

SADIE'S LAKE



770 E 1300 Rd | Lawrence | Ks | 66046

For the avid sportsman seeking the ultimate retreat, Sadie's Lake offers an unparalleled experience across its stunning 290± acres. Perfect for hunting, fishing, and outdoor adventure, this one-of-a-kind property features a spacious cabin with 5 bedrooms, 3 bathrooms, and approximately 2,384 square feet of comfortable living space. At the heart of the retreat lies a remarkable 16± acre stocked lake, ideal for anglers chasing their next trophy catch or anyone looking to enjoy a peaceful day by the water. The diverse landscape is a sportsman's dream, showcasing 170± acres of mixed warm- and cool-season grasses, along with mature timber that creates a thriving wildlife habitat. With approximately 30 acres of dry-land food plots, the property attracts abundant deer, turkey, and ducks, offering exceptional hunting opportunities throughout the seasons. In addition to the main cabin, a caretaker's home sits on 5 acres and provides 3 bedrooms, 2 bathrooms, and 2,200 square feet of living space, along with outbuildings perfect for storing recreational vehicles and equipment. The property is located on a dead-end road for maximum privacy, yet remains exceptionally convenient—just 7 minutes from Lawrence, 15 minutes from KU, and 50 minutes or less from KCI Airport. With current rural tourism zoning, Sadie's Lake also provides exciting business potential for outdoor recreation, lodging, or retreat-style ventures. Whether you're seeking quiet immersion in nature, thrilling hunting opportunities, or unforgettable gatherings with family and friends, Sadie's Lake is a rare and extraordinary slice of paradise. Don't miss your chance to make it your own!



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