

MIDWEST LAND GROUP PRESENTS

5 ACRES IN

# WINNESHIEK COUNTY IOWA



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MIDWEST LAND GROUP IS HONORED TO PRESENT

# WHITE'S RIVERSIDE CAMPGROUND - UPPER IOWA RIVER

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With over 200 yards of frontage along the Upper Iowa River, Whites Riverside Campground offers a rare opportunity to own an established riverfront business in one of Northeast Iowa's most sought-after recreational destinations. Located in scenic Bluffton, Iowa, just a short drive from Decorah, this 5.24 +/- acre property sits in the heart of the Driftless Region and provides direct access to some of the Midwest's best kayaking, canoeing, tubing, fishing, and outdoor recreation.

Family-owned and operated, Whites Riverside Campground has become a destination for campers, paddlers, and outdoor enthusiasts seeking the beauty and relaxation of the Upper Iowa River Valley. Currently operating from May through October, the campground features 18 electric campsites, each equipped with both 30-amp and 50-amp service, accommodating a wide variety of campers and RVs. During peak demand, the campground can accommodate up to 12 additional tent camping sites, allowing for increased capacity during busy weekends, holidays, and special events.

One of the property's unique advantages is its location along a popular stretch of the Upper Iowa River. Multiple upstream access points allow guests to shuttle kayaks, canoes, and tubes upriver and finish their float directly at the campground, making it an ideal destination for weekend getaways, family vacations, and group outings. The campground has also become a popular gathering

place for family reunions and special events, offering something for everyone to enjoy.

The property includes a shower house, pavilion gathering area, storage buildings, established campground roadways, approximately 40 picnic tables, and 40 fire rings that will convey with the sale. Campers can spend the day on the river, enjoy an evening around the campfire, or simply relax beneath the mature shade trees overlooking the water. The combination of river frontage, established infrastructure, and recreational opportunities creates an inviting atmosphere that has attracted visitors for years.

Located near Decorah and numerous Driftless Area attractions, the campground benefits from strong seasonal tourism and convenient access to trout streams, hiking trails, local restaurants, breweries, and other recreational opportunities. Whether you are looking to expand an existing campground operation, invest in a unique hospitality property, or pursue a lifestyle business in one of Iowa's most scenic regions, Whites Riverside Campground presents a truly special opportunity.

Properties with frontage on the Upper Iowa River rarely become available. This is a chance to acquire an established campground business and a premier piece of Northeast Iowa riverfront real estate. Contact Land Agent Kyle Steinfeldt with Midwest Land Group for more information!

# PROPERTY FEATURES

COUNTY: **WINNESHIEK** | STATE: **IOWA** | ACRES: **5**

- Approximately 690 feet (230 yards) of Upper Iowa River frontage
- Established commercial campground operation
- Operates seasonally from May through October
- 18 electric campsites with 30-amp and 50-amp service on each site (36 hookups)
- Capacity for up to 12 additional tent camping sites
- Direct river access for kayaking, canoeing, tubing, and fishing
- Excellent location for river shuttles with multiple upstream drop-off points
- Shower house
- Pavilion gathering area
- Approximately 40 picnic tables included in the sale
- Approximately 40 fire rings included in the sale
- Storage buildings and campground infrastructure
- Mature shade trees throughout the property
- Gravel internal road system
- Popular destination for family reunions and group gatherings
- Located along a heavily traveled Upper Iowa River float route
- Minutes from Decorah, Iowa
- Near trout streams, hiking trails, breweries, restaurants, and Driftless Area attractions
- Family-owned and operated business
- Business records available to qualified buyers
- Rare opportunity to own established Upper Iowa River frontage in Northeast Iowa
- Call Land Agent Kyle Steinfeldt for more information



# COMMERCIAL CAMPGROUND OPERATION

Family-owned and operated, Whites Riverside Campground has become a destination for campers, paddlers, and outdoor enthusiasts seeking the beauty and relaxation of the Upper Iowa River Valley.



