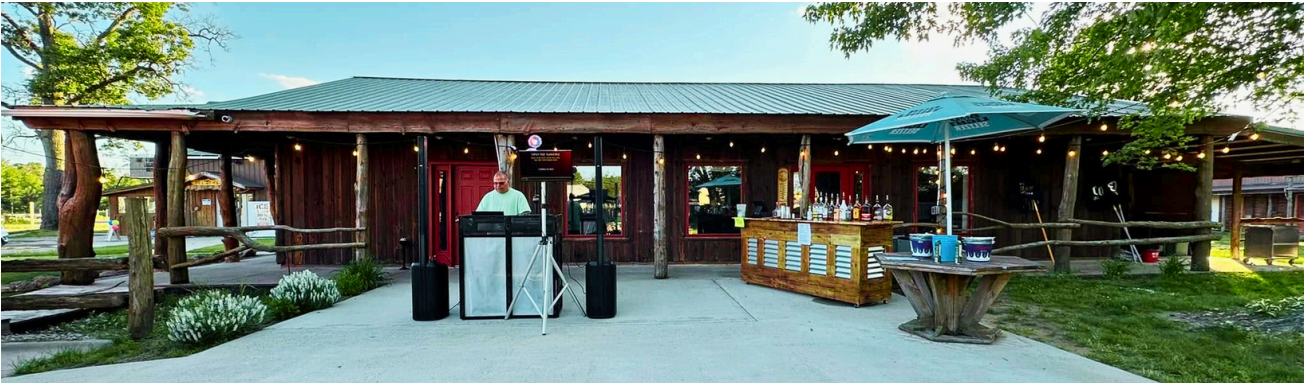
The main bar building has undergone major renovations to enhance both functionality and the overall guest experience. A dedicated commercial kitchen supports the entire property, driving operational efficiency while creating meaningful opportunities to expand food, beverage, and catering offerings across all venues.

DIVERSE REVENUE STREAMS WITH ROOM TO GROW



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PHOTOS



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PROPERTY LAYOUT



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RENDERINGS

ICE CREAM SHOP



Current Building: Under Renovations



Future Rendering: Exterior

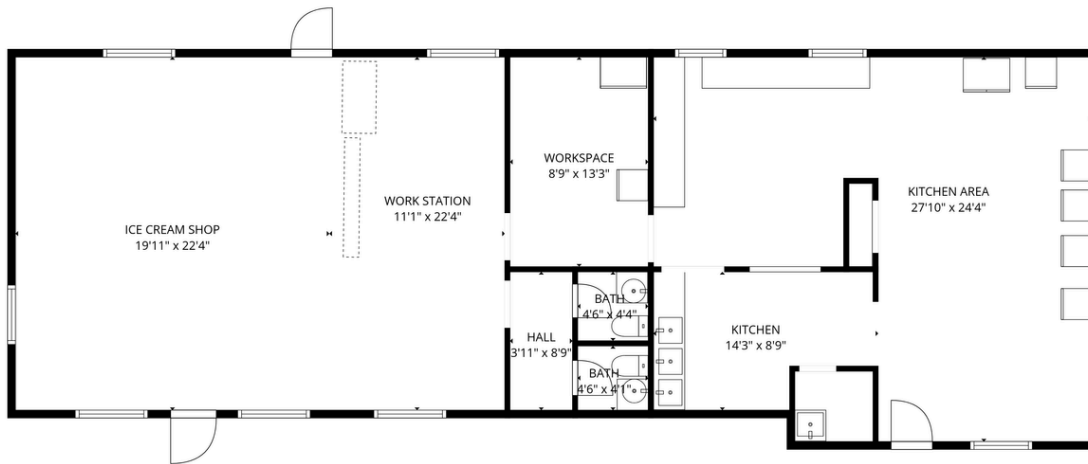


Future Rendering: Interior

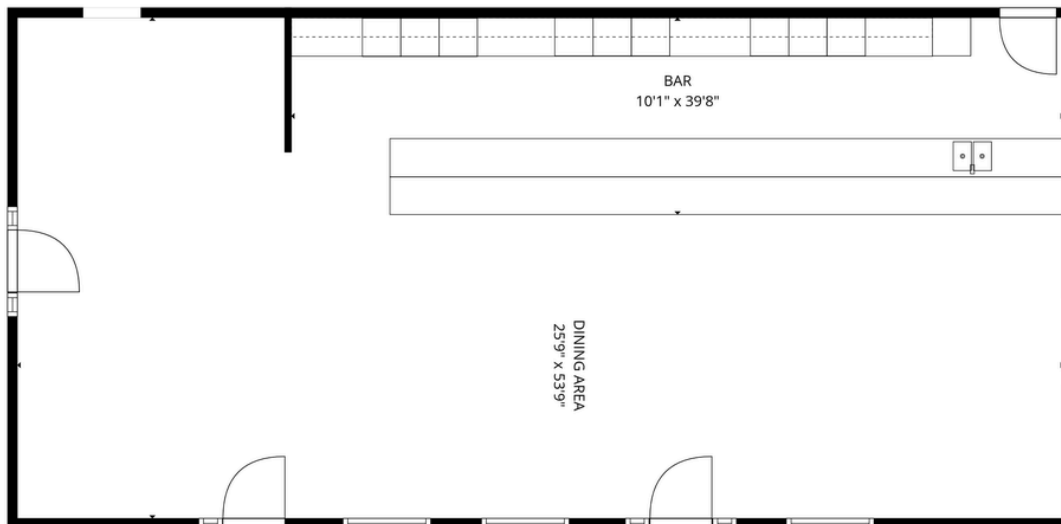
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FLOOR PLANS

