

Established Kansas Outfitting Business with Lodge For Sale
TBD
Salina, KS 67432

\$1,800,000
5.1± Acres
Saline County



Established Kansas Outfitting Business with Lodge For Sale Salina, KS / Saline County

SUMMARY

Address

TBD null

City, State Zip

Salina, KS 67432

County

Saline County

Type

Business Opportunity

Latitude / Longitude

39.309277 / -97.135938

Dwelling Square Feet

4,350

Bedrooms / Bathrooms

5 / 4.5

Acreage

5.1

Price

\$1,800,000

Property Website

<https://aspenranchrealestate.com/property/established-kansas-outfitting-business-with-lodge-for-sale/saline/kansas/111654/>



MORE INFO ONLINE:

<https://aspenranchrealestate.com/>

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PROPERTY DESCRIPTION

Established Northern Kansas Multi-Species Outfitting Business with Real Estate, 4,000 Acres of Transferable Leases, and Over 30 Years of Success

Opportunities to acquire a long-standing, income-producing, turnkey hunting operation with real estate are increasingly difficult to find. Located in the heart of Northern Kansas, this established outfitting business has built a strong reputation over more than three decades by delivering exceptional hunting experiences, quality accommodations, and access to some of the region's most productive hunting grounds.

Combining approximately 4,000 acres of transferable hunting leases, an established client base, valuable real estate, and a diversified hunting program built around trophy whitetails, waterfowl, pheasants, and spring turkey hunting, this offering presents a rare opportunity to step into a proven operation with immediate revenue and cash flow from day one.

Investment Highlights

- Established outfitting business with over 30 years of operating history
- Approximately 4,000 acres of transferable hunting leases
- Diversified hunting opportunities including whitetail, waterfowl, pheasants, and spring turkey
- Existing bookings and deposits already in place for the 2026 hunting season
- Five-acre **base of operations** property included
- Impressive 35' x 70' hunting lodge and an additional 1,900-square-foot residence
- Combined lodging capacity for **over 20 guests**
- **40x50 Shop building**, storage buildings, and RV hookups
- Seller-assisted transition available
- **Turnkey operation** with equipment, infrastructure, and operational assets included

Diverse Hunting Opportunities Across Northern Kansas: Deer, Waterfowl, Pheasants, and Turkey

Northern Kansas has earned a national reputation among sportsmen for its combination of trophy whitetail hunting, exceptional waterfowl opportunities, quality upland bird habitat, and productive spring turkey hunting. This outfitting operation has successfully capitalized on all four, creating a diversified business that attracts hunters from across the country year after year.

Guided archery and firearm whitetail hunts provide access to proven hunting properties located in an area known for producing exceptional Kansas bucks. Equally important to the operation's success are its duck and goose hunting programs, which take advantage of major migration corridors and seasonal concentrations of waterfowl throughout the region.

Upland bird hunting opportunities add another valuable dimension to the business, offering clients the classic Kansas hunting experience across carefully managed habitat. Spring turkey hunts round out the annual calendar, creating additional seasonal demand and helping maximize utilization of the operation's extensive lease portfolio.

This balanced mix of whitetail, waterfowl, pheasants, and turkey hunting has helped establish a loyal customer following while creating multiple revenue streams throughout the year. Long-standing relationships with area landowners and a strong base of repeat clientele have helped sustain the operation for more than three decades.

Turnkey Kansas Outfitting Business with Transferable Leases and Established Client Base

Unlike many hunting businesses that require years to develop relationships and secure quality ground, this operation comes with approximately 4,000 leased acres and long-standing relationships that have been built over decades. These leases are in place and positioned to transfer to a new owner, providing immediate access to the hunting grounds that serve as the foundation of the business.

The business is being offered as a true turnkey operation, with the equipment, infrastructure, and operational assets necessary to continue serving clients immediately upon transfer of ownership. A complete inventory of included assets will be made available to qualified buyers.

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<https://aspenranchrealestate.com/>

To help ensure a seamless transition, the current owner has agreed to remain involved during the first year following the sale as booking coordinator and transition consultant. Continued involvement beyond the initial transition period may also be available under mutually agreeable terms, providing valuable continuity with both clients and landowners.

Hunting Lodge, Residence & Base of Operations Included

The offering includes a well-positioned five-acre property that serves as the operational headquarters for the business while providing an authentic hunting lodge experience that perfectly reflects the heritage and success of the operation.

