

Clinton Lake 5 Build-site

4.53 Acres | Douglas County, KS | \$150,000



HAYDEN  OUTDOORS.

Clinton Lake 5 Build-site

TOTAL ACRES:

4.53

PRICE:

\$150,000

COUNTY:

Douglas County

CLOSEST TOWN:

Overbrook, KS

Activities & Amenities:

ATV/Off Road
Wooded

Land Details:

Address: 0000 N 851 Diagonal Rd,
Overbrook, Kansas 66524, USA

Closest Town: Lawrence

Total Acres: 4.53

Deeded Acres: 5.00

Zoning: AG2

Estimated Taxes: \$17.87 - 2025

Source of lot size: Assessor/Tax Data

About This Property

If you've been desiring country living without maintaining a lot of acreage, Clinton Lake 5 Build-site is for you. This 4.53 +/- acre build site sits just minutes from Clinton Lake and Bloomington Park, offering paved road access, utilities nearby, and a scenic mix of trees and open ground. Enjoy easy access to boating, fishing, hiking, and public recreation while still having a private homesite close to Lawrence and Topeka.

Land

Clinton Lake 5 Build-site offers 4.53 +/- acres of buildable land just minutes from Clinton Lake and conveniently located right off paved roads. The property features relatively flat terrain with approximately 25 feet of elevation change from north to south, providing both easy building conditions and subtle visual interest. A beautiful mix of mature trees gives the tract a private, scenic feel while still leaving plenty of open space for a homesite, driveway, and outdoor living areas. Electricity and water run along N 851 Diagonal Road, with buyer to verify water meter availability through Rural Water District #3. The layout of the land creates a peaceful setting with natural character, making it an ideal spot for a country home close to lake recreation.

Recreation

This tract is ideally located just 3.5 miles from Bloomington Park at Clinton Lake, offering quick access to some of the best outdoor recreation in Douglas County. Clinton Lake is known for boating, fishing, swimming, camping, and hiking, along with public hunting areas managed by the Corps of Engineers. The surrounding area provides excellent opportunities for wildlife viewing, fishing, kayaking, and enjoying nature year-round, making this property a great fit for those who want lake recreation while still having a private homesite.

Region & Climate

The area around Clinton Lake in Douglas County offers a classic eastern Kansas climate with four distinct seasons. Summers are warm and ideal for lake activities, while winters are cool with light to moderate snowfall. The region receives enough rainfall to keep the landscape green and productive, and spring and fall bring mild temperatures that are perfect for enjoying the outdoors. Overall, it's a great climate for both year-round living and recreation.





