
KHOURI GROUP
OTTAWA REAL ESTATE
5523
CLAYTON
ROAD
NAVAN · OTTAWA, ON
220 ACRES. ONE HOLDING.

WELCOME TO THE CLAYTON ROAD FARM

Approximately 220 contiguous acres in Navan, within the City of Ottawa, with approximately 165 tillable acres, most of which is tiled, an updated four bedroom farmhouse and a complete collection of agricultural buildings. It is an established base for cash crop farming, equestrian or livestock use, land investment or a private rural holding, subject to a buyer's independent investigation and intended use.

± 220	± 165	4 + 3	11
TOTAL ACRES	TILLABLE ACRES	BEDS + FULL BATHS	BARN STALLS

OFFERS PRESENTED NOVEMBER 17, 2026

WHAT SETS IT APART

Scale, infrastructure and history in one remarkable property. A substantial working farm in Navan, within the City of Ottawa, with the infrastructure already in place.

01
PRODUCTIVE ACREAGE

Approximately 165 tillable acres, with most reported as tiled, currently in cash crop.

02
MODERN TILE WORK

Records dated December 2022 document approximately 40,915 feet of drainage tile at 35 foot spacing.

03
COMPLETE FARMSTEAD

A four bedroom farmhouse, an all in one equestrian facility, machine shed, pond and two slab silos.

04
BARN & RIDING ARENA

A barn of approximately 120 by 45 feet with an indoor riding arena and 11 stalls.

05
WOODLAND

Approximately 47 acres of bush, which may offer potential for added cropland and a timber sale.

06
NAVAN LOCATION

Rural living within Ottawa, about 30 minutes from Parliament Hill by car, with routes into the city that avoid Highway 174.



TILLABLE FARMLAND · WOODLAND · FARMSTEAD

THE LAND

A COMPLETE 220 ACRE HOLDING

ACREAGES APPROXIMATE

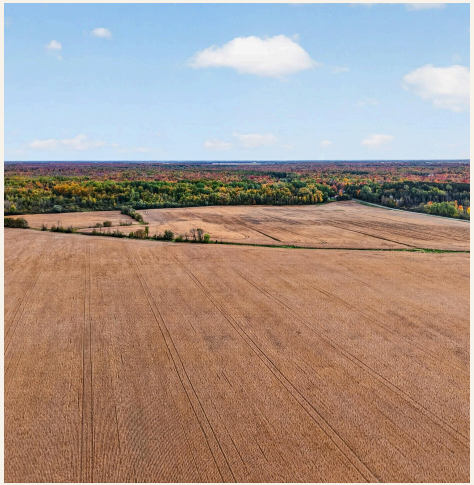
THE BREAKDOWN

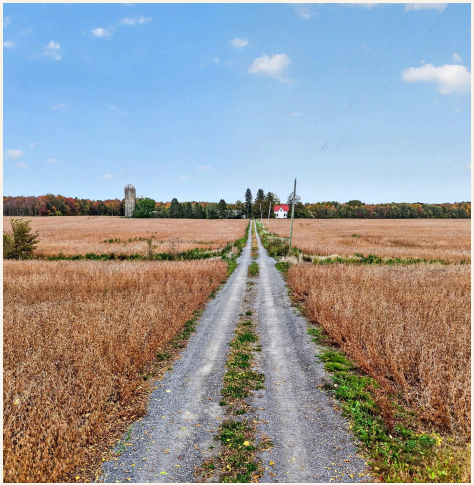
Tillable land	± 165 acres
Tile drainage	Most tillable land
Woodland	± 47 acres
Farmstead, pond, lanes and drains	± 8 acres
Total site area	**± 220 acres**

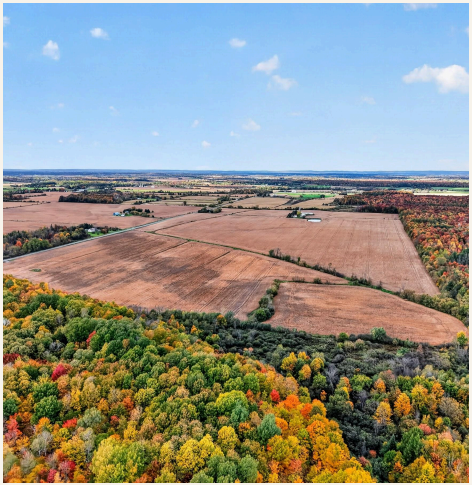
ONE CONTIGUOUS HOLDING

The property combines tillable farmland, woodland, a pond and an established farmstead in one contiguous holding. The woodland may offer potential for added cropland and a timber sale.

