

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/>



## **PROPERTY DESCRIPTION**

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### **398± Acre Income-Producing Hunting Farm | North Central Kansas**

This 398± acre hunting farm in North Central Kansas is one of the **most secure wildlife properties in the region**, offering a proven combination of **income production and long-term recreational value**. Extensive CRP, native grasses, timber, food plots, and reliable water sources create a **year-round sanctuary** that supports wildlife while providing consistent annual returns.

Trail camera history and multiple mature bucks surviving the 2025 season confirm the property is performing as designed and has done so year after year. With low pressure, abundant bedding, dependable food, and water, the farm consistently holds quality whitetails along with strong pheasant, quail, and turkey populations-setting the stage for a **promising 2026 hunting season**.

From an investment standpoint, the established habitat, CRP income, and turnkey improvements reduce management risk while preserving long-term upside. Whether held for recreational use, income, or future appreciation, this property offers a **stable, proven land asset** in the low pressure region of North Central Kansas.

#### **Property Highlights:**

- 398± total acres
  - 160.1 acres enrolled in CRP generating **\$10,000+ annual income**
  - 170.4 acres dryland / CRP
  - 227.4 acres native grass & timber
- ±9 acres of Milo food plots
- 5 wet-weather ponds plus a spring-fed creek
- Mature timber including cottonwood, walnut, mulberry, hedge, and cedar
- Rolling topography with secluded bedding, funnels, and stand locations
- Established internal trail system
- Excellent fencing with new gates
- All seller-owned mineral rights convey

#### **Wildlife & Infrastructure:**

- Documented history of Boone & Crockett-class whitetails, including bucks over 200"
- Mature trophy bucks currently on camera for 2026
- Strong upland bird and turkey numbers
- Turnkey setup with 3 tower blinds, 2 2000lb all-season feeders, and multiple tree stands
- Multiple access points allow hunting in nearly any wind

#### **Location:**

- Just south of I-70 with easy access from Salina, Manhattan, Wichita, and Kansas City



- Only 11 miles to Abilene
- Rural water and electric available 1/4 mile to the north along Nail Road

A rare combination of **dependable CRP income and proven hunting performance**. This is a true turnkey Kansas recreational farm built for long-term success.

**Private showings by appointment only.**

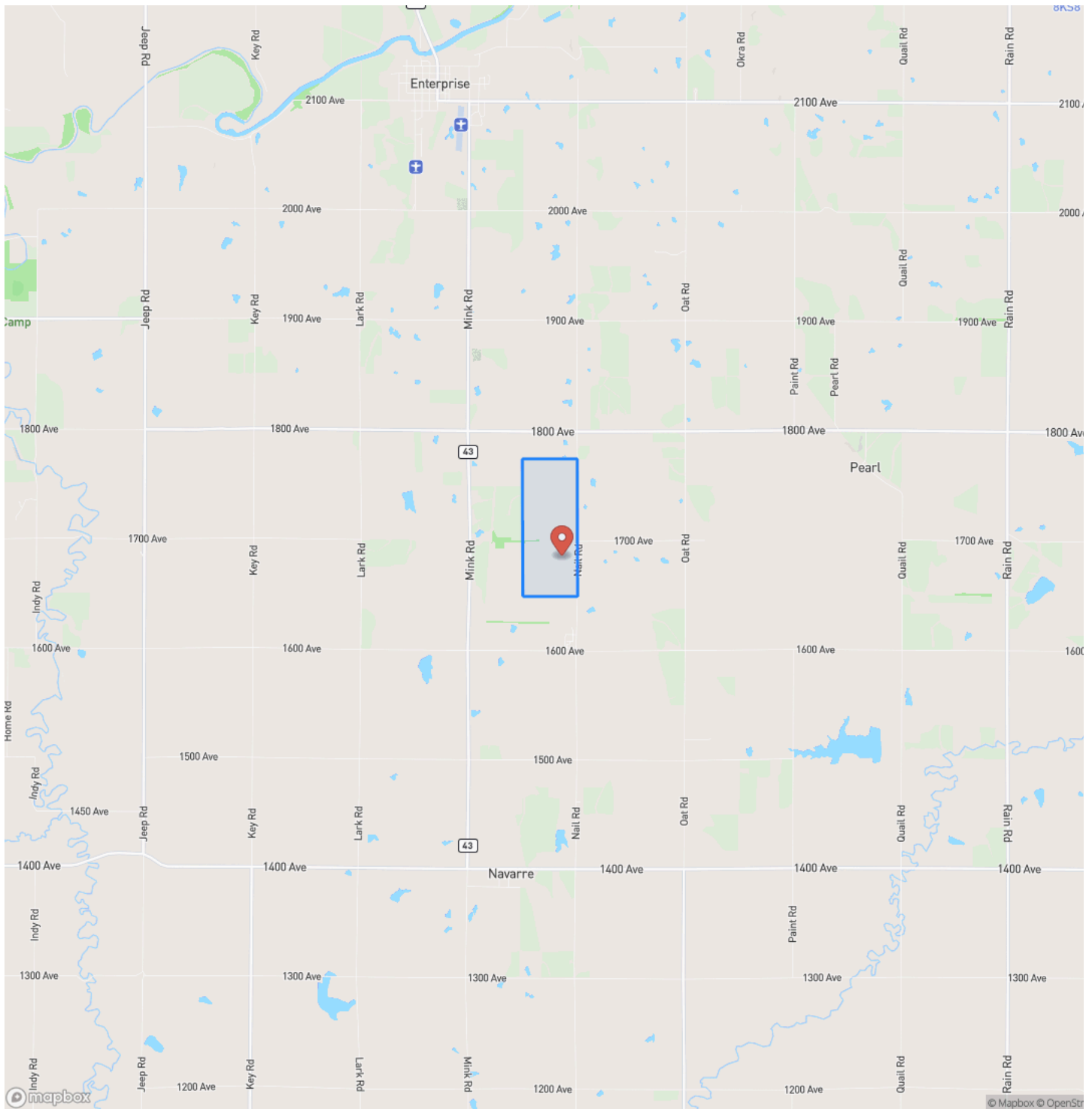
**Dustin Lutt - Listing Agent - [785-577-7377](tel:785-577-7377)**



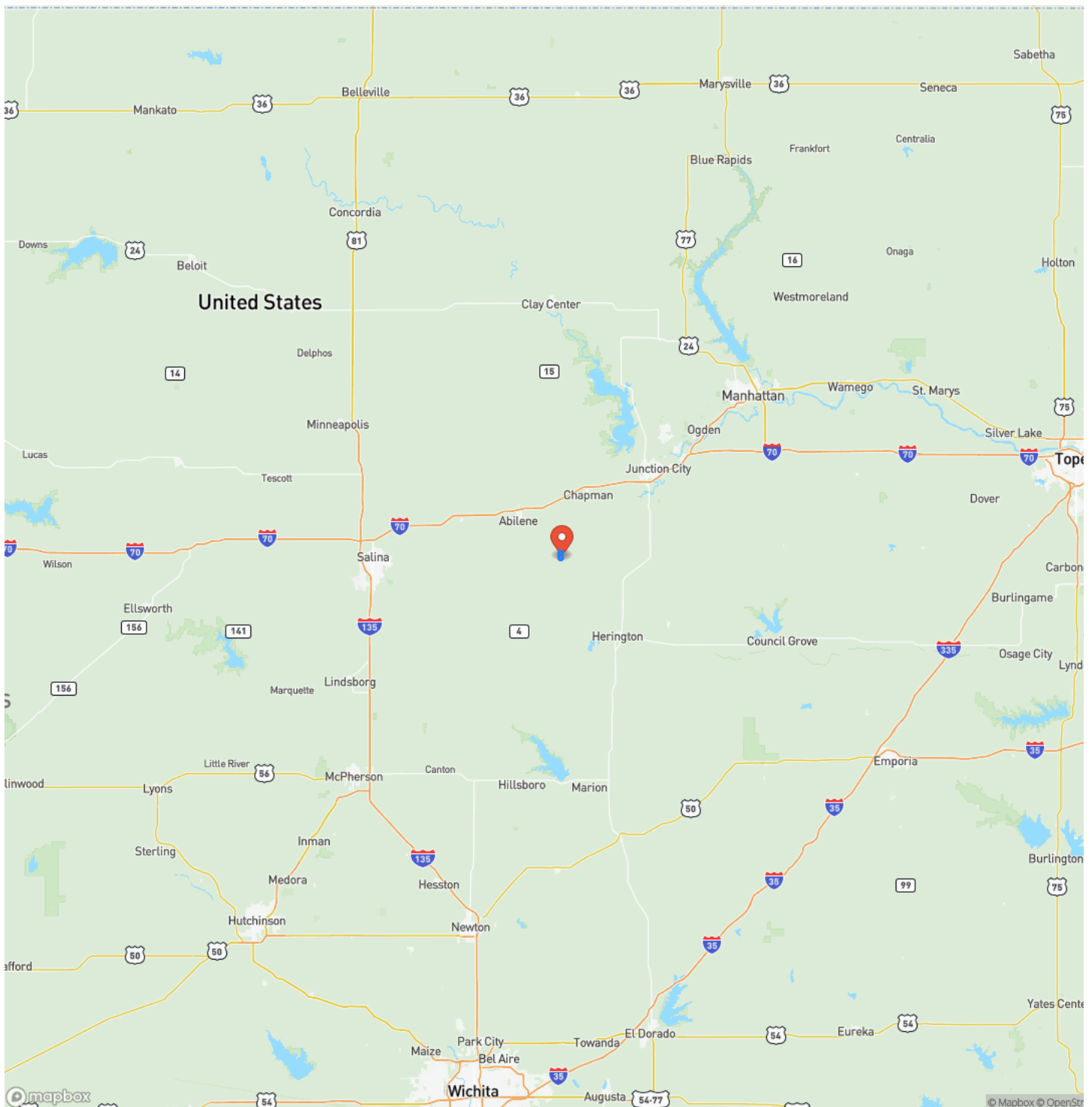
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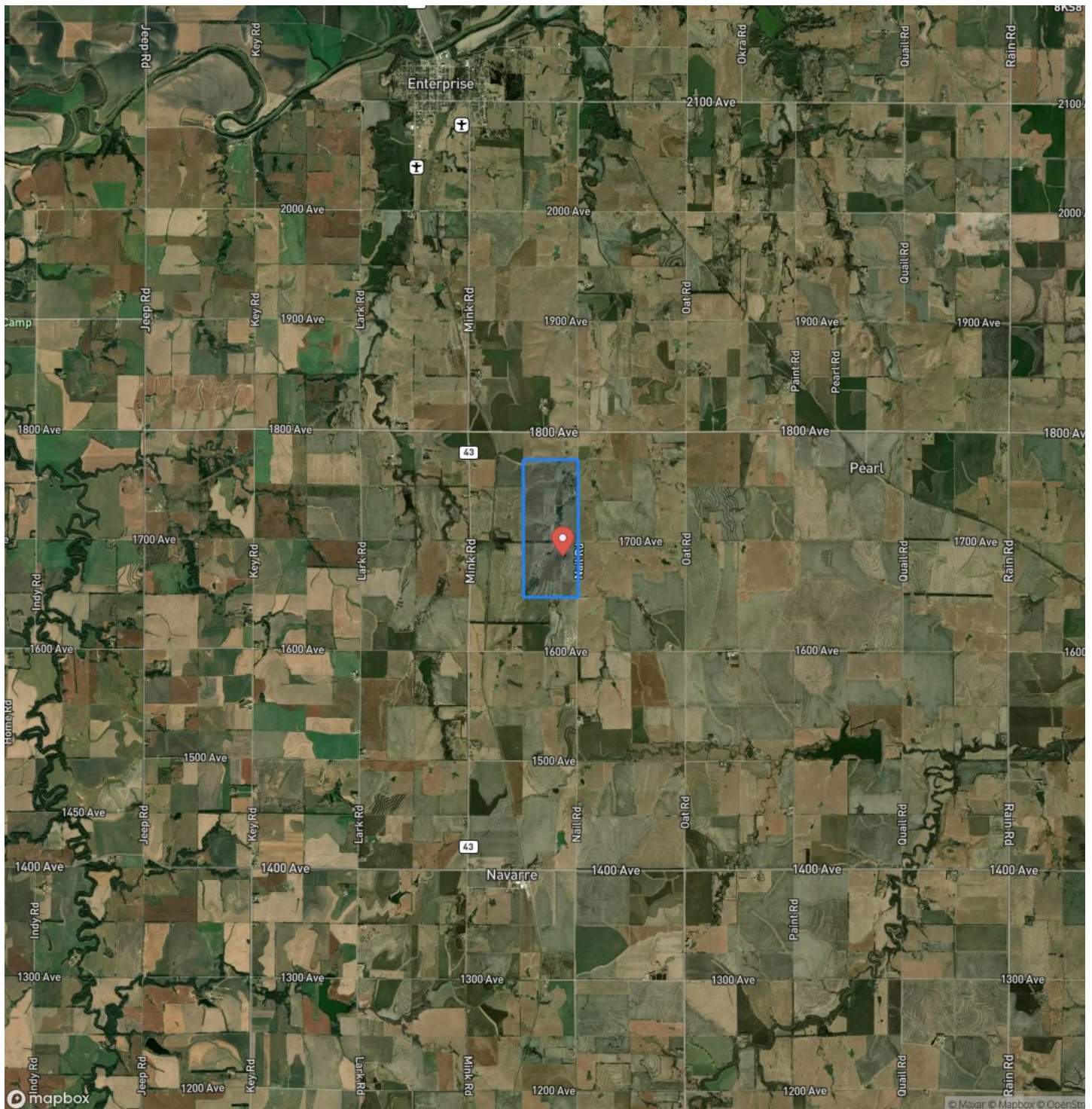
## Locator Map



## 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

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**redcedarland.com**

## **DISCLAIMERS**

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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.



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