

**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

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

This premier recreational property in North Central Kansas has been **strategically managed to maximize both upland bird hunting and trophy whitetail opportunities**. With an ideal balance of CRP, native grasses, timber, and food sources, this farm provides a rich habitat mix that consistently supports pheasant, quail, turkey, and record-class whitetails.

Designed with upland hunters in mind, the property features wide stretches of warm-season grass, edge cover, and integrated food plots — creating **reliable flushes of pheasants and strong quail coveys** throughout the season. At the same time, its diversity, water sources, and secluded bedding cover have helped produce **Boone & Crockett class whitetails**, including documented bucks surpassing the **200-inch mark**. Mature deer are already on camera, proving the property is performing right now.

From turkeys drifting through timber draws to birds bursting from CRP grasses and deer feeding along Milo edges, wildlife activity is evident across every acre. This is a true **turnkey Kansas recreational farm** that offers a complete hunting experience.

Land & Income Overview

- **\$10,000+ annual CRP income**
 - Excellent fencing with newly installed gates
 - **397.8± total acres**, including:
 - **170.4 acres Dryland / CRP**
 - **227.4 acres Native Grass & Timber**
 - **160.1 acres enrolled in CRP with consistent income**
 - All seller-owned mineral rights convey
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Habitat & Water Enhancements

- Managed explicitly for upland bird production: diverse native grasses, Sandhill plum thickets, edge habitat, and Milo food plots
 - **5 wet-weather ponds + spring-fed creek** providing reliable wildlife water
 - Mature timber mix: **elm, cottonwood, walnut, mulberry, hedge, and cedar**
 - Ideal topography offering seclusion, bedding, funnels, and multiple stand sites
 - **±9 acres of Milo plots** drawing both birds and deer
 - Established internal trail system for stealth access and easy recovery
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Wildlife & Hunting Features

- Documented history of **Boone & Crockett class deer**, including bucks over **200"**



- Mature trophy bucks **currently on camera**
 - Abundant pheasant, quail, and turkey populations
 - **Turnkey hunting infrastructure**, including:
 - 3 tower blinds
 - 2 all-season 2,000 lb feeders
 - Multiple tree stands
 - Multiple access points allow hunting in nearly any wind
 - Year-round recreation with low hunting pressure
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Location & Access

Conveniently situated just south of I-70, with easy access from major Kansas cities:

- Close to **Salina, Manhattan, Wichita, and Kansas City**
 - Dickinson Rural Water District #2 and Westar Energy available along Nail Road
 - **Only 11 miles to Abilene** for lodging, supplies, and amenities
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Enterprise 398 stands out as a rare combination of dependable farm income and exceptional hunting performance. Whether you're pursuing a legacy recreational property, adding to an investment portfolio, or securing a world-class hunting asset, **this one checks every box.**

Private showings by appointment only.

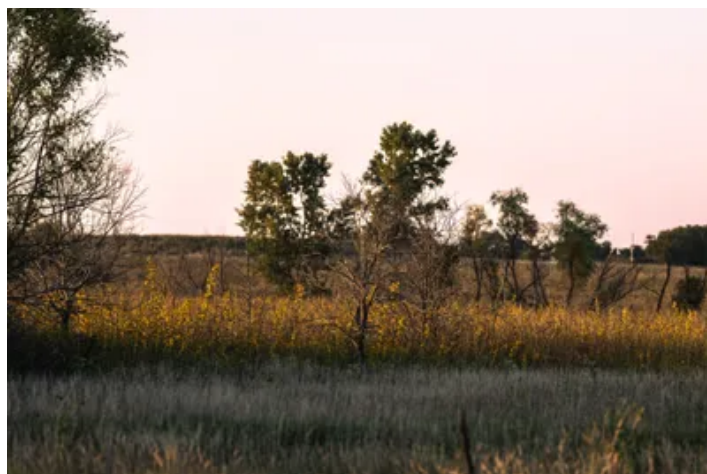
For details or to schedule a viewing, contact:

