

North 240 — Premier Trophy Whitetail & Upland Bird
Tract With CRP Income (Dickinson County, KS)
1761 Nail Rd
Enterprise, KS 67441

\$988,000
239,500± Acres
Dickinson County



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Enterprise, KS / Dickinson County

SUMMARY

Address

1761 Nail Rd

City, State Zip

Enterprise, KS 67441

County

Dickinson County

Type

Hunting Land, Ranches, Recreational Land, Timberland

Latitude / Longitude

38.848672 / -97.09727

Taxes (Annually)

1772

Acreage

239.500

Price

\$988,000

Property Website

<https://redcedarland.com/detail/north-240-premier-trophy-whitetail-upland-bird-tract-with-crp-income-dickinson-county-ks-dickinson-kansas/92780/>



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PROPERTY DESCRIPTION

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The **North 240 ± acres** represents the heart of this hunting neighborhood — a diverse, income-producing recreational tract with a long track record of **Boone & Crockett caliber whitetails, strong upland bird numbers, and year-round habitat that consistently holds game**. With an exceptional blend of **CRP bedding, native grasses, timbered creek drainage, food sources, and multiple edge transitions**, this farm is purpose-built for the serious deer and upland hunter.

This portion of the property has been the core of the farm's **trophy whitetail history**, producing deer that have surpassed the coveted **200" mark**. Seclusion, cover, food, and minimal pressure have created a natural sanctuary where mature bucks can age, pattern predictably, and spend the majority of their lives on or around the property. At the same time, the native grass structure and habitat diversity make the upland bird hunting exceptional — with **flushes of pheasant and coveys of quail** being the norm, not the exception.

Multiple access points allow clean entry for various winds, while interior trails provide quiet routes for **stands and scent free tower blinds**. This is a **true Kansas hunting farm** with the scale and layout to hunt multiple people or multiple seasons without burning it out.

Land & Income Overview

- **240 ± total acres**
 - **Significant CRP income**-90+/- acres providing over \$5500 of dependable annual payments
 - Excellent diversity of grass, food, and timber
 - **All seller's mineral rights transfer**
 - Strong perimeter fencing and county road access
 - Trail system throughout for strategic access
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Habitat & Water Features

- Managed specifically for **trophy whitetails and upland birds**
 - **Spring-fed creek drainage, wet-weather ponds, and year-round water influence**
 - **Timbered draws and wooded edges** creating bedding, funnels, and bow-stand pinch points
 - **Multiple food plot locations**, including Milo that draws both deer and birds
 - Rolling topography with **secluded pockets, breaks, and edge-rich design**
-

Wildlife & Hunting

- **Boone & Crockett caliber whitetail history**, including bucks over 200"
- Mature trophy bucks currently frequenting the tract
- Strong populations of **pheasant, quail, and turkey**



- **Tower blinds, feeders, and stand locations** already established
 - Multiple access routes for **low-impact hunting**
 - Capable of supporting **multiple hunters and multiple stand options simultaneously**
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Location

Just minutes off **Interstate 70** and easily reached from **Salina, Abilene, Enterprise, Manhattan, and Wichita**, this tract combines privacy with convenience. Lodging, food, fuel, and full services are close by.

Summary

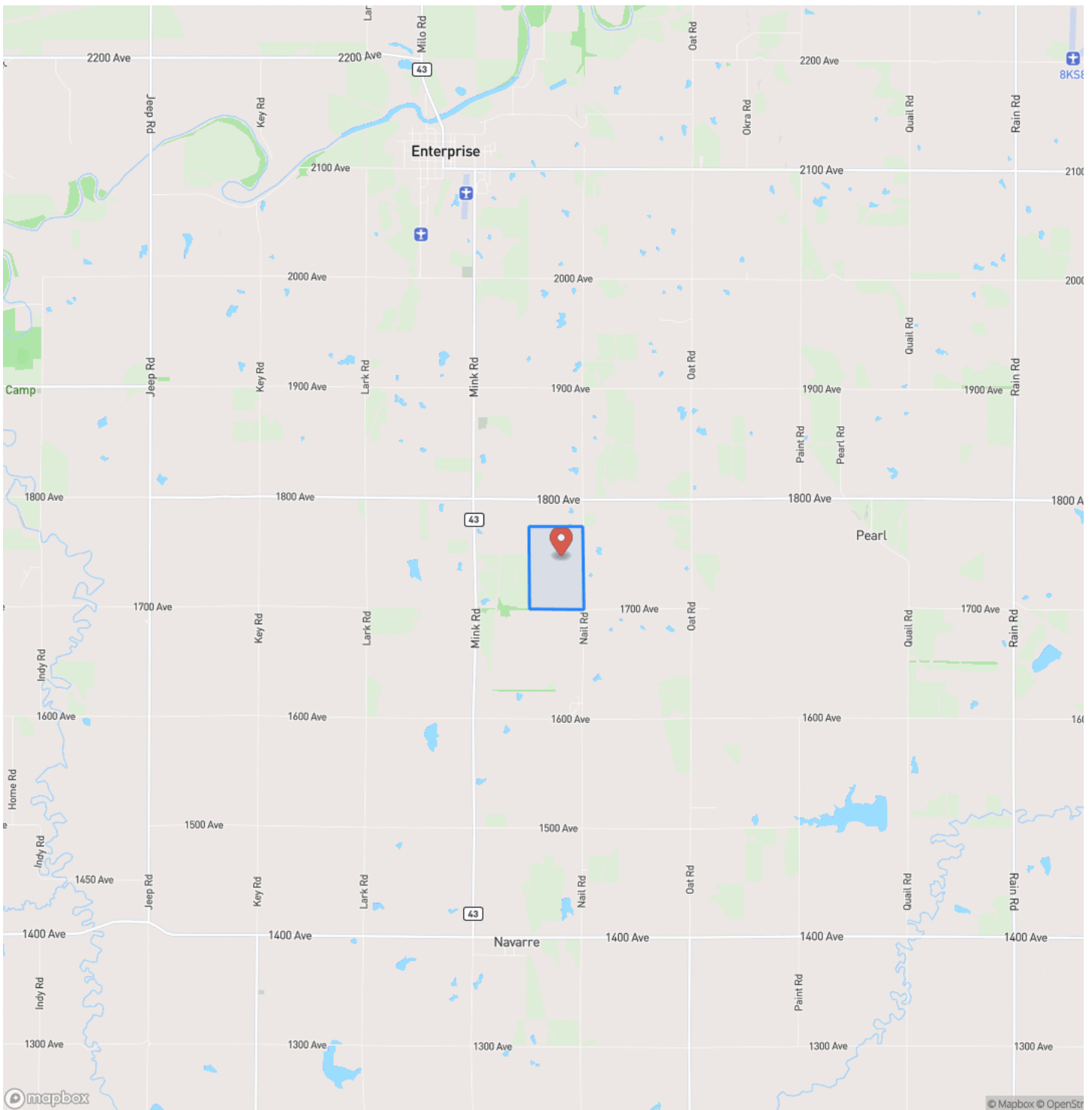
The **North 240** is a rare, large-acreage recreational farm with **big-deer history, strong upland bird habitat, consistent hunting performance, and steady CRP income**. For the buyer seeking a legacy-caliber Kansas hunting tract — one that you can hunt every year, manage long-term, and be proud to own — this property stands out in today's market.



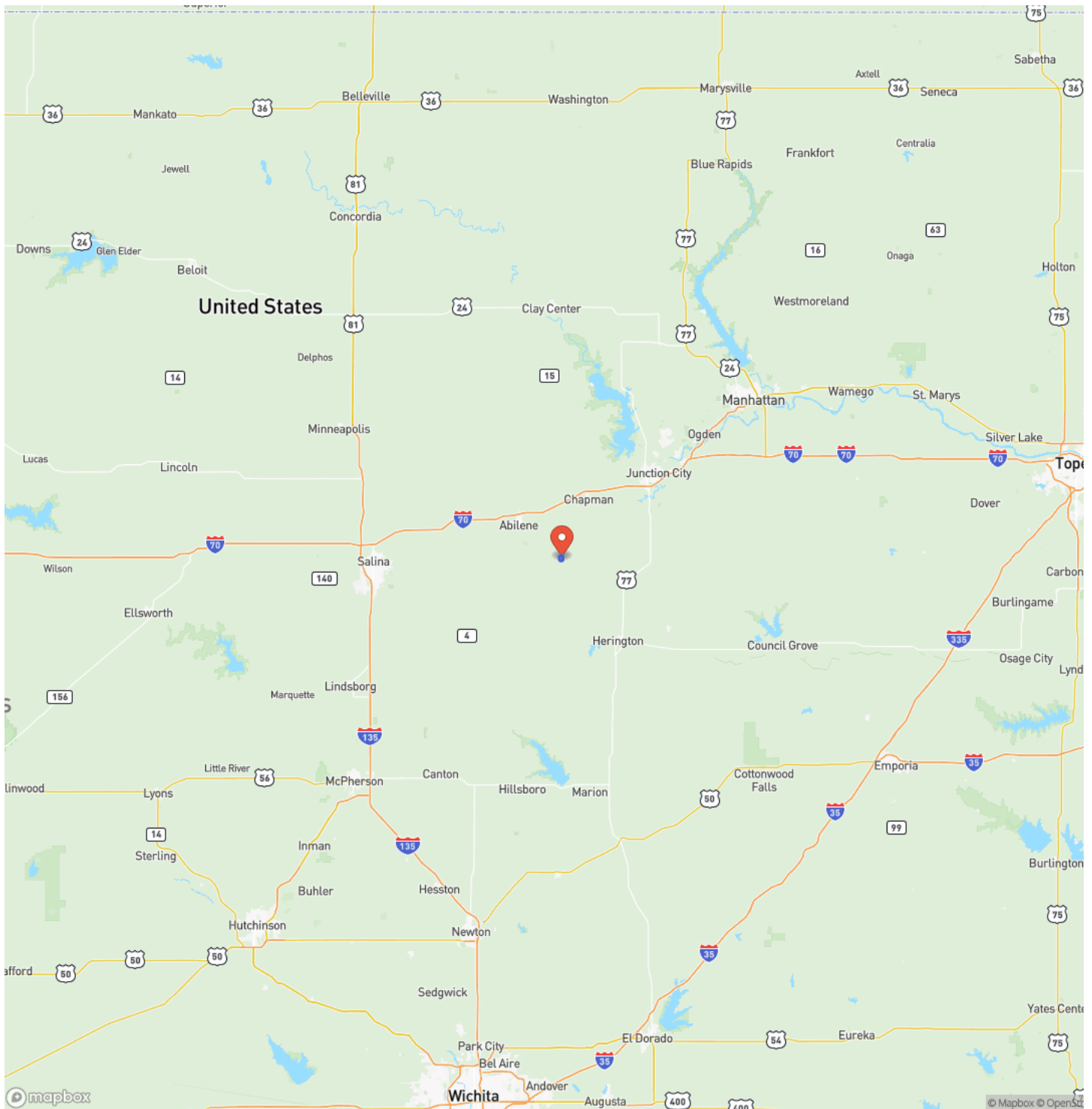
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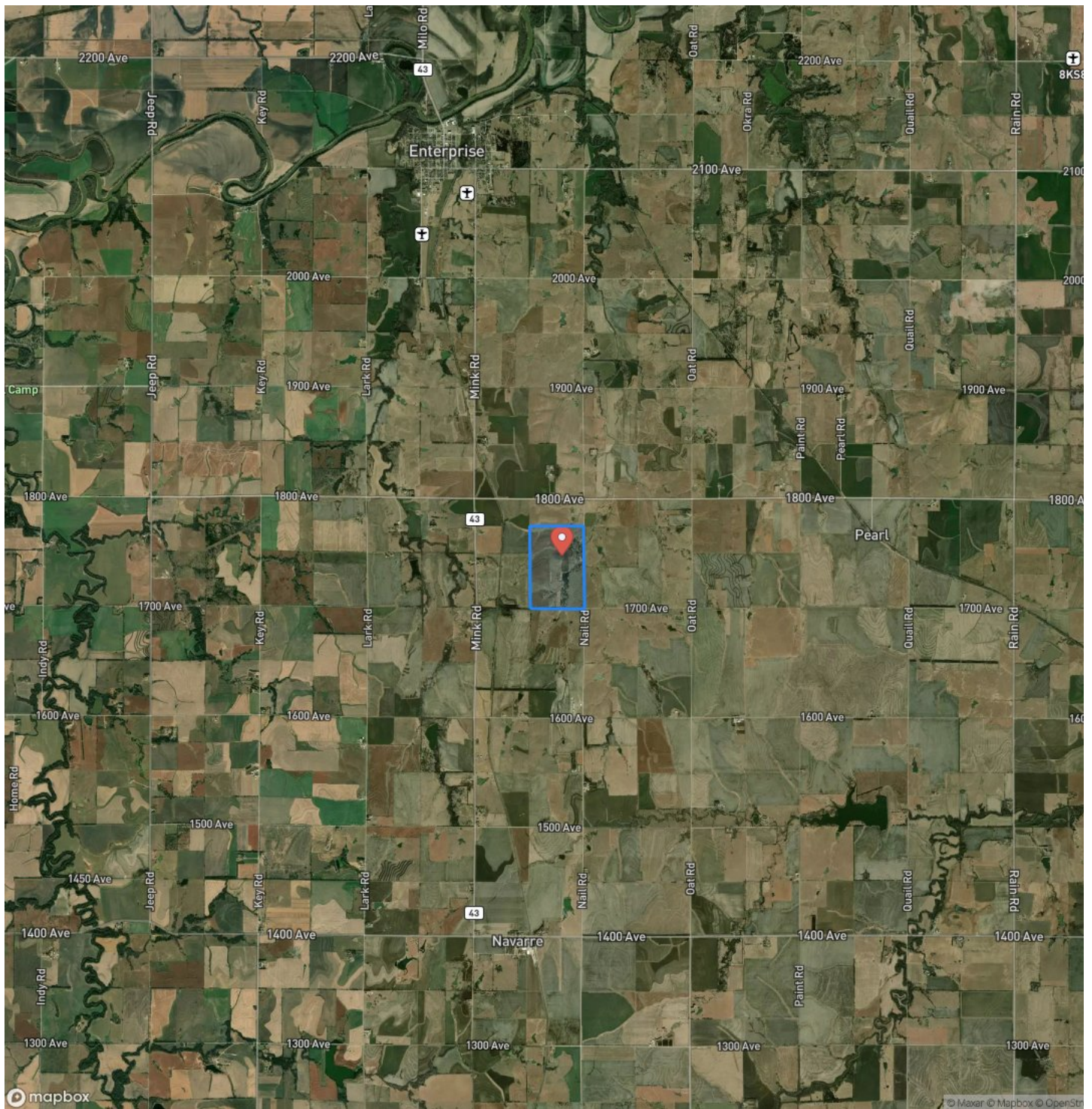
Locator Map



Locator Map



Satellite Map



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LISTING REPRESENTATIVE

For more information contact:



Representative

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Email

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Address

City / State / Zip

NOTES

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redcedarland.com

DISCLAIMERS

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



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