

**Enterprise 398 — Trophy Whitetails, CRP Income &
Premier Upland Bird Hunting**
1761 Nail Rd
Enterprise, KS 67441

\$1,570,915
397.780± Acres
Dickinson County



Enterprise 398 — Trophy Whitetails, CRP Income & Premier Upland Bird Hunting Enterprise, KS / Dickinson County

SUMMARY

Address

1761 Nail Rd

City, State Zip

Enterprise, KS 67441

County

Dickinson County

Type

Recreational Land, Hunting Land, Farms, Undeveloped Land

Latitude / Longitude

38.83968 / -97.09617

Taxes (Annually)

2841

Acreage

397.780

Price

\$1,570,915

Property Website

<https://redcedarland.com/detail/enterprise-398-trophy-whitetails-crp-income-premier-upland-bird-hunting-dickinson-kansas/87149/>



Enterprise 398 — Trophy Whitetails, CRP Income & Premier Upland Bird Hunting Enterprise, KS / Dickinson County

PROPERTY DESCRIPTION

This 398 ± acre income-producing recreational farm in North Central Kansas, is uniquely managed to maximize both **upland bird hunting** and **trophy deer opportunities**. With carefully balanced CRP, native grasses, food plots, and timber, the farm provides the ideal habitat mosaic for pheasant, quail, turkey, and whitetails alike.

The property has been thoughtfully set up for upland hunters — wide expanses of native grass, edge cover, and food sources create flushes of pheasant and coveys of quail across the farm. This same **biodiversity and dense cover naturally attract and hold trophy whitetails**, with a proven track record of Boone & Crockett caliber deer, including the coveted 200 inch mark. Today, **mature bucks are already on camera**, showing the farm is producing right now.

Everywhere you step, wildlife is present — from birds in the grasses to deer along the Milo plots and turkeys in the timber. This is a must see Kansas property that truly delivers the full spectrum of hunting experiences in one turnkey package.

Land & Income Overview

- **\$10,000+/year** in CRP payments
 - Strong perimeter fencing with new gates
 - 397.8 total acres:
 - 170.4 acres Dry Land / CRP
 - 227.4 acres Native Grass & Timber
 - 160.1 acres currently enrolled in CRP with dependable income
 - All seller's mineral rights transfer to the buyer
-

Habitat & Water Features

- Managed specifically for **upland bird habitat** — diverse grasses, Sandhill Plum thickets, edge cover, and Milo plots
 - 5 wet-weather ponds + spring-fed creek for year-round water
 - Rich timber mix: elm, cottonwood, walnut, mulberry, hedge, cedar
 - Excellent topography creating cover from the road, bedding, funnels, and multiple wind stand locations
 - **9 ± acres of Milo plots** pulling in both deer and birds
 - Trail system for quiet access and game recovery
-

Wildlife & Hunting

- Boone & Crockett caliber whitetail history — including bucks over 200"
- **Mature trophy bucks currently on camera**
- Abundant pheasant, quail, and turkey populations
- 3 Tower Blinds, 2 All-Season 2000 lb Feeders, and multiple treestands in place



- Multiple access points for any wind direction
- Year-round hunting with minimal pressure

The Enterprise 398 has been managed with the upland hunter in mind, and in turn, its rich biodiversity also makes it a natural magnet for trophy deer. It's an excellent Kansas hunting investment — ready to enjoy now and producing income along the way.

Location

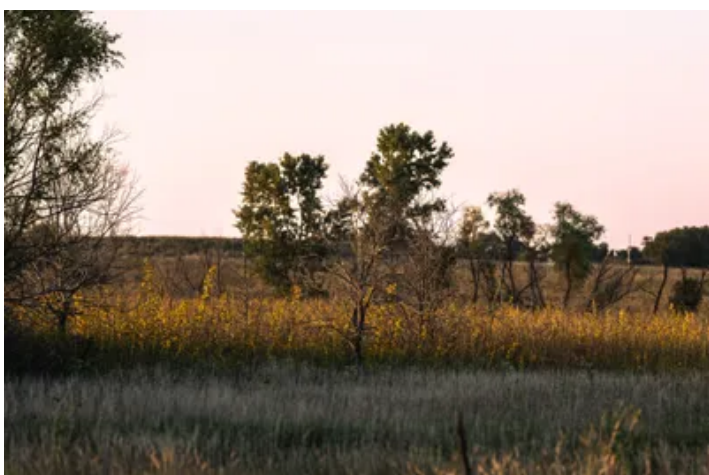
- Easily accessible from Salina, Manhattan, Kansas City, and Wichita—all within a short drive south of I-70 and serviced by commercial airports.
- Dickinson Rural Water District 2, Westar Energy located on Nail Rd.
- Only 11 miles from Abilene, providing convenience for any sleeping accommodations and food.