Dustin Lutt — Listing Agent

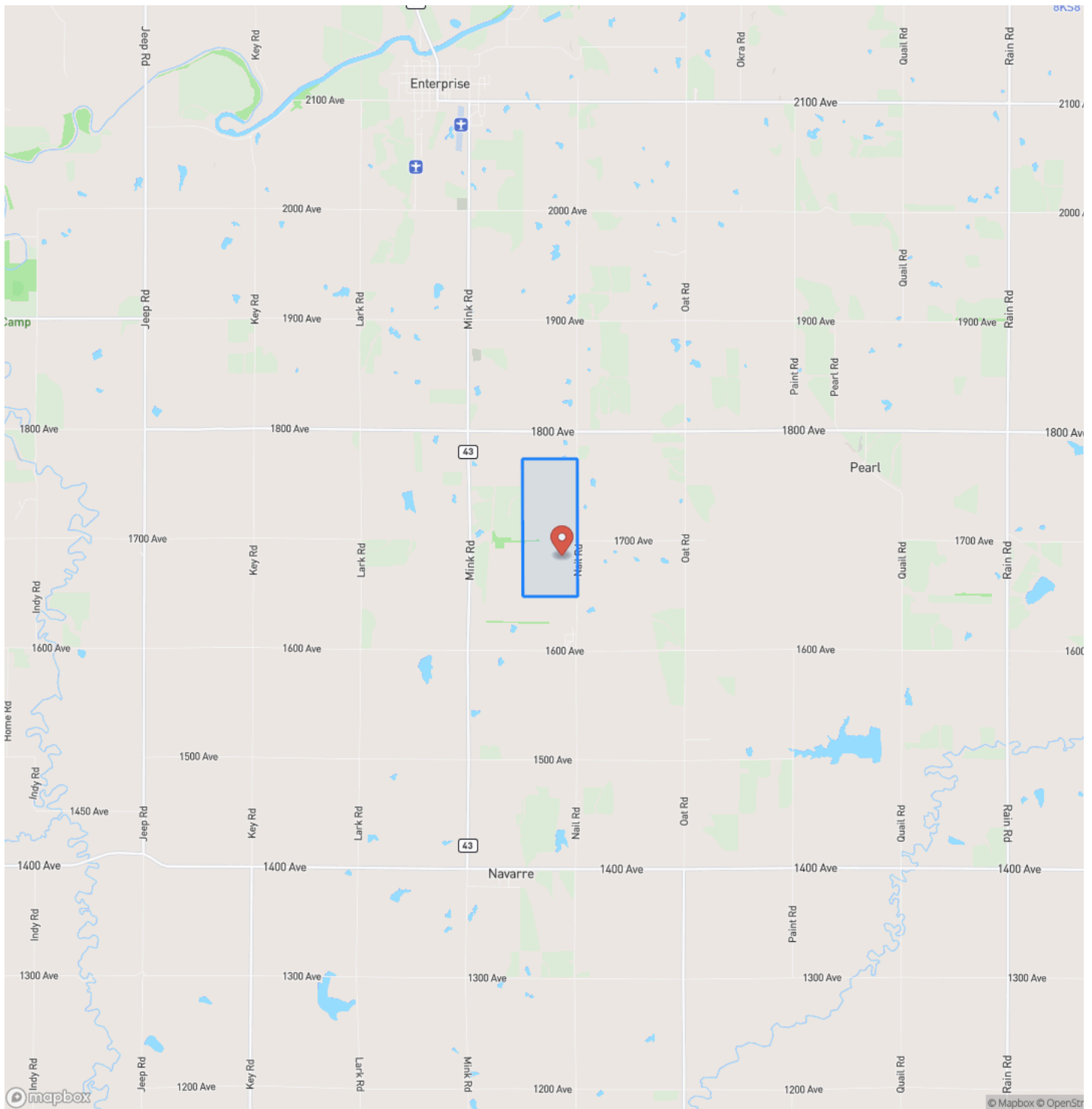
[785-577-7377](tel:785-577-7377)



