

BURRTON LAKE HOUSE

36.02 ACRES | HARVEY COUNTY, KANSAS



HAYDEN
OUTDOORS
REAL ESTATE

BURRTON LAKE HOUSE

OVERVIEW

IMPROVEMENTS

LOCATION

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OVERVIEW



WELCOME TO BURRTON LAKE HOUSE



QUICK FACTS

36.02 Acres

Hunting

Recreational

Residential

This secluded 9-acre lakefront estate offers luxury, recreation, and investment potential. Featuring a 6-bed, 3.5-bath furnished home, a private beach, dock, hot tub, lake house gym, ATV trails, shooting range, and sports courts, it's a turnkey Airbnb business. With top-tier hunting, insulated shops, and a gated entry, this property is a rare opportunity for outdoor enthusiasts and investors alike.

IMPROVEMENTS

Welcome to a secluded waterfront paradise, a truly rare property that blends luxury, recreation, and investment potential. At the heart of this 36 acre estate lies a breathtaking 9-acre stocked sandpit lake, teeming with bass, catfish, and crappie, making it a fisherman's dream. The private groomed beach area offers the perfect setting for relaxation, while the double-decker dock provides ample space for storage and lakeside entertainment. Whether you enjoy paddle boating, kayaking, or paddleboarding, this property comes fully equipped for endless water adventures.





Designed for both private retreats and Airbnb success, this fully furnished 6-bedroom, 3.5-bath home offers stunning lake views from the open-concept living area. The kitchen boasts granite countertops, stainless steel appliances, and a gas stovetop, seamlessly flowing into a wet bar and entertainment space. Cozy up by one of the two fireplace stoves, or step into the hot tub room, which leads directly to the sandy beach. A screened-in outdoor patio allows for year-round enjoyment, while multiple TVs, foosball, and air hockey ensure indoor entertainment for guests of all ages.

For those seeking outdoor adventure, the property features private ATV trails, a 300-foot outdoor shooting range, and a private tennis and basketball court. Additional amenities include BBQ grill, cornhole, firepit with seating, extra tables/chairs, and much more! Wildlife thrives here, attracting ducks, geese, deer, and turkey, with established hunting infrastructure, including an elevated Redneck blind, three Texas Wildlife Supply feeders, and a Big Game two-person tree stand.



Beyond recreation, this estate is built for comfort and convenience. The home is equipped with dual central heating and three air conditioning units, a reverse osmosis system, and faux wood-look tile flooring. Practicality meets luxury with a lake house gym, outdoor beach showers, and a concrete boat ramp for easy water access. Infrastructure includes a private water well, septic system, and a 500-gallon propane tank. The insulated shops measuring 60'x 100' and 60' x 80', offer just under 11,000 sq. ft. of endless storage and workspace options. There are two shop doors measuring 12' x 14', one measuring 10' x 12', and one measuring 8' x 8'. A gated entry ensures privacy and security, making this an ideal sanctuary away from the world.

As a turnkey Airbnb business, this property is primed for income generation with its unmatched amenities, recreational appeal, and stunning natural surroundings. Whether you're an investor seeking a lucrative rental opportunity or a luxury buyer in search of the ultimate private getaway, this estate offers an extraordinary lifestyle and a world of possibilities. Don't miss your chance to own this private waterfront haven!



IMPROVEMENTS



FEATURES

+/- 36 acre estate

+/- 9 acre stocked lake

Fully Furnished 6 bed/3.5 bath home

10,800 sq. ft. of insulated shop space with concrete floor

½ mile from Blacktop/HWY 50

Hunting Opportunities: White-Tailed Deer, Waterfowl, Turkeys, & Dove

Tennis court, ATV trails, shooting, and private gym on site

4 miles from Burrton, KS

30 miles from Wichita, KS

BUILDING DETAILS

Homes: 1

Style of Home(s): Ranch

Finished Sq. Ft.: 3,024

Cooling Systems: Forced Air Cooling

Heating Systems: Forced Air

*Please contact the listing agent for more information on this property or to schedule a private showing.
(**Financial verification is required**)*

