

Enterprise South 158 — Premier Income-Producing  
Hunting Tract (Dickinson County, KS)  
1700 Nail Rd  
Enterprise, KS 67441

**\$653,800**  
158.500± Acres  
Dickinson County



Tract 2: 158 +/- AC



**Enterprise South 158 — Premier Income-Producing Hunting Tract (Dickinson County, KS)**  
**Enterprise, KS / Dickinson County**

---

**SUMMARY**

**Address**

1700 Nail Rd

**City, State Zip**

Enterprise, KS 67441

**County**

Dickinson County

**Type**

Recreational Land, Hunting Land, Ranches

**Latitude / Longitude**

38.837614 / -97.097864

**Taxes (Annually)**

1068

**Acreage**

158.500

**Price**

\$653,800

**Property Website**

<https://redcedarland.com/detail/enterprise-south-158-premier-income-producing-hunting-tract-dickinson-county-ks-dickinson-kansas/92699/>



## Enterprise South 158 — Premier Income-Producing Hunting Tract (Dickinson County, KS)

### Enterprise, KS / Dickinson County

---

#### PROPERTY DESCRIPTION

This **158.5 ± acre income-producing recreational farm in North Central Kansas** is a proven hunting tract, managed to attract and hold **upland birds and trophy whitetails**. With an ideal mix of **native grasses, CRP bedding cover, timbered edges, and strategically placed food sources**, the property provides **diverse habitat** that consistently produces pheasant, quail, turkeys, and mature Kansas bucks.

Wide grass flats, Sandhill plum thickets, and natural edge habitat create **flushes of upland birds**, while dense bedding cover and secluded pockets of timber **hold deer year-round**. This same biodiversity has helped produce **Boone & Crockett caliber deer over many years**. Every ridge, grass draw, and edge line shows wildlife activity—and the layout provides **multiple stand and blind locations for different winds**, ideal conditions for rifle or bow.

---

#### Land & Income Overview

- **158 ± total acres**
  - **54 +/- CRP acreage providing over \$3500 in dependable annual income** (Enrollment expires in 2028)
  - Strong grass cover and habitat diversity across the tract
  - All seller's **mineral rights transfer**
  - Excellent perimeter fencing and access from maintained county roads
- 

#### Habitat & Water Features

- Managed for **upland bird and whitetail habitat**
  - Mix of **native grasses, plum thickets, draws, and timbered edges**
  - **Wet-weather ponds and natural drainages** providing wildlife water
  - Topography creates **secluded bedding pockets and travel corridors**
  - Multiple food sources continue to draw and hold game on this tract
- 

#### Wildlife & Hunting

- **Proven whitetail genetics**—benefits from trophy management on neighboring acres
  - **Pheasant, quail, and turkey** throughout the grass and edge cover
  - Stand locations for **archery and rifle setups including tower blinds and feeders**.
  - **Year-round hunting opportunities** with minimal pressure
- 

#### Location

Located just south of I-70 and within easy reach of **Salina, Abilene, Enterprise, Manhattan, and Wichita**, this tract offers both convenience and privacy. Utilities are nearby, and local services, lodging, and amenities are just minutes away.



---

## Summary

The **South 158** is a rare opportunity in a strong hunting neighborhood—a **turnkey Kansas recreational farm with income, habitat diversity, upland bird potential, and trophy whitetail history**. Whether you're building a hunting portfolio, seeking an accessible private getaway, or wanting a long-term land investment, this tract checks the boxes.

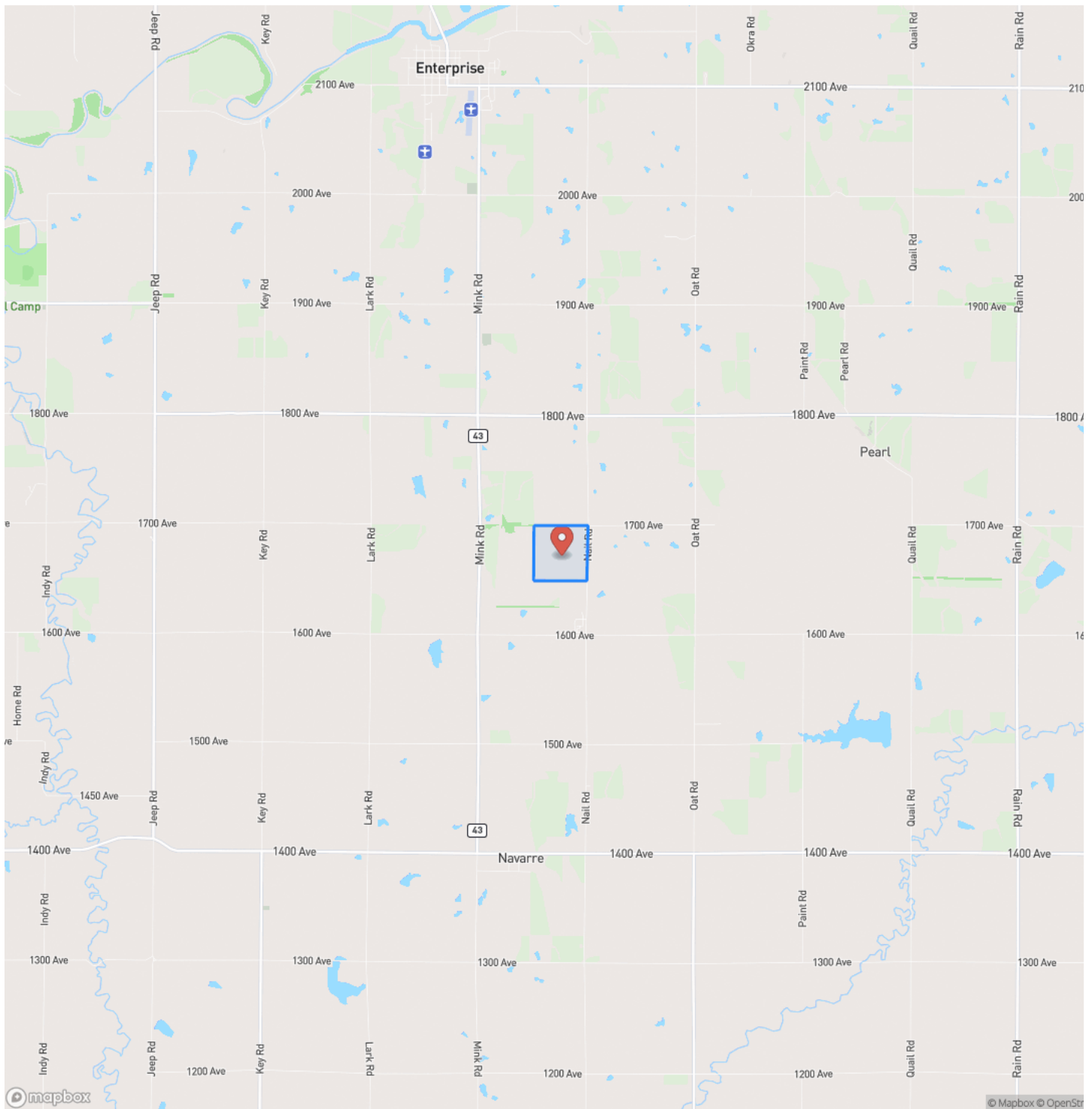


Enterprise South 158 — Premier Income-Producing Hunting Tract (Dickinson County, KS)  
Enterprise, KS / Dickinson County

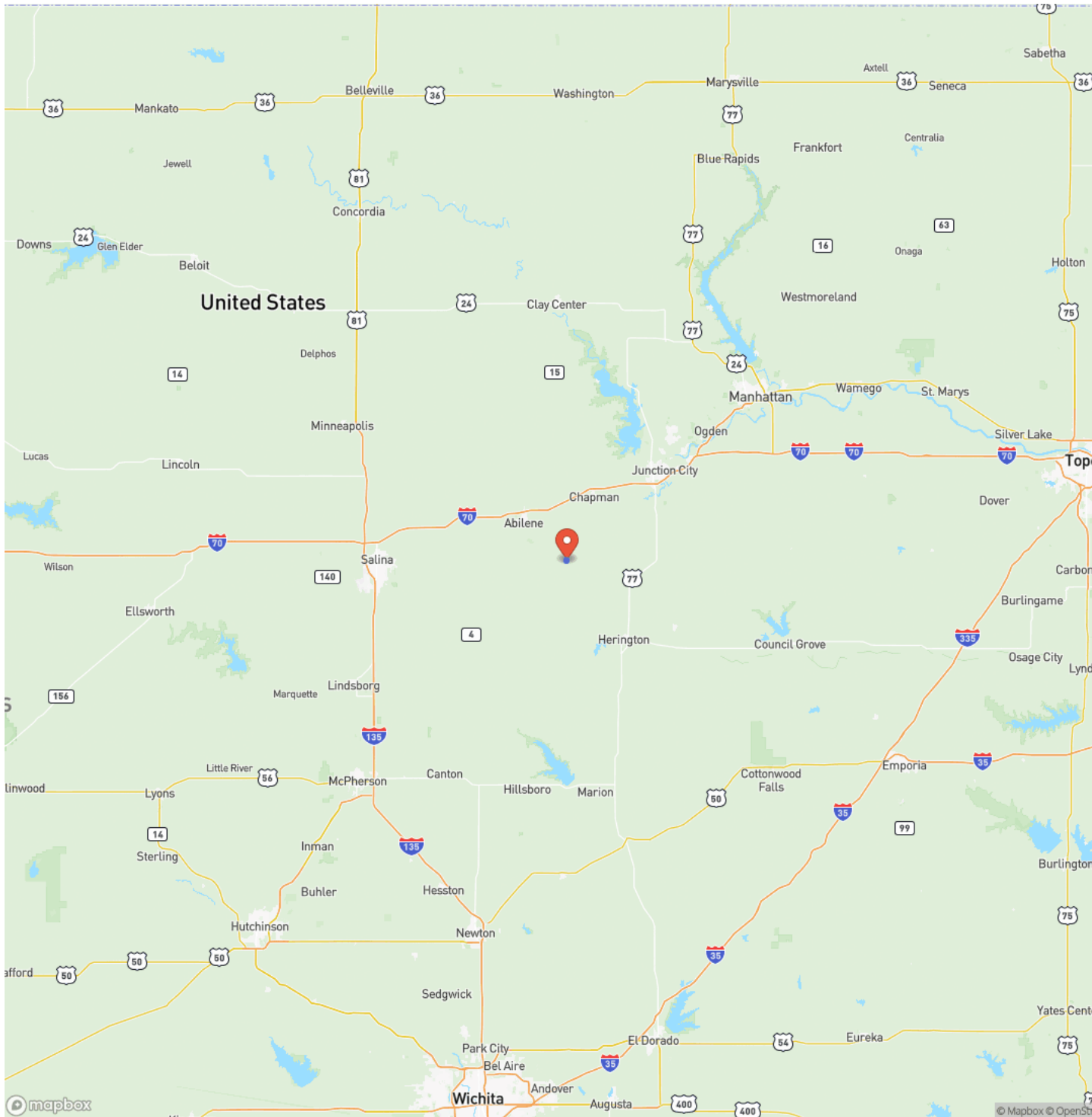
---



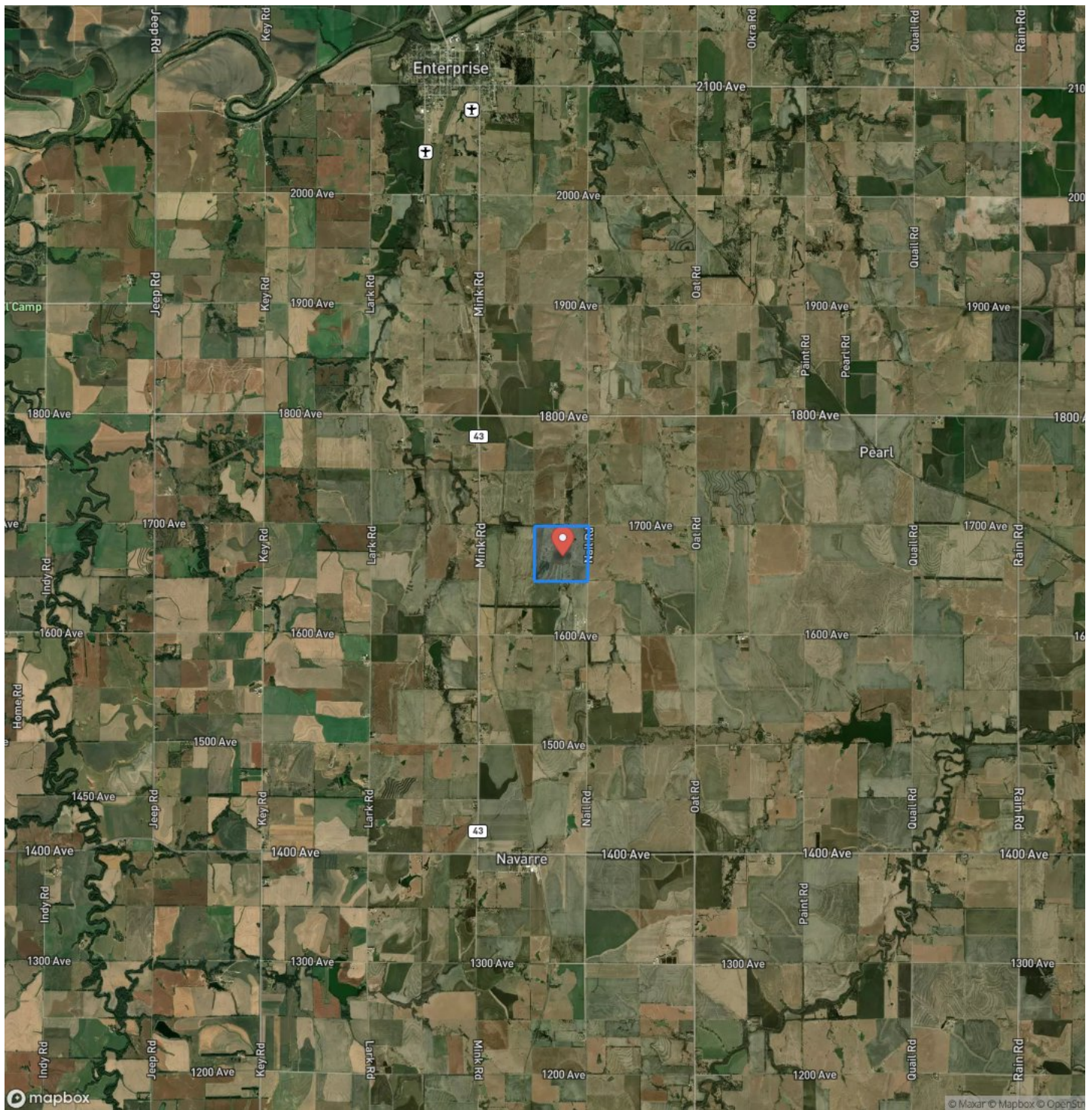
## Locator Map



## Locator Map



## Satellite Map



**Enterprise South 158 — Premier Income-Producing Hunting Tract (Dickinson County, KS)**  
**Enterprise, KS / Dickinson County**

## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Dustin Lutt

## Mobile

(785) 577-7377

## Email

dustin@redcedarland.com

## Address

City / State / Zip

## NOTES

[illegible]

[illegible]

**redcedarland.com**

## **DISCLAIMERS**

This property is designated as Parcel 2 of 2. The sale, transfer, and closing of Parcel 2 are expressly contingent upon the sale and successful closing of Parcel 1.



---

**Red Cedar Land Co.**  
2 NE 10th ave  
Saint John, KS 67576  
(620) 546-3746  
[redcedarland.com](http://redcedarland.com)

---