History

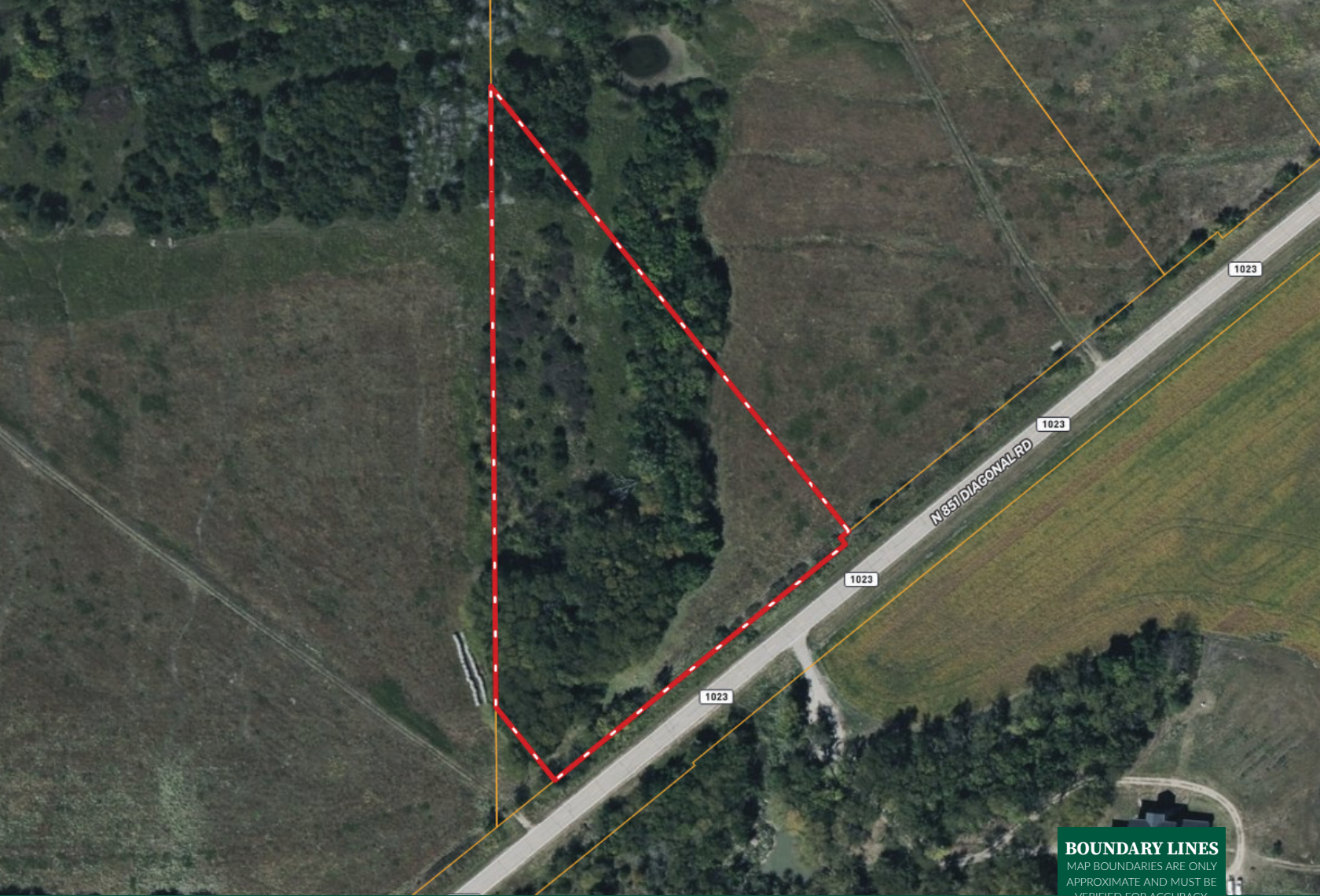
Clinton Lake was created in the 1970s by the U.S. Army Corps of Engineers as a flood control and water supply project for the region. The lake officially opened in 1980 and was formed by damming the Wakarusa River. Since then, Clinton Lake has become one of Douglas County's most popular recreational destinations, known for boating, fishing, camping, and outdoor activities, while also playing an important role in managing water resources for the area.

Location

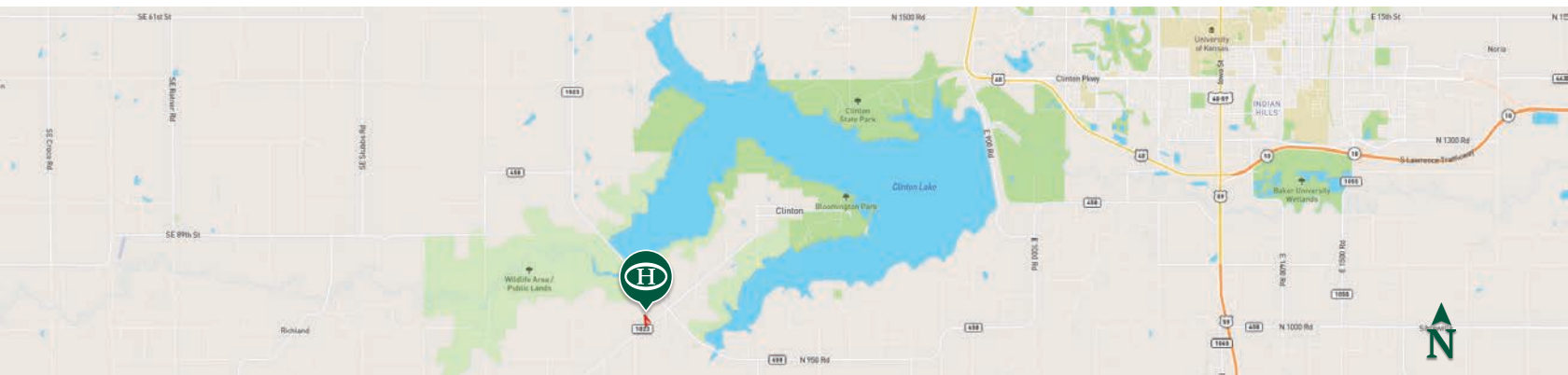
This property is conveniently located just 12 miles from Lawrence, 32 miles from Topeka, 45 miles from Kansas City, KS, and 62 miles from Kansas City International Airport, making it easy to enjoy both small-town living and nearby city amenities. Build-sites in this area near Clinton Lake are in high demand and rarely come available—don't miss your opportunity to own this one. Give the listing agents a call today to schedule your tour.

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 Boundary



HAYDEN OUTDOORS

FARM, RANCH & RECREATIONAL REAL ESTATE



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