

**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 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

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

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

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

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

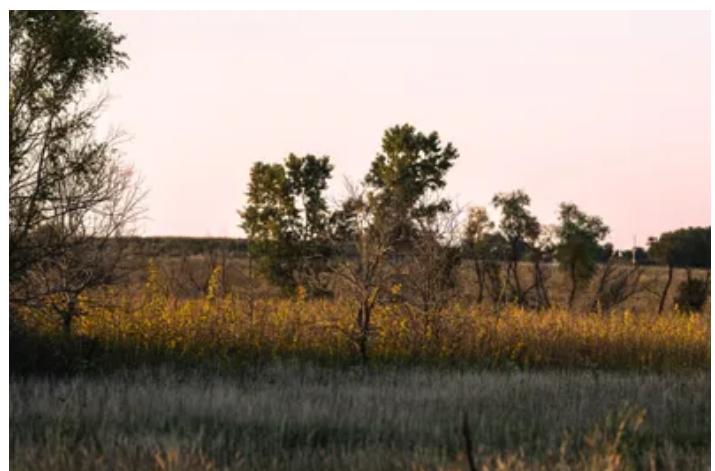
[785-577-7377](tel:785-577-7377)



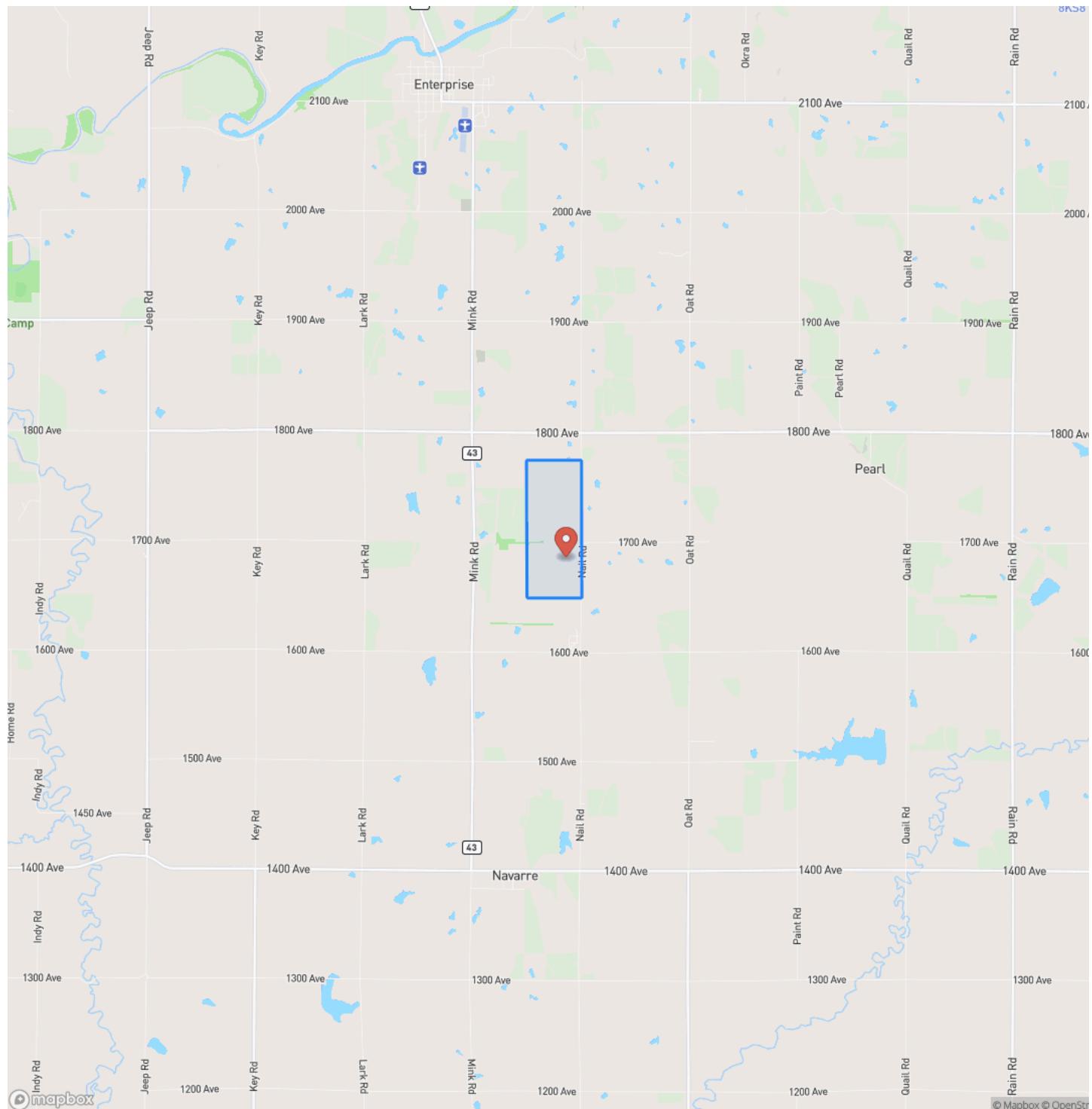
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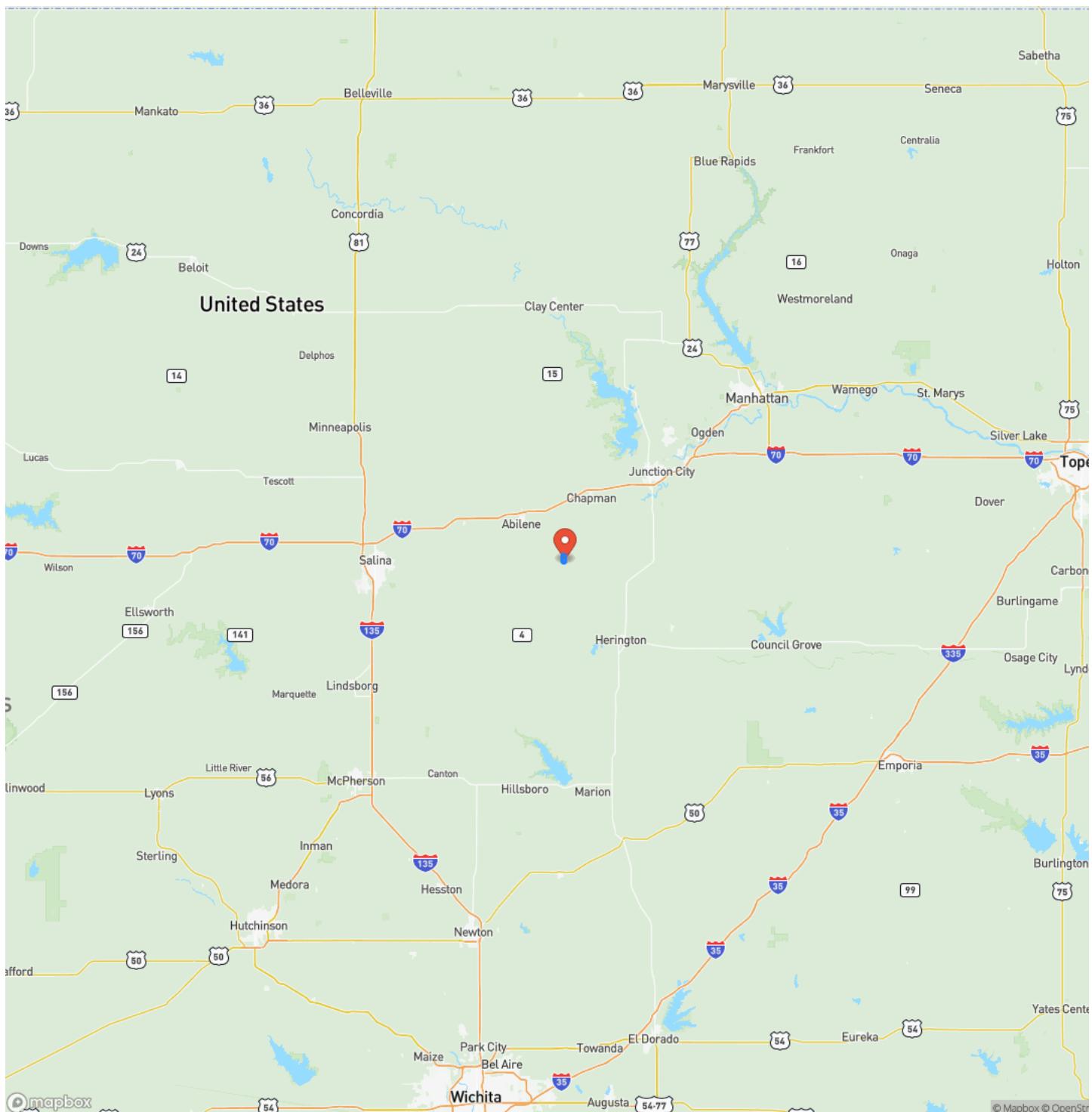
Locator Map



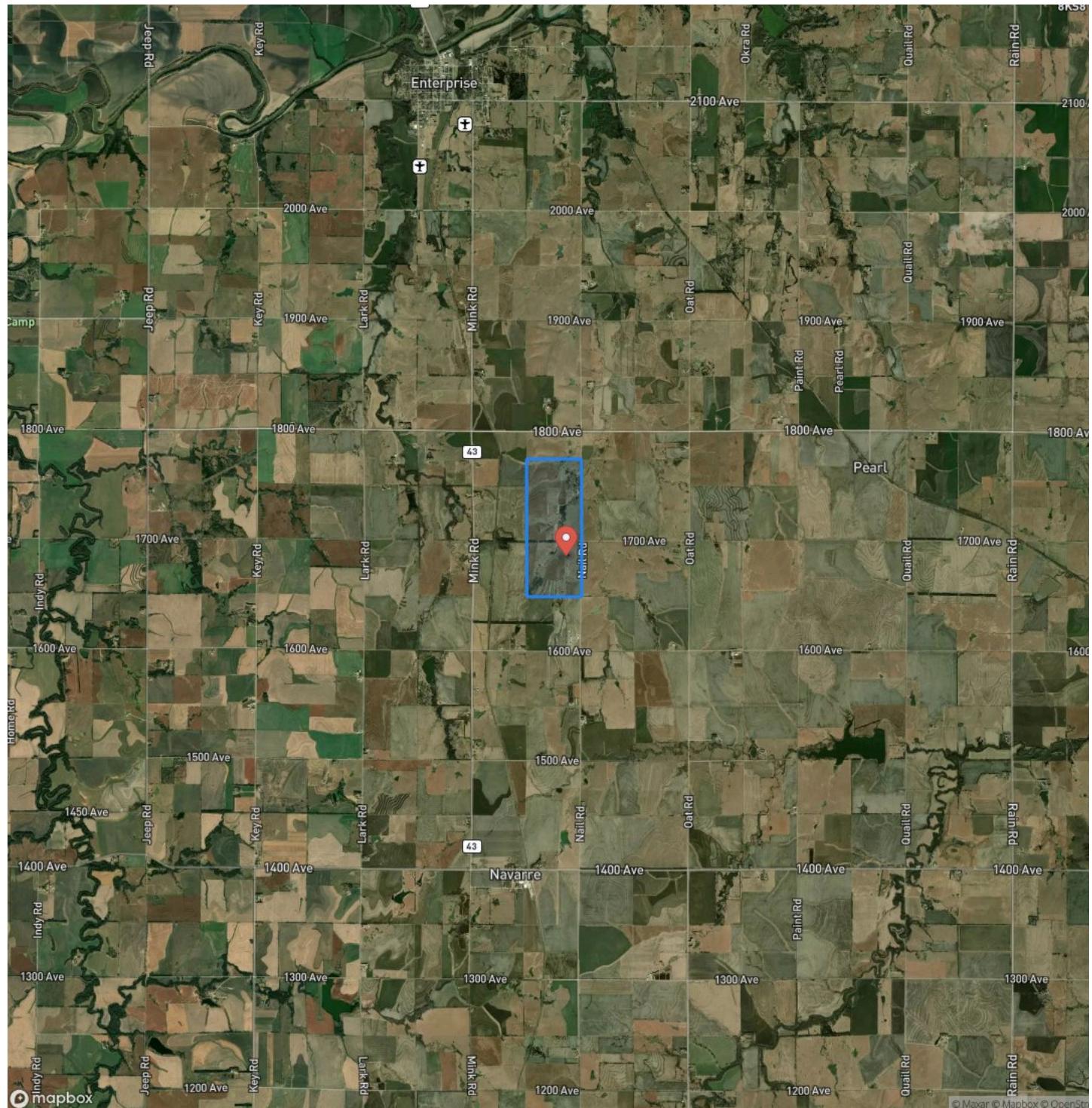
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Locator Map



Satellite Map



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LISTING REPRESENTATIVE

For more information contact:



Representative

Dustin Lutt

Mobile

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Address

City / State / Zip

NOTES



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