Enterprise 398 stands out as a rare blend of **income-producing farmland** and **high-performance recreational ground**. Whether you're looking to invest in Kansas land, expand a hunting portfolio, or secure a legacy property, this one checks all the boxes.

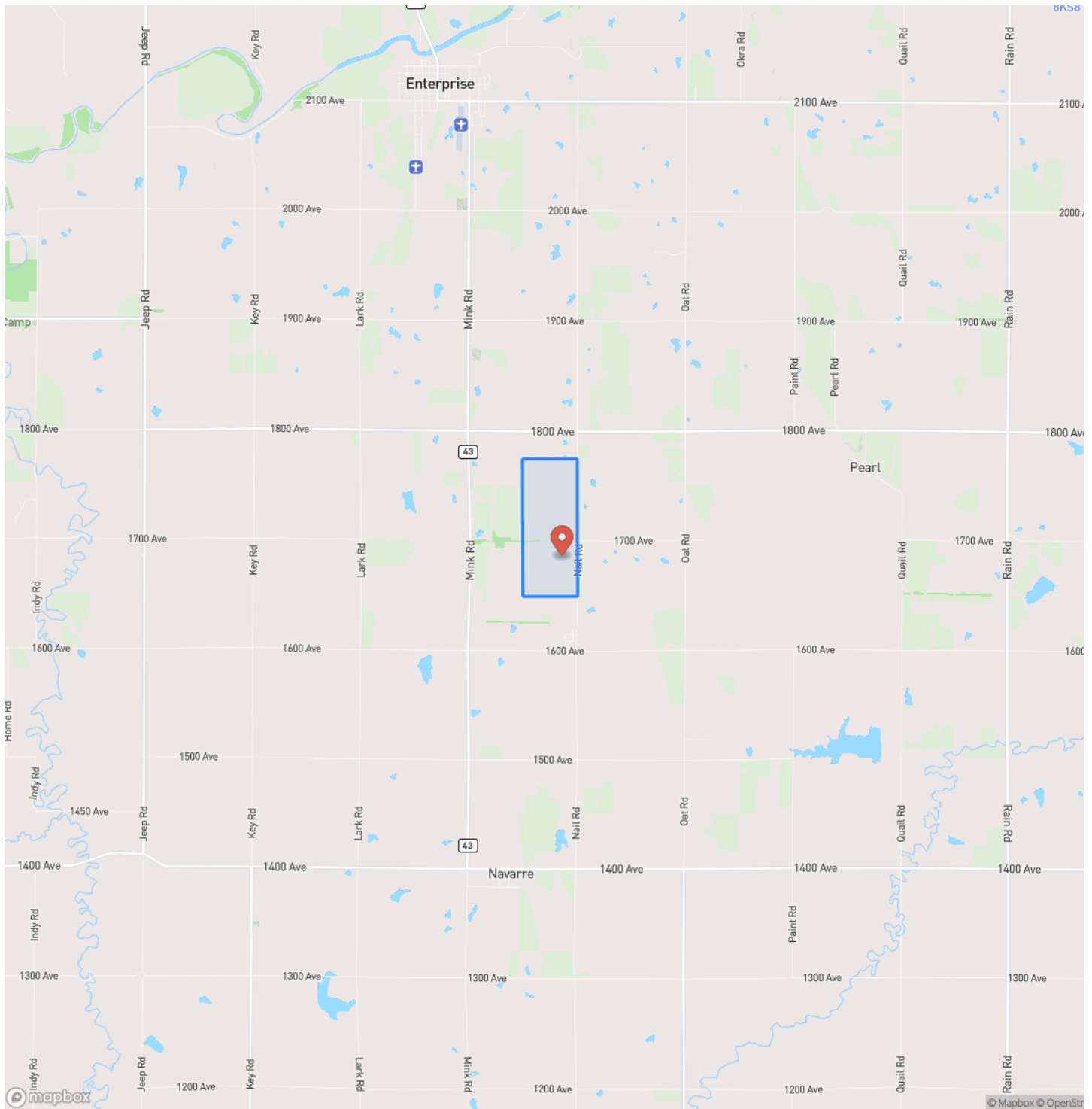
Showings are by appointment only. If you would like to set up a private showing or have any further questions, please reach out to the listing agent. Dustin Lutt [785-577-7377](tel:785-577-7377)



