Lakefront Retreat
30 Minutes From Wichita

36.02 Acres | Harvey County, KS | $1,199,000



HAYDEN OUTDOORS

Lakefront Retreat 30 Minutes From Wichita

TOTAL ACRES:	PRICE:	COUNTY:	CLOSEST TOWN:
36.02	$1,199,000	Harvey County	Burrton, KS

Presented by



Alex Birney

Salesperson, Licensed in KS
ABirney@HaydenOutdoors.com
620.617.8317

HAYDEN OUTDOORS® REAL ESTATE



Connor Williams

Salesperson, Licensed in KS, MO & OK
Connor@HaydenOutdoors.com
620.617.6300

America's Fastest-Growing Private Companies Inc. 5000

Hayden Outdoors Since 1976

Property Summary

Just a short drive from Wichita, this exceptional 36-acre waterfront retreat features a 9-acre stocked sandpit lake, furnished 5-bed home, private beach, dock, shooting range, trails, and nearly 11,000 sq. ft. of insulated shop space. With proven Airbnb income of approximately $140,000 annually, this turnkey property offers the perfect blend of recreation, luxury, and investment potential.







Activities & Amenities

ATV/Off Road
Beach Access
Boat Slip
Boating/Sailing/Rafting
Campground
Dock/Pier
Fishing
Hiking/Climbing
Hotel/B&B/Resort
House/Cabin
Hunting - Big Game, Predator/Varmint, Small Game, Turkey, Waterfowl
Income Producing
Outbuilding/Barn/Shed/Shop
Pond/Lake
Recreational Business
Water Access/Water View/Waterfront
Wooded

Land Details

Address: 1803 South Sand Hill Rd, Burrton, Kansas 67020, USA
Closest Town: Burrton
Total Acres: 36.02
Mineral & Water Rights: Yes
Include Business?: Yes
Estimated Taxes: $21,259.92 - 2024
Source of lot size: Assessor/Tax Data

Building Details

Homes: 1
Style of Home(s): Ranch
Finished Sq. Ft.: 3,024
Bedrooms: 5
Full Bathrooms: 3
Half Bathrooms: 1
Basement: None
Cooling Systems: Forced Air Cooling
Heating Systems: Forced Air









Improvements

Welcome to a rare opportunity to own a private waterfront retreat just a short drive from Wichita, offering the perfect balance of relaxation, recreation, and proven income potential. Situated on 36 acres, the centerpiece of the property is a stunning 9-acre stocked sandpit lake, loaded with bass, catfish, and crappie. A groomed beach, double-decker dock, and fully equipped setup for paddle sports create an ideal setting for weekend getaways or hosting guests.









Improvements

The fully furnished 5-bedroom, 3.5-bath home is designed for both personal enjoyment and short-term rental success. With expansive lake views, an open-concept layout, and high-end finishes including granite countertops and stainless appliances, the home flows seamlessly into an entertainment-focused space complete with a wet bar, multiple living areas, and game room. Whether hosting family or Airbnb guests, the property is built to deliver a memorable experience year-round.

Beyond the lake, the ranch offers a wide range of outdoor amenities that elevate both lifestyle and rental appeal. Private ATV trails, a 300-foot shooting range, and a dedicated tennis and basketball court provide endless recreation. The property also attracts strong wildlife presence, with deer, turkey, and waterfowl, complemented by established hunting setups already in place.

The property is further enhanced by nearly 11,000 square feet of insulated shop space, offering exceptional versatility for both personal and income-producing use. Featuring concrete floors and a dedicated office area, this space is well-suited for a variety of applications—from large-scale equipment storage to a fully functional workshop. Its size and layout also present a unique opportunity for hosting large events or wedding receptions, adding another layer of potential revenue and usability to the property.

From an operational standpoint, the property is fully equipped and turnkey. Infrastructure includes a private well, septic system, propane, concrete boat ramp, and secure gated entry, ensuring both convenience and privacy.

With a proven track record as a short-term rental generating approximately $140,000 annually, this property offers immediate income alongside long-term upside. Whether you're looking for a weekend escape close to Wichita or a high-performing recreational investment, this is a rare chance to own a private lake retreat that delivers on both lifestyle and returns.









Location

Located at 1803 S Sand Hill Road, Burrton, KS. 4 miles east of Burrton, KS and approximately 30 miles northwest of Wichita, KS.

Property Features:

- 36± acre estate
- 9± acre stocked lake
- Fully Furnished 5 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