Improvements Include:

- Approximately 1,900-square-foot residence with accommodations for up to 14 guests
- Impressive 35' x 70' hunting lodge designed specifically for hosting hunters, guests, and corporate groups
- Additional lodging within the lodge, providing accommodations for up to 6 guests
- Finished guest accommodations about the garage provide additional lodging for up to 3 guests
- 5 bedrooms, 8 total sleeping areas, equaling accommodations for up to **over 20 guests**
- Expansive great room featuring rich wood finishes and classic lodge-style craftsmanship
- Stunning collection of taxidermy mounts throughout the lodge, showcasing decades of successful hunts and outdoor tradition
- Dedicated bar and entertainment area ideal for gathering after a day in the field
- **40' x 50' shop building** providing excellent equipment storage and operational support
- Two 12' x 14' storage buildings
- **Three RV hookups** with space available for additional sites, offering additional flexibility for guides, staff, or visiting hunters while also providing supplemental rental income potential

More than simply a place to stay, the lodge serves as the heart of the operation. Filled with character, hunting history, and rustic charm, it creates the type of authentic atmosphere that clients expect when traveling to Kansas for a premier hunting experience. Rich wood finishes, impressive trophy displays, and inviting gathering spaces create an environment where hunters can relax, share stories from the day's hunt, and enjoy the camaraderie that has become a hallmark of the operation over the past three decades.

The property's combination of lodging, operational infrastructure, equipment storage, and RV accommodations creates a highly functional headquarters capable of supporting both day-to-day outfitting operations and larger hunting groups. Its strategic location provides efficient access to the outfitter's leased hunting properties while offering a comfortable and memorable home base throughout the season.

Established Reputation with Immediate Revenue

With more than 30 years of operating history, a loyal customer base, and existing bookings and deposits already in place for the 2026 hunting season, the operation is positioned for immediate continuity under new ownership. The combination of transferable leases, established systems, and seller transition support provides a strong foundation for continued success.

Kansas Hunting Lifestyle Business Ownership Opportunity

Northern Kansas has long been recognized as one of the Midwest's premier destinations for whitetail deer, waterfowl, pheasant, and turkey hunting. Ownership of this operation provides the opportunity to live and work in an industry built around the outdoors while carrying forward a business that has successfully served hunters for more than three decades.

A Rare Offering: Kansas Outfitting Business with over 30 years of success

Established hunting operations with transferable leases, real estate, lodging, equipment, future bookings, and decades of goodwill rarely come to market. The combination of multiple hunting revenue streams, valuable real estate assets, transferable hunting leases, and a proven operating history makes this a unique opportunity within the outdoor recreation industry.

For buyers seeking a turnkey lifestyle hunting business, an income-producing recreational enterprise, or the opportunity to own a respected outfitting operation in one of the Midwest's premier hunting regions, this offering deserves serious consideration.

Real Estate listing courtesy of Eric Nielson, Milestone Realty & Development, Kansas