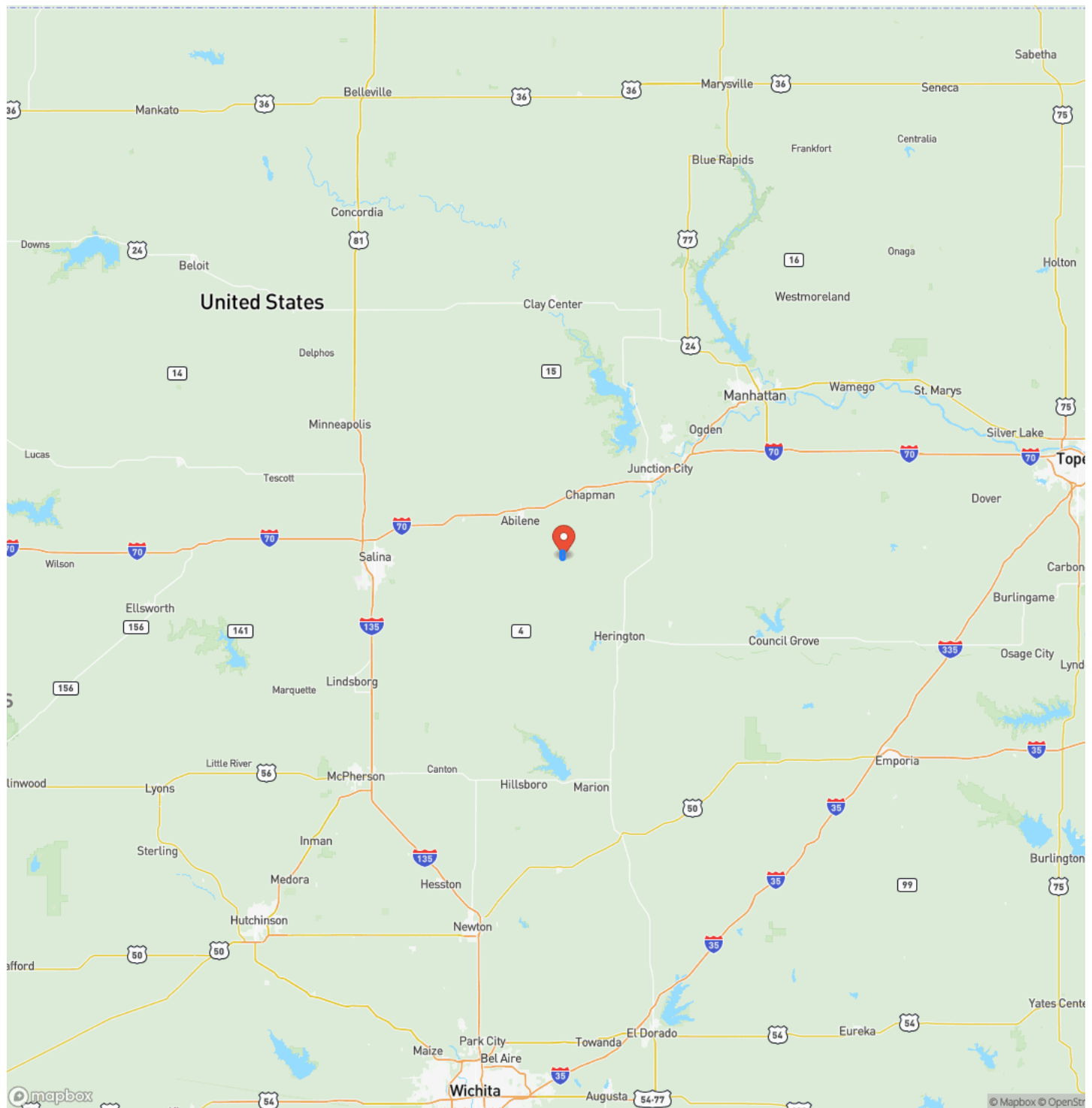
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Enterprise, KS / Dickinson County