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













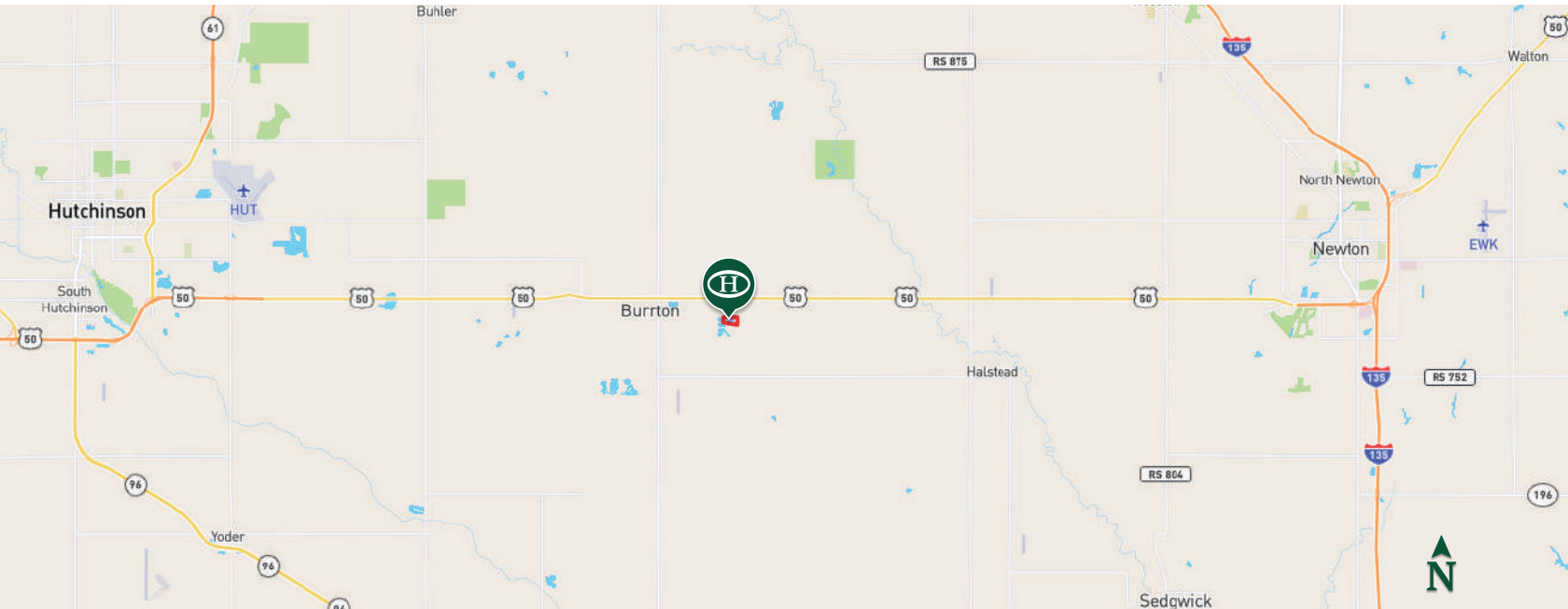






BOUNDARY LINES
MAP BOUNDARIES ARE ONLY APPROXIMATE AND MUST BE VERIFIED FOR ACCURACY.

Boundary





Hayden Outdoors

Buyer Process

BUYER QUALIFICATION: Each potential purchaser will be evaluated with respect to very specific submission requirements. Confidentiality will be held in the highest regard. Sellers will be made aware of each potential purchaser's ability to perform, should that become their goal.

PROPERTY SHOWINGS: With regard to scheduling showings on your property, Hayden Outdoors understands and respects your livelihood and personal items. The property will be presented to potential purchasers by a Hayden Outdoors representative by appointment only, unless arranged otherwise.

REPRESENTATION OF OFFERS: Hayden Outdoors will advise and support sellers in the presentation and representation of offers. Hayden Outdoors will supply active and current marketing materials when dealing with each potential offer. Offers must be presented in a timely manner, and Hayden Outdoors brokers will travel to present the offers, and in special cases, Hayden Outdoors may execute a webinar for presentation.

BROKER PARTICIPATION: Hayden Outdoors welcomes outside brokers to bring buyers to purchase our properties. We offer cooperating commission rates to participating brokers. All properties marketed with Hayden Outdoors are exclusively promoted and listed through the real estate process.

EQUAL HOUSING: Hayden Outdoors is proud to be an Equal Housing Opportunity Brokerage. All real estate advertised is subject to the Federal Fair Housing Act, which makes it illegal to advertise "any preference, limitation, or discrimination because of race, color, religion, sex, handicap, familial status, or national origin, or intention to make any such preference, limitation, or discrimination."

★ ★ ★ ★ ★

"The service you get transcends anything I've ever heard of. They literally turn your vision into reality. I mean, who else does that for you. Nobody"

- RICK STEINER, SELLER/BUYER

Scan to see more testimonials

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REAL ESTATE

THE BRAND THAT SELLS THE *Land*®

Hayden Outdoors is a family-owned real estate company and brokerage with a background in the cattle and ranching business. In 1976, Leo Hayden founded the company as the Property Exchange, working with farms and ranches for sale near Hays, Kansas. The brokerage moved to Goodland, Kansas in 1981 and became Hayden Inc. In the late 1990s, Leo was joined by his two sons, Dax and Seth, to help grow the business in multiple states. In 2003, Hayden Outdoors was formed to represent sellers and buyers on farm, ranch, and recreational properties in the Great Plains and Rocky Mountains.

The team at Hayden Outdoors has grown and prospered to include over 200 brokers, agents, and an excellent full-time staff supporting the sale of rural land. Hayden Outdoors represents the finest farms, legacy properties, working ranches, hunting lands and recreational properties from coast to coast.

Over time, we have built our team to be composed of brokers and agents with experience and knowledge in their markets and an affinity to "Do what they say they will". Hayden Outdoors is about honesty and integrity with customers and a rich sense of land stewardship. We understand land, water, habitat, livestock, wildlife, minerals and what is necessary to maximize value for our clients. **We truly love the great outdoors!**

We are blessed to work with the owners and buyers of the farms, ranches and other fine recreational properties we represent, because it is still the diversity of owners over the years that make these places so special.

At Hayden Outdoors, we're proud to say that we only work with the ***best*** brokers and agents who are experienced farmers, ranchers & outdoor enthusiasts.

Hayden Outdoors Real Estate

501 Main St.#A, Windsor, CO 80550 | 970.674.1990 | www.HaydenOutdoors.com

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