# GRAVEL INTERNAL ROAD SYSTEM

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## PAVILION, SHOWER HOUSE & STORAGE

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# UPPER IOWA RIVER FRONTAGE

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Multiple upstream access points allow guests to shuttle kayaks, canoes, and tubes upriver and finish their float directly at the campground, making it an ideal destination for weekend getaways, family vacations, and group outings.



# 18 ELECTRIC CAMPSITES

Currently operating from May through October, the campground features 18 electric campsites, each equipped with both 30-amp and 50-amp service, accommodating a wide variety of campers and RVs. During peak demand, the campground can accommodate up to 12 additional tent camping sites, allowing for increased capacity during busy weekends.



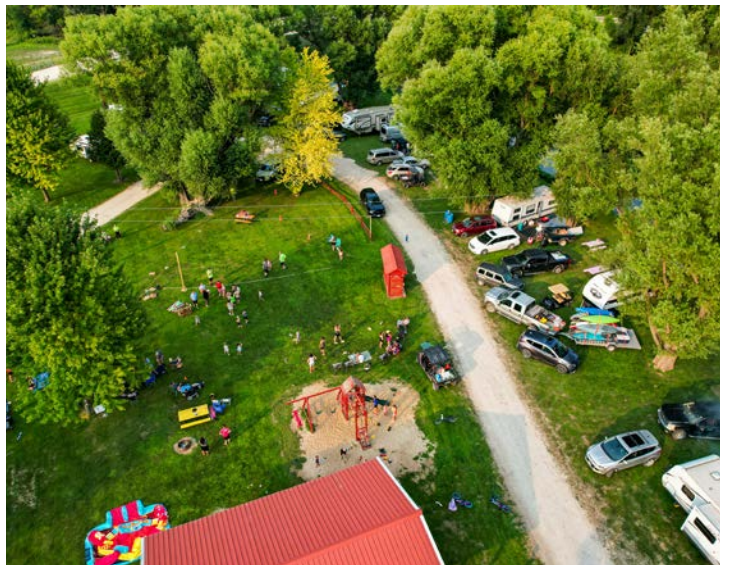
# CONVENIENTLY LOCATED

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# ADDITIONAL PHOTOS

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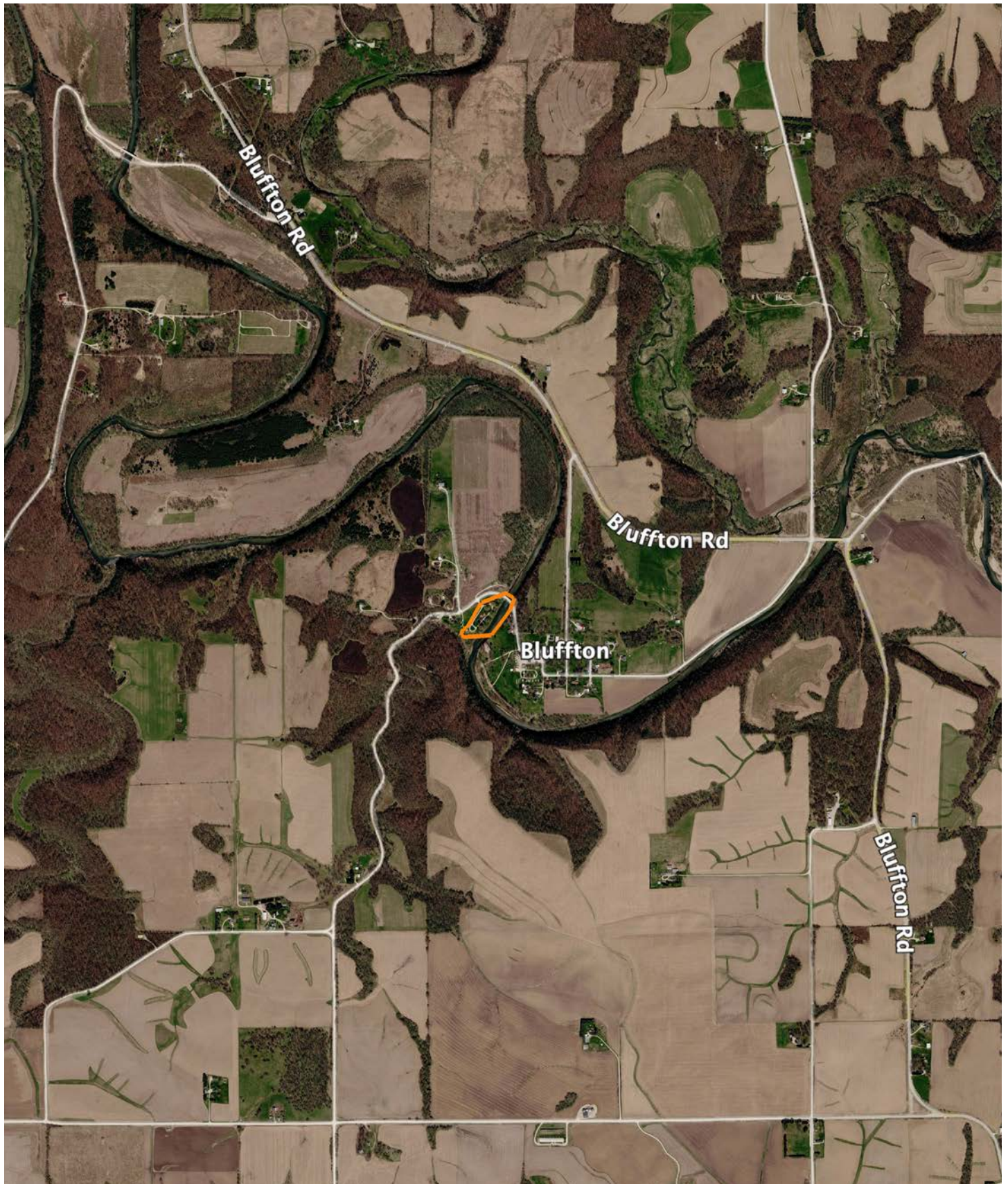


# AERIAL MAP

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# OVERVIEW MAP



# AGENT CONTACT

Helping landowners achieve their real estate goals with integrity, experience, and a deep respect for the land is Kyle Steinfeldt's mission. Kyle's passion for the outdoors extends beyond the woods and water where he grew up in small-town Iowa. Motivated and driven to succeed, he takes great pride in representing his clients with honesty, respect, and a high level of communication throughout the entire process.