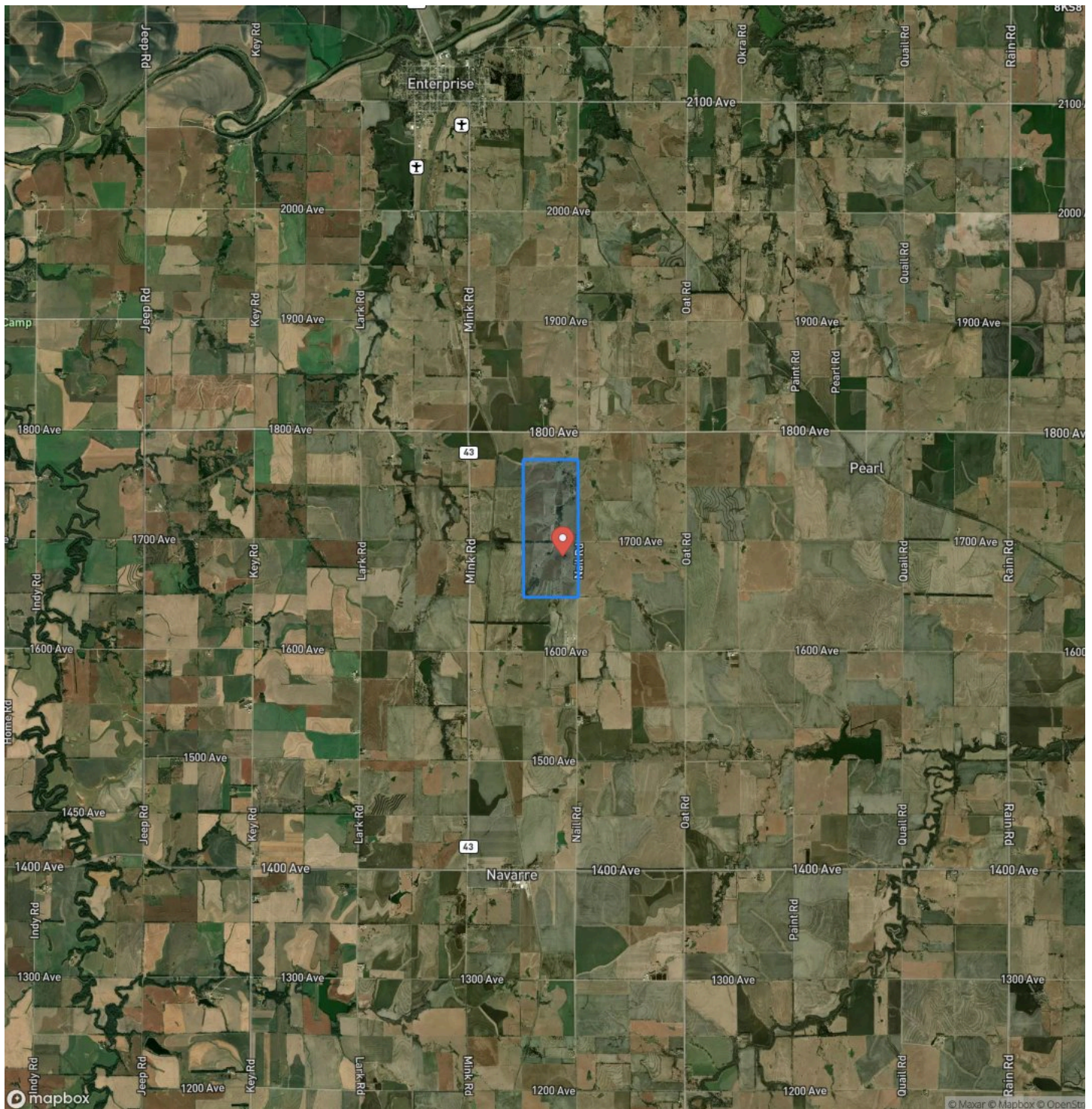
Locator Map



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

This image shows a blank 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.

This image shows a full page of blank white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page, providing a template for writing or drawing. There are no margins, text, or other markings present.



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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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