

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

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



MORE INFO ONLINE:

redcedarland.com

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/>



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PROPERTY DESCRIPTION

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.

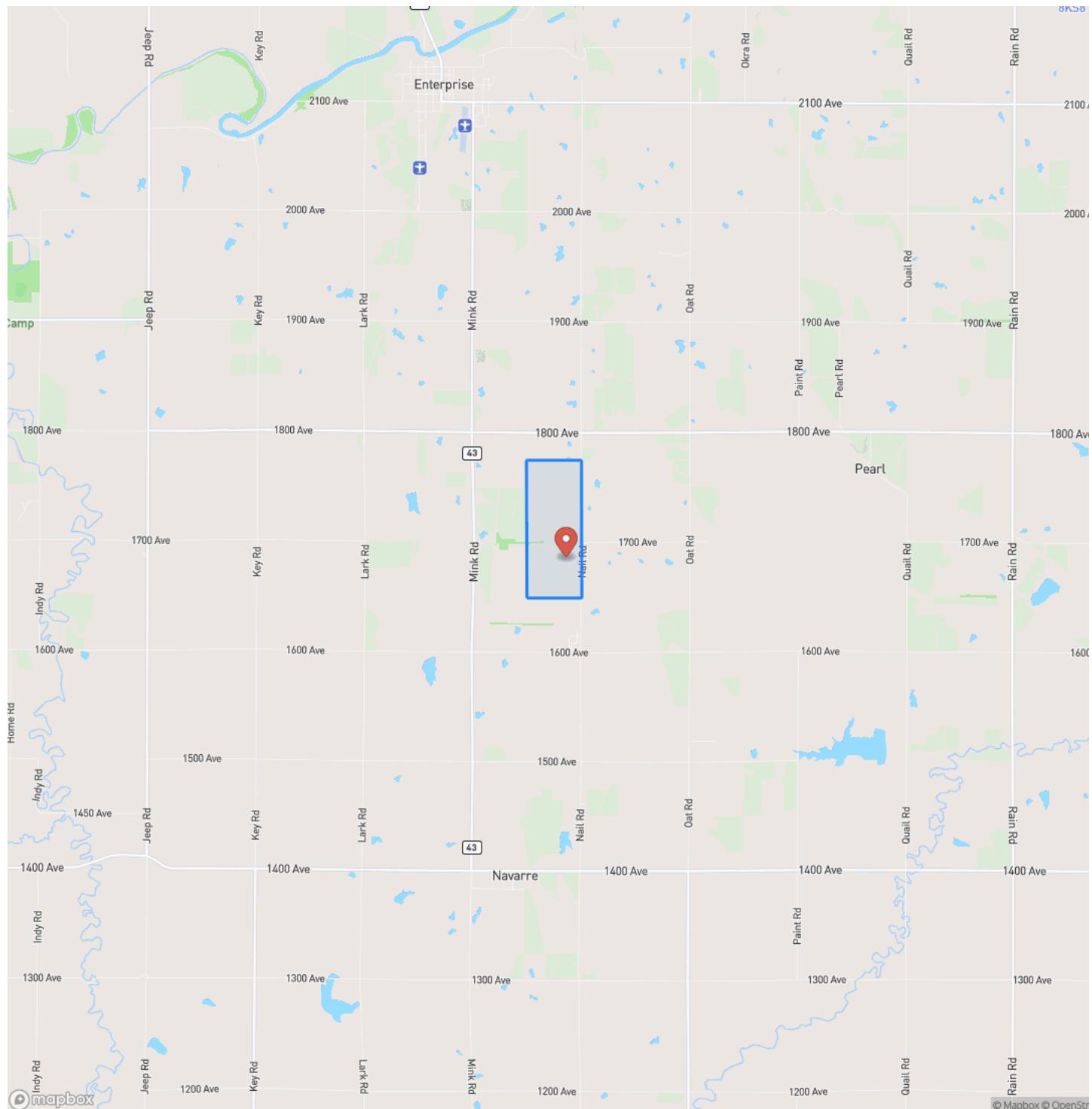
Dustin Lutt - Listing Agent - [785-577-7377](tel:785-577-7377)



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Enterprise, KS / Dickinson County**



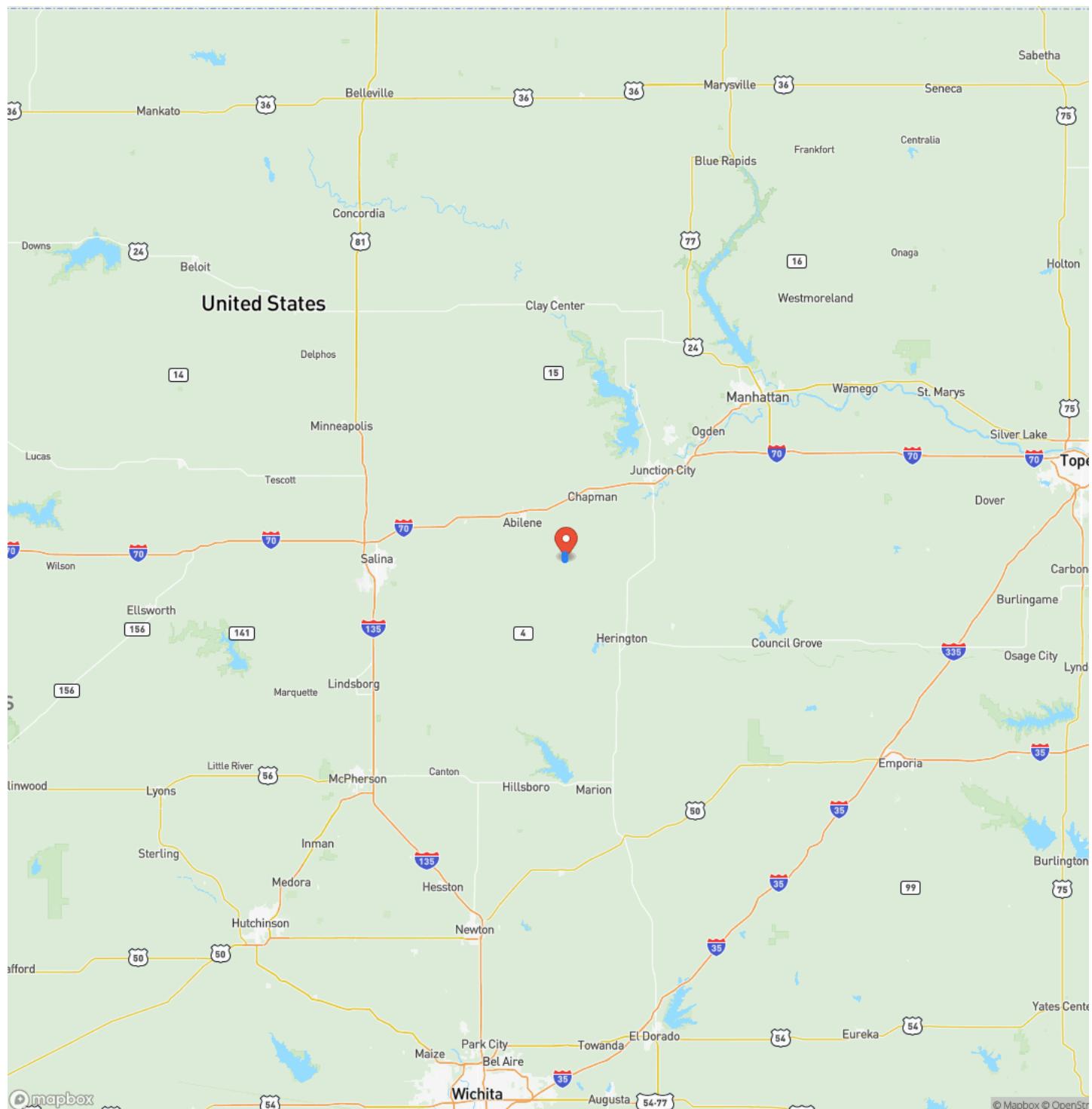
Locator Map



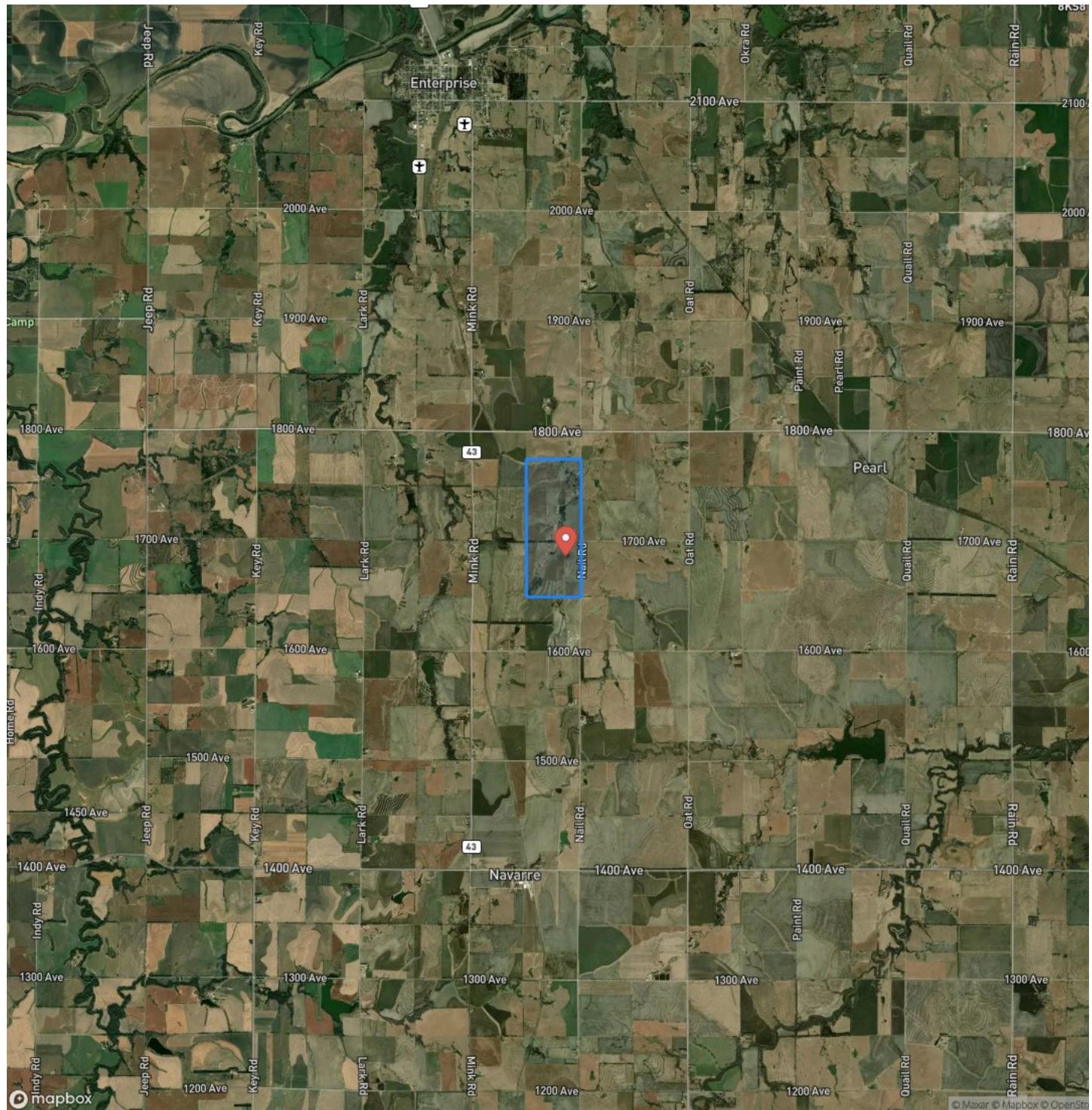
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Locator Map



Satellite Map



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LISTING REPRESENTATIVE

For more information contact:



Representative

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City / State / Zip

NOTES



MORE INFO ONLINE:

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DISCLAIMERS

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