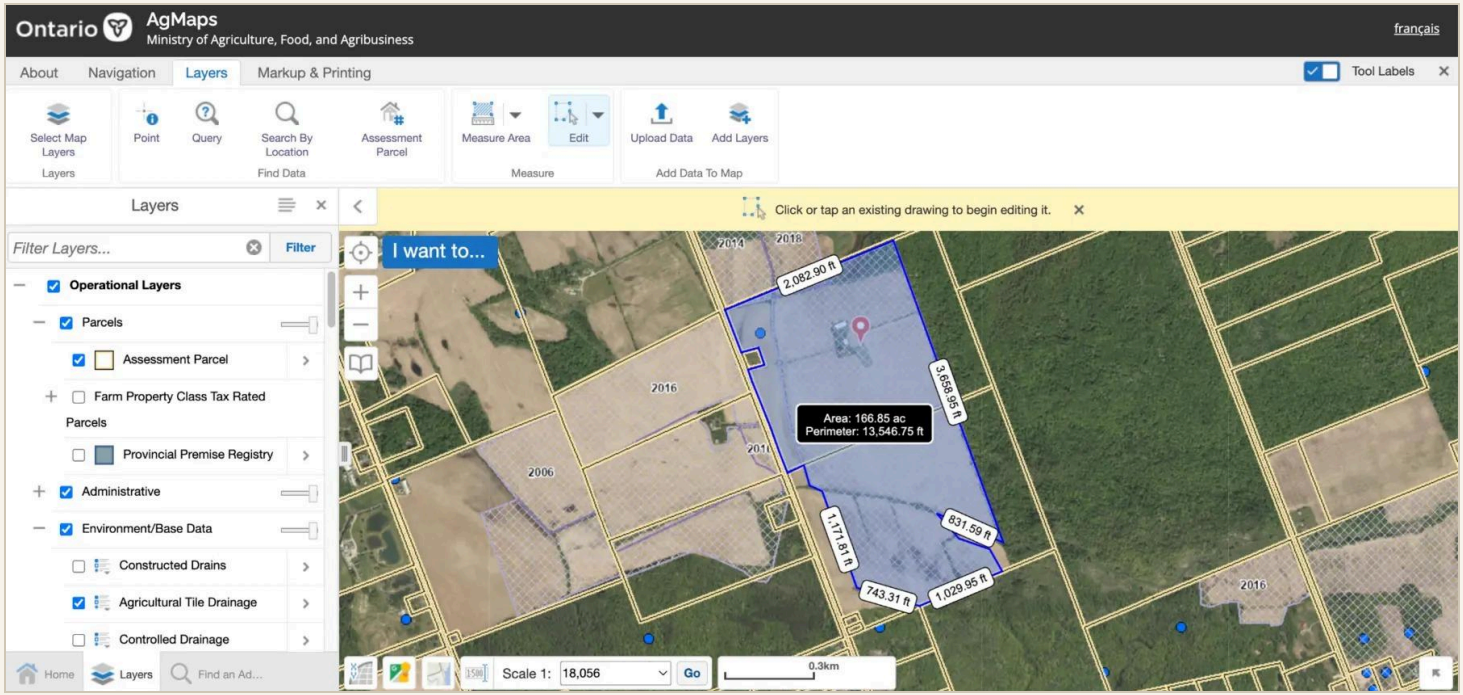
Acreages, drainage information and potential uses are a starting point for a buyer's own review and must be independently verified.





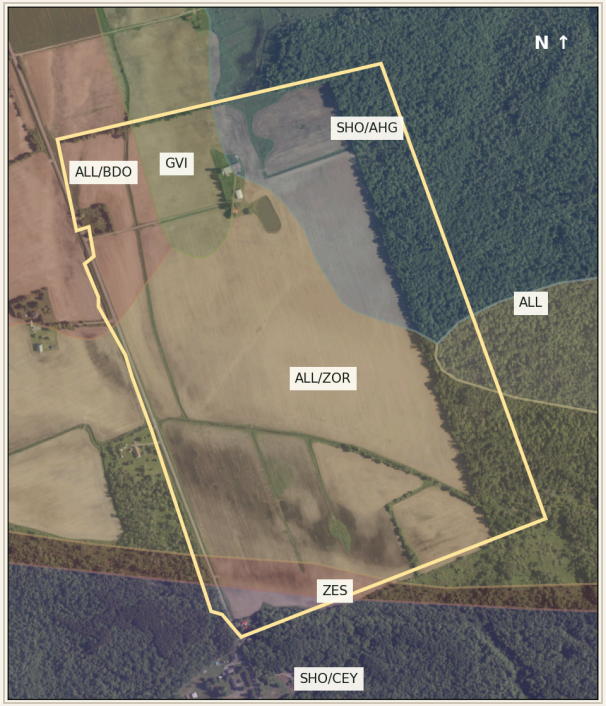


LAND CONTEXT AT A GLANCE



The latest agricultural map identifies a measured area of approximately 166.85 acres and shows the provincial agricultural tile drainage layer. This map is reference material only and is not a survey or confirmation of workable acreage.

SOIL INFORMATION



Provincial soil mapping. Indicative farm footprint outlined in yellow.

Provincial soil mapping and official source records are available to support buyer due diligence.

MAPPED SOIL COMPONENTS

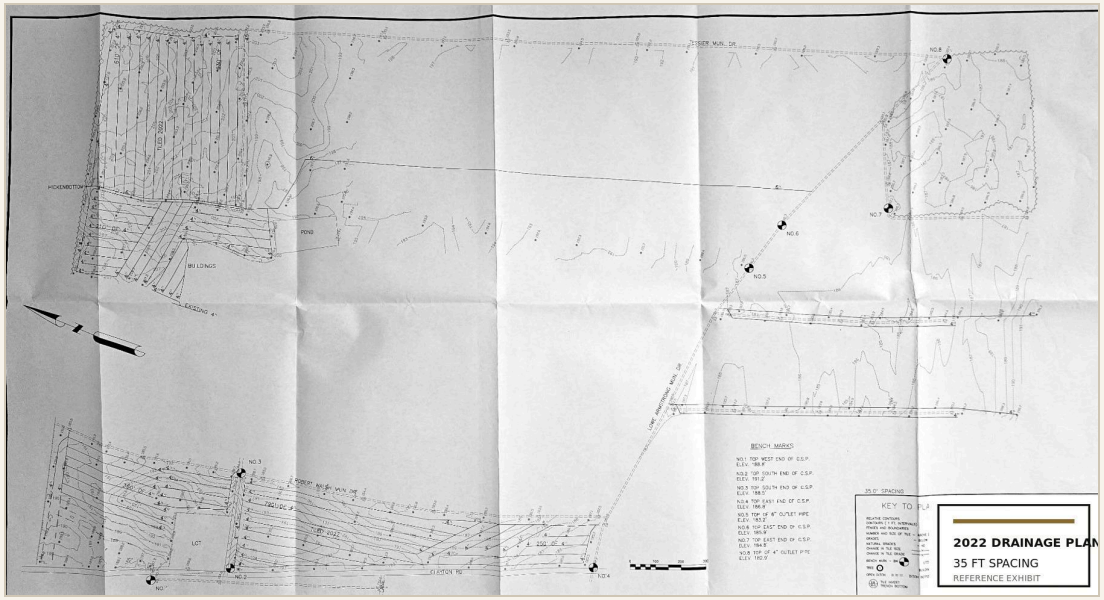
SOIL COMPONENT	MAPPED SURFACE TEXTURE
Allendale (ALL)	Loamy fine sand (LFS)
Brandon (BDO)	Silty clay loam (SICL)
Grenville (GVI)	Loam (L)
St. Thomas (SHO)	Loamy fine sand (LFS)
Achigan (AHG)	Loamy fine sand (LFS)
Cheney (CEY)	Loamy fine sand (LFS)
Organic (ZOR)	Organic (ORG)

The southern edge also intersects a unit labelled Escarpment (ZES), a mapped landform category rather than a soil texture. Cheney occurs as a component of a St. Thomas / Cheney unit at the southern margin.

The footprint was traced from the marketing boundary exhibit and compared with Ontario's soil polygons. It is indicative, not a surveyed parcel boundary. The provincial records state positional accuracy within 200 metres, so small edge intersections are uncertain, and component proportions do not establish percentages or acreages within this property. Soil information is an interpretation of generalized provincial mapping, not on site soil testing.

Sources: Government of Ontario, Soil Survey Complex; queried soil mapping records; official soil texture definitions. Aerial imagery: City of Ottawa, 2022. Reviewed October 13, 2026.

MODERN TILE INSTALLATION



40,915 ft

TOTAL DOCUMENTED TILE

35 ft

SPACING SHOWN ON PLAN

Dec 2022

COMPLETION PERIOD

Installation records dated December 2022 document approximately 40,915 linear feet of drainage tile: approximately 37,415 feet of 4 inch tile and 3,500 feet of 6 inch tile. The plan legend identifies 35 foot spacing for the documented installation.

The plan has been straightened, cleaned and redacted for privacy without altering the mapped drainage information. Some tile drainage mapping may be available on request. Buyers must independently verify the installation, location, condition and drainage performance.

SEVERANCE POSSIBILITY

More than one path may be possible. The property includes AG and RU zoned lands that may present severance possibilities for a qualified farmer buyer.

01

FARMHOUSE SEVERANCE

A farmer buyer who owns other farmland may be able to sever and sell the existing farmhouse located within the AG zone.

02

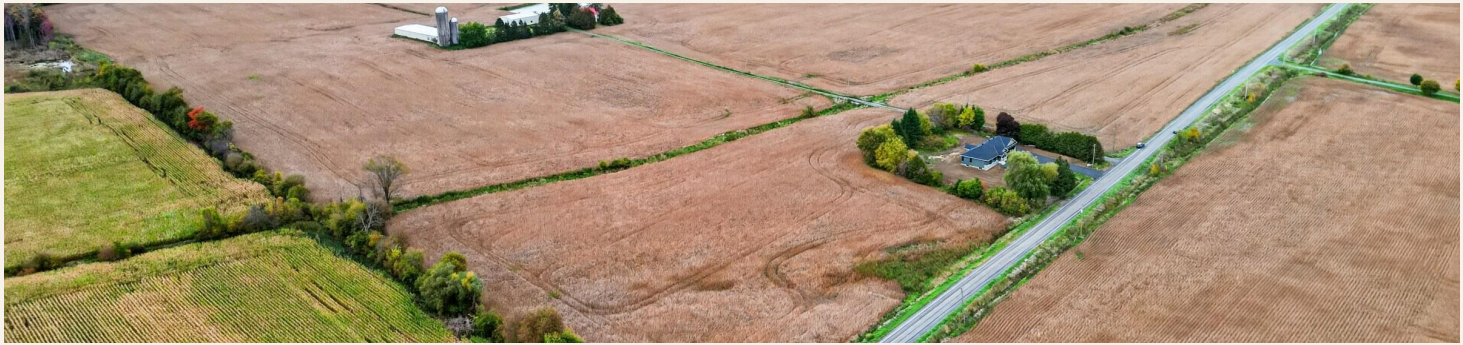
RURAL FRONTAGE

Up to two building lots of approximately two acres each may be possible on the RU zoned frontage south of the drain.

03

CITY DETERMINATION

Whether the farmhouse severance and potential rural building lots can all be completed together is for the City of Ottawa to determine.



No severance has been approved or guaranteed. Every severance requires City approval; buyers must verify eligibility, servicing, access, lot configuration and costs.



FARMHOUSE · BARN · MACHINE SHED · SLAB SILOS · POND

THE FARMSTEAD



ORIGINAL 1875 FARMHOUSE, UPDATED IN 1991 · NOW TWO STOREYS · APPROX. 2,800 SQ FT ABOVE GRADE

THE FARMHOUSE

KITCHEN & FAMILY ROOM



The kitchen, dining area and family room share one open space, anchored by a long island with seating and hardwood floors throughout.



The main