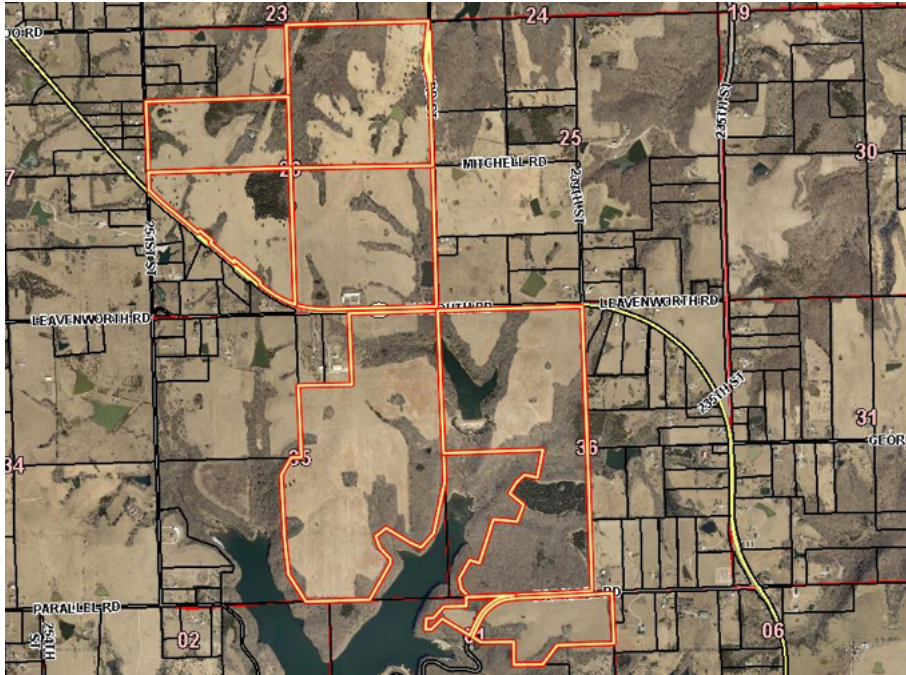


# 1071+/- Acres Tonganoxie, Kansas

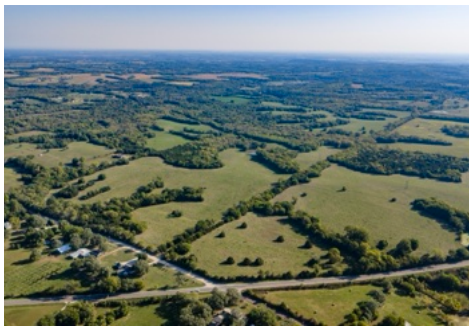


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**Introducing Canaan Farm: A Rare 1,000+ Acre Legacy Property Near Kansas City Opportunities like this are once-in-a-generation.** Located just 30 minutes from the Kansas Speedway and only 5 miles from Tonganoxie, Canaan Farm offers over 1,000 acres of prime land with unmatched recreational and development potential. This expansive property features a private 20± acre lake, ideal for fishing, boating, and water recreation. It also borders the Leavenworth State Fishing Lake, which includes a 160± acre public lake and 341± acres of timber and prairie—adding even more to your outdoor playground. The land's diversity—rolling prairie, mature woods, ponds, and a winding creek—makes it a haven for wildlife. The possibilities here are endless: Private family or corporate retreat, Hunting and fishing preserve, Luxury estate homes or large-lot subdivision, Equestrian or agricultural use, Potential site for a private golf course or resort. Access is easy with paved roads, and utilities are nearby. The property's condition reflects over 100 years of dedicated care and stewardship, evident in every corner of the land. This is more than just land—it's a legacy, ready for its next chapter.





### Prime Location

- Only **5 miles** to Tonganoxie
- Just **30 minutes** to Kansas Speedway
- Easy drive to **Kansas City metro**

**-Corporate Retreat**

**-Hunting & Fishing Preserve**

**-Large Lot Residential Development**

**-Luxury Estate Homes**

**-Golf Course, Vineyard, Destination Resort**

**-Equine or Agricultural Use**

### Property Highlights

- **1,000+ acres** of diverse landscape: rolling prairie, mature timber, meadows, ponds & creek
- **Private 20± acre lake** perfect for boating, fishing & water sports
- **Adjacent to Leavenworth State Fishing Lake** (160± acre public lake + 341± acres of natural area)
- **Multiple access points** with paved roads (Highway 16, Leavenworth Rd, Parallel Rd)
- **Utilities nearby** – ideal for development
- **Wildlife-rich environment:** deer, turkey, waterfowl & more
- Excellent topography for trails, homesites, hunting stands & more

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