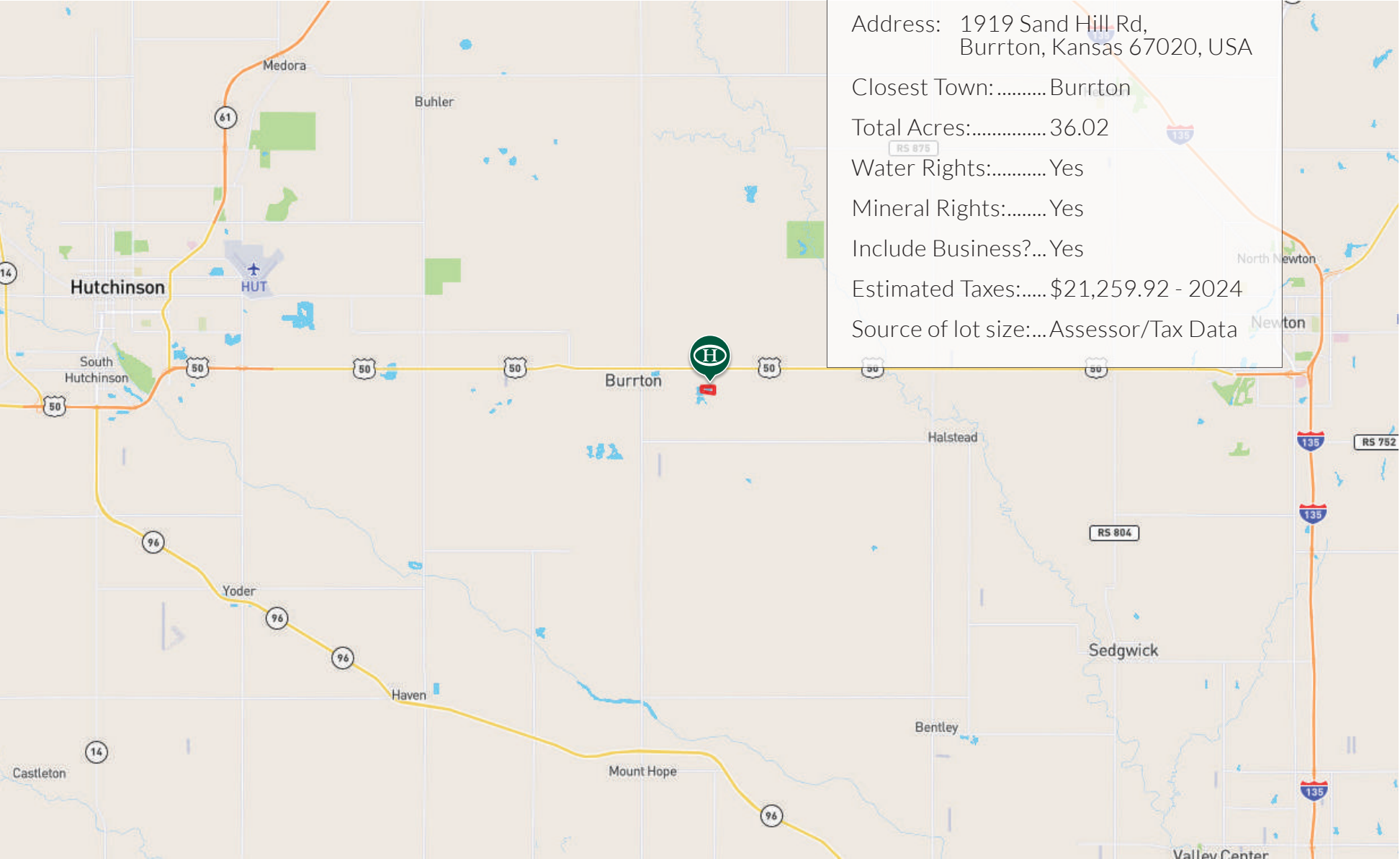


LOCATION



Located at 1919 S Sand Hill Road, Burrton, KS. 4 miles east of Burrton, KS and approximately 30 miles northwest of Wichita, KS.

MAPPING





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