As both a Land Agent and a landowner, Kyle understands firsthand what sellers expect from their representation. He also understands and appreciates the history, hard work, and legacy behind many of the farms and properties he represents. Each client and transaction is important to Kyle, having helped many families successfully navigate the sale of some of their largest and most meaningful assets.

In his free-time, Kyle enjoys actively managing and improving his farm in southern Iowa through food plots, habitat enhancement, and long-term stewardship and conservation practices. As a Land Professional, he uses that hands-on experience to effectively position farm and recreational tracts and highlight their strengths to qualified buyers. He has extensive knowledge of land values and market trends across the state of Iowa, representing recreational and hunting properties as well as highly productive tillable farmland.

Kyle graduated high school in Eldora and earned a bachelor's degree in business administration with an emphasis in marketing from Wartburg College in Waverly. He previously worked in a senior level sales position as well as product management roles within the outdoor industry, experience that strengthened his negotiation skills and ability to market property effectively.

Kyle lives on an acreage near Riverside with his wife, Ashley, and their three border collies—Concho, Jig, and Cinch. If you're considering selling, Kyle would welcome the opportunity to represent you with integrity, professionalism, and a deep respect for the land and its legacy. Give him a call today!



**KYLE STEINFELDT,** LAND AGENT  
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## MidwestLandGroup.com

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