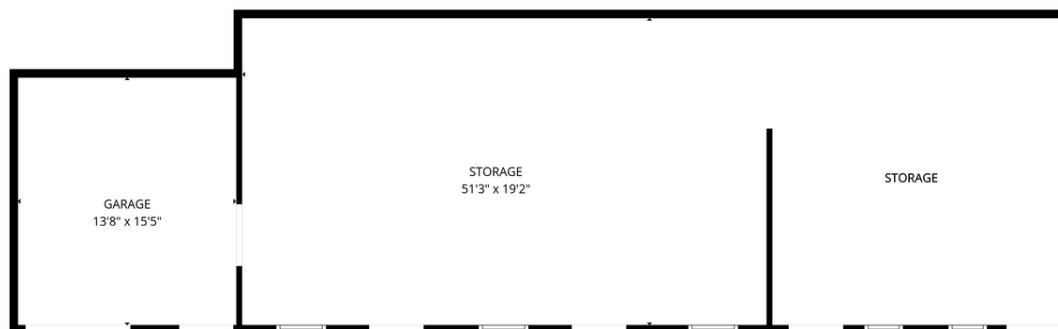
ICE CREAM SHOP



BAR

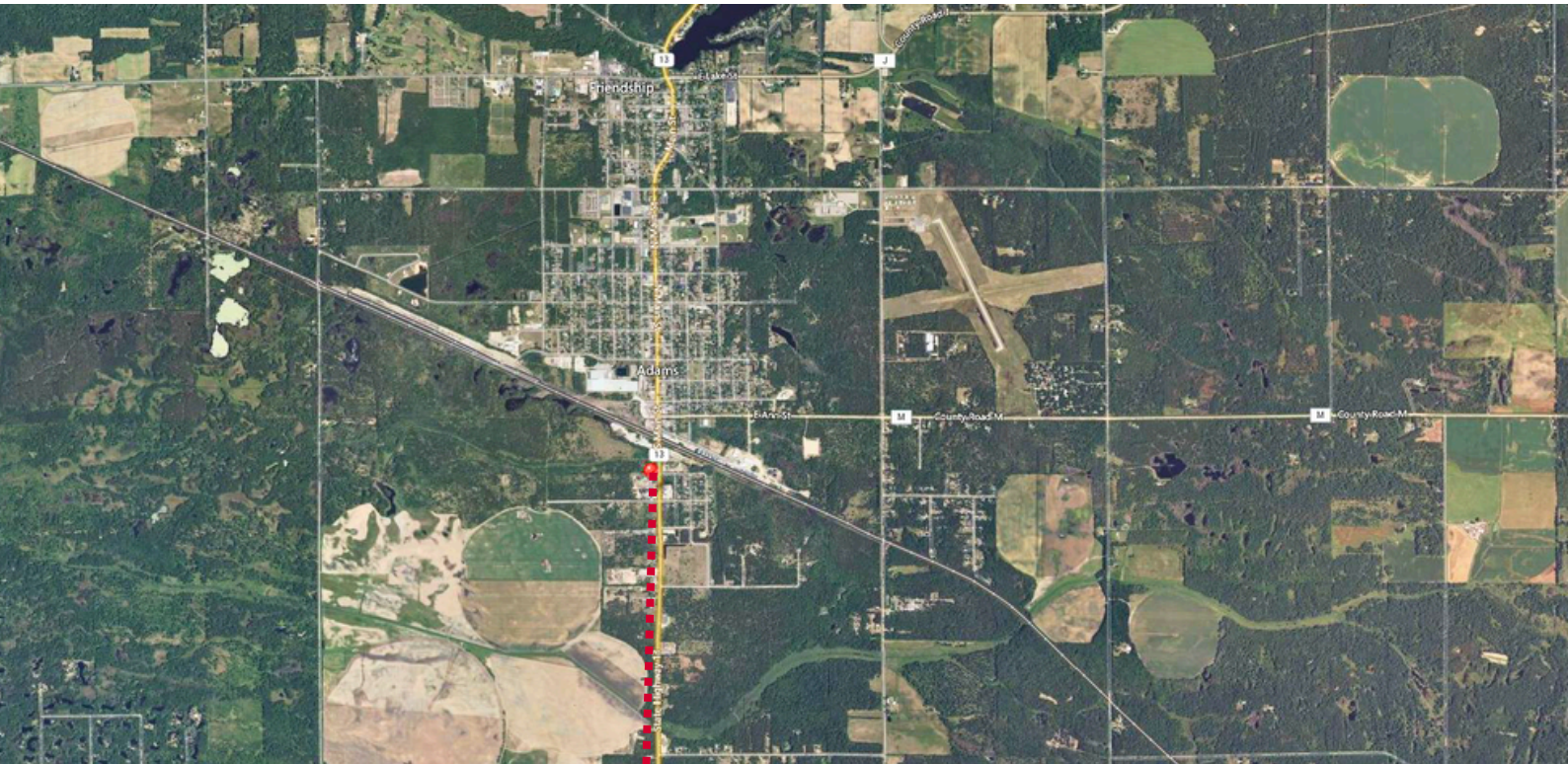


BACK BUILDING



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LOCATION HIGHLIGHTS



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DEMOGRAPHICS

Figures prepared from esri



TRAFFIC COUNT: 8,000 vehicles per day,
South Main Street (Highway 13) & West Sherman Street

	10 Mile Radius	15 Mile Radius	20 Mile Radius
Population	10,567	23,863	47,587
Median Age	53.6	51.8	50.0
College or Advanced Degree	23.50%	26.4%	29.2%
Median Household Income	\$50,795	\$57,955	\$63,280
Average Household Income	\$68,035	\$74,302	\$78,248
Owner Occupied	79.9%	82.3%	80.2%



AREA BUSINESSES

Adams County Chamber of Commerce	Dollar General
Adams Flea & Farmers Market LLC	Fenner Excavating & Trucking
Allied Cooperative	Heartland Title Ltd
Big River Sports	Hintz Welding & Excavating
Central Insurance Services	United Country Midwest Lifestyle Properties
Coldwell Banker	Wisconsin Valley Concrete

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AGENCY DISCLOSURE

WISCONSIN REALTORS® ASSOCIATION
4801 Forest Run Road, Madison, WI 53704

Hospitality Services Corp.
Effective July 1, 2016

DISCLOSURE TO 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 57-66).
- 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 24-40).
- 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.

22 This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a plain
23 language summary of the duties owed to a customer under section 452.133(1) of the Wisconsin statutes.

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

29 The following information is required to be disclosed by law:

- 30 1. Material Adverse Facts, as defined in Wis. Stat. § 452.01(5g) (see lines 57-66).
- 31 2. Any facts known by the Firm or its Agents that contradict any information included in a written inspection
32 report on the property or real estate that is the subject of the transaction.

33 To ensure that the Firm and its Agents are aware of what specific information you consider confidential, you may
34 list that information below (see lines 36-40). At a later time, you may also provide the Firm or its Agents with other
35 information you consider to be confidential.

36 CONFIDENTIAL INFORMATION: _____

37 _____

38 NON-CONFIDENTIAL INFORMATION (the following information may be disclosed by the Firm and its Agents): _____

39 _____

40 _____ (Insert information you authorize to be disclosed, such as financial qualification information.)

41 By signing and dating below I /we acknowledge receipt of a copy of this disclosure and that

42 _____ and _____ are

43 _____ Agent's Name _____ Firm's Name

44 working as: (Owner's/Listing Broker's Agent) (Buyer's/Tenant's Agent or Buyer's Broker's Agent) **STRIKE ONE**

**45 THIS IS A DISCLOSURE AND NOT A CONTRACT. Wisconsin law required the Firm to request the customer's
46 signed acknowledgment that the customer has received a copy of this written disclosure statement if the Firm
47 will provide brokerage services related to real estate primarily intended for use as a residential property
48 containing one to four dwelling units. SIGNING THIS FORM TO ACKNOWLEDGE RECEIPT DOES NOT CREATE
49 ANY CONTRACTUAL OBLIGATIONS BY EITHER THE CUSTOMER OR THE FIRM.**

50 See the reverse side for definitions and sex offender registry information.

51 _____

52 Customer Signature _____ Date _____ Customer Signature _____ Date _____

53 Customer's Name: _____ Customer's Name: _____

No representation is made as to the legal validity of any provision or the adequacy of any provision in any specific transaction.

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Drafted by Attorney Debra Peterson Conrad®

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54 NOTICE ABOUT SEX OFFENDER REGISTRY

55 You may obtain information about the sex offender registry and persons registered with the registry by contacting the
56 Wisconsin Department of Corrections on the Internet at <http://www.doc.wi.gov> or by telephone at 608-240-5830.

57 DEFINITION OF MATERIAL ADVERSE FACTS

58 A "Material Adverse Fact" is defined in Wis. Stat. § 452.01(5g) as an Adverse Fact that a party indicates is of such
59 significance, or that is generally recognized by a competent licensee as being of such significance to a reasonable
60 party, that it affects or would affect the party's decision to enter into a contract or agreement concerning a transaction
61 or affects or would affect the party's decision about the terms of such a contract or agreement.

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