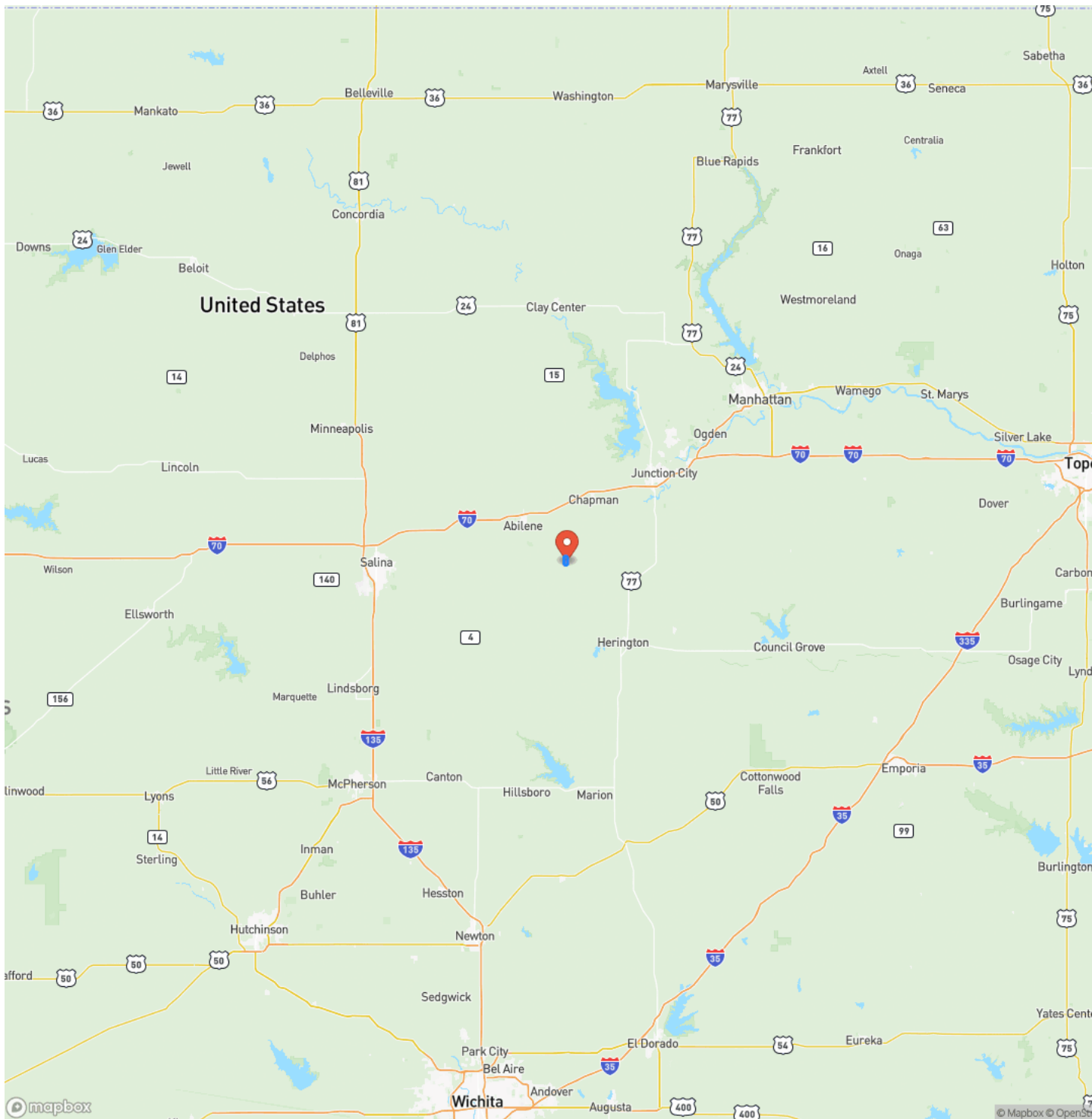
Enterprise 398 — Trophy Whitetails, CRP Income & Premier Upland Bird Hunting
Enterprise, KS / Dickinson County



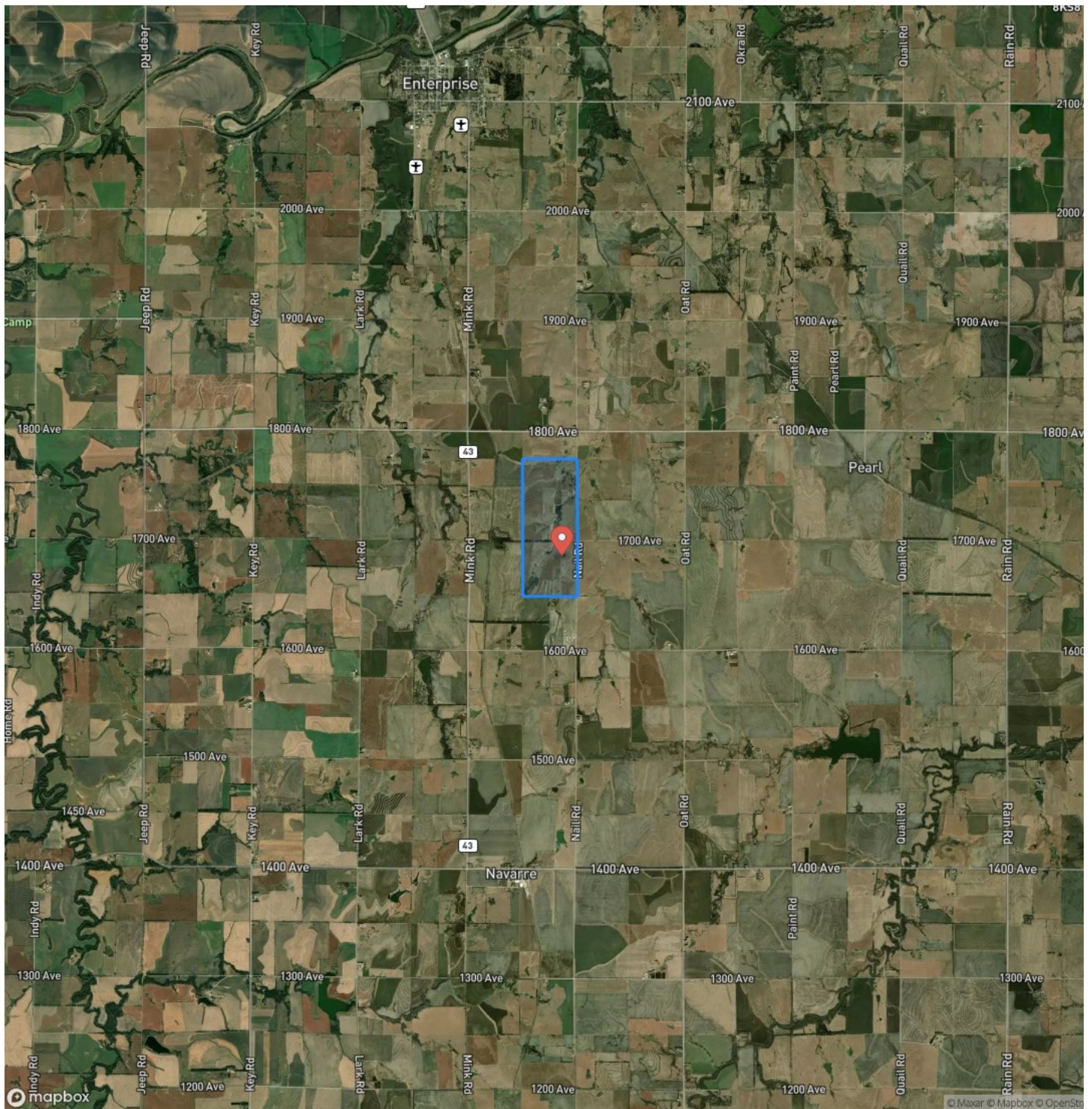
Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Dustin Lutt

Mobile

(785) 577-7377

Email

dustin@redcedarland.com

Address

City / State / Zip

NOTES

[illegible]

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



redcedarland.com

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



Red Cedar Land Co.
2 NE 10th ave
Saint John, KS 67576
(620) 546-3746
redcedarland.com