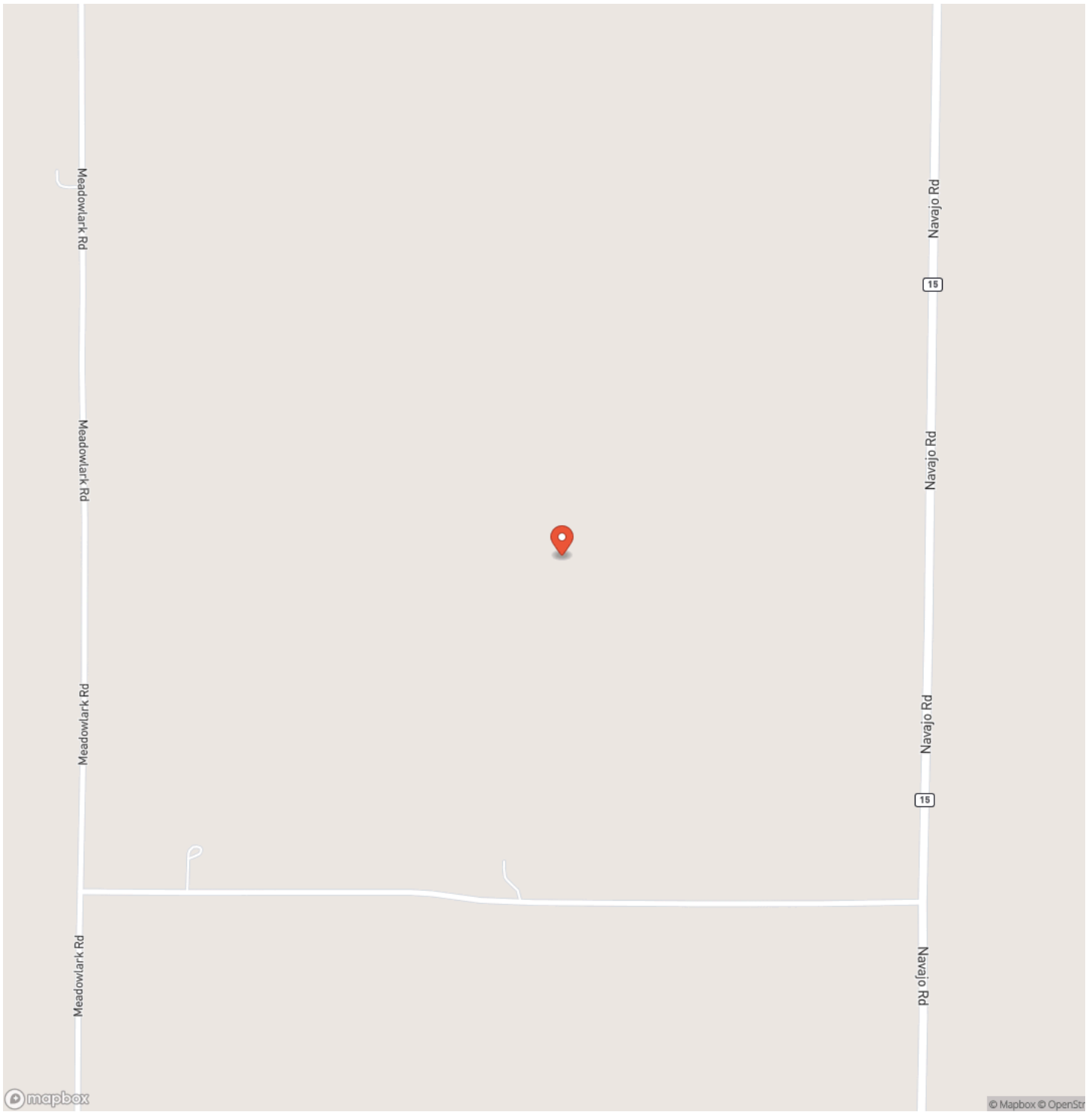
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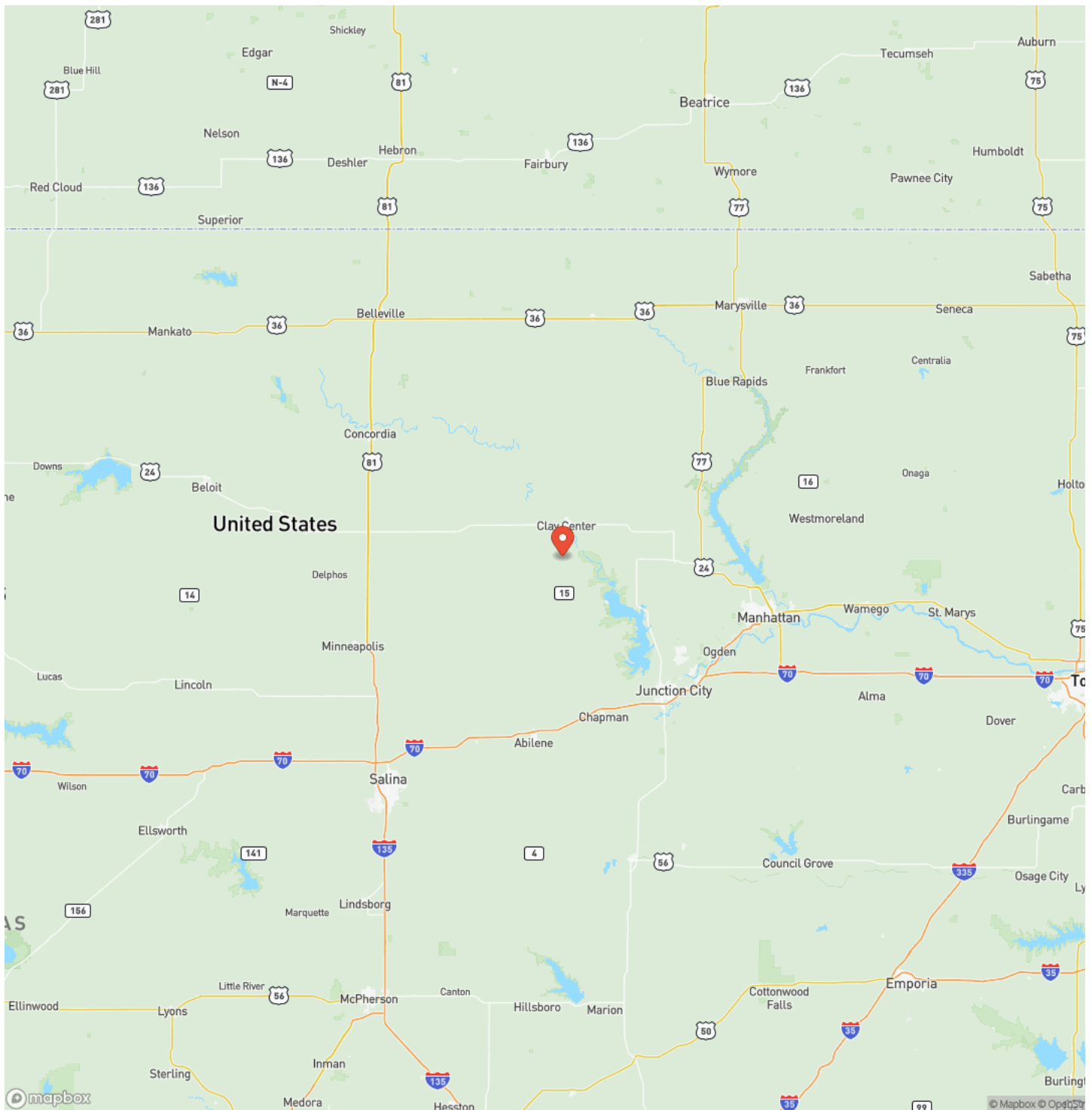
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Locator Map



Locator Map



Satellite Map



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