

# Clinton High Bluff Sanctuary

117.00 Acres | Douglas County, KS | \$877,500



HAYDEN  OUTDOORS.



# Clinton High Bluff Sanctuary

TOTAL ACRES:

117.00

PRICE:

\$877,500

COUNTY:

Douglas County

CLOSEST TOWN:

Lawrence, KS

## Activities & Amenities:

ATV/Off Road  
Borders Public Lands  
Cattle/Ranch  
Farm/Crops/Ag  
Hiking/Climbing  
House/Cabin  
Hunting - Big Game  
Hunting - Predator/Varmint  
Hunting - Small Game  
Hunting - Turkey  
Water View  
Wooded

## Land Details:

**Address:** 0000 N 851 N Diagonal Road,  
Overbrook, Kansas 66524, USA  
**Closest Town:** Lawrence ks  
**Total Acres:** 117.00  
**Deeded Acres:** 117.00  
**Zoning:** Agricultural  
**Pasture Acres:** 74.59  
**Water Rights:** Yes  
**Mineral Rights:** Yes  
**Income Type:** Hay  
**Estimated Taxes:** \$376.42 - 2023  
**Source of lot size:** Assessor/Tax Data

## About This Property

Nestled near the scenic Clinton Lake in Kansas, this stunning 117-acre property offers a unique blend of agricultural potential and recreational charm. With a well-kept hay field and pasture with good fencing, it's ideal for livestock or farming, making it a perfect choice for those looking to embrace a rural lifestyle.

## Land

The land features gentle rolling hills that provide breathtaking views, especially during sunrise and sunset, making it a picturesque spot for building your dream home. Numerous potential building sites are scattered throughout the property, allowing you to take full advantage of the stunning landscapes and views of Clinton Lake.

In addition to its agricultural benefits, the property boasts recreational opportunities with nearby access to Clinton Lake, perfect for fishing, boating, and hiking. Whether you're seeking a peaceful retreat or a place to cultivate your passions, this versatile property offers endless possibilities in a tranquil setting.

## Improvements

This farm is already equipped with a water meter in the pasture and the possibility of an additional meter at the paved road. In addition, electricity is nearby this acreage for building your dream home or barndominium.







## Recreation

This property adjoins the Corps of Engineers at Clinton Lake combining the best of rural lakefront views with an abundance of outdoor recreational possibilities. In the brief time that game cameras have been set up, hundreds of photos of white tail deer have been photographed. This acreage has had little hunting pressure, making this the ultimate deer hunting farm!

## Agriculture

This farm consists of 117 acres, featuring 19 acres of productive hay fields. It also offers 54 acres of pasture with good fencing, making it perfect for livestock grazing. Additionally, the remaining includes timber, providing privacy, natural beauty, and potential for wildlife habitat. This mix of hay, pasture, and wooded land offers versatility for farming, ranching, or recreational use.

## Region & Climate

Douglas County, Kansas has a humid climate with four distinct seasons. Summers are hot and humid, with July highs around 88°F and frequent thunderstorms. Winters are cold, with January temperatures averaging 40°F during the day and 20°F at night, along with moderate snowfall. Spring and fall bring milder temperatures, though spring is wetter and prone to storms. The area receives about 39 inches of annual rainfall, mostly between April and September, and experiences occasional severe weather, including tornadoes, especially in spring.

## Location

This farm is conveniently located 12 miles from Lawrence, KS; 17 miles from Topeka, KS, 44 miles from Olathe, and 48 miles to Kansas City (at the Legends) making this property ideal for those that want to live in tranquility while enjoying the accessibility of city life. This great property won't last very long so give the listing agents a call today for a qualified tour!

\*All information provided is deemed reliable but is not guaranteed and should be independently verified. Hayden Outdoors and its affiliates makes no representation or warranties as to the accuracy, reliability, or completeness of the information, text, property boundaries, graphics links or other items contained in any website, print, or otherwise linked to or from this website. The sale offering is made subject to errors, omissions, change of price, prior sale or withdrawal without notice.



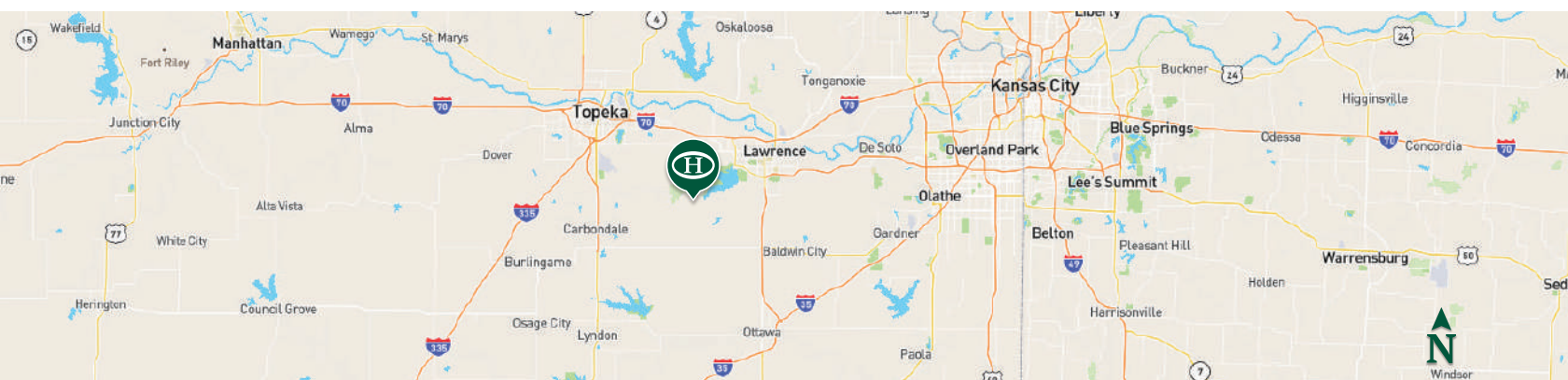




 Boundary

#### BOUNDARY LINES

MAP BOUNDARIES ARE ONLY  
APPROXIMATE AND MUST BE  
VERIFIED FOR ACCURACY.



## HAYDEN OUTDOORS.

FARM, RANCH & RECREATIONAL REAL ESTATE



### Penny Sheldon

📍 Salesperson, Licensed in KS  
✉ Penny@HaydenOutdoors.com  
📞 785.821.2011

### Shad Sheldon

📍 Salesperson, Licensed in KS  
✉ Shad@HaydenOutdoors.com  
📞 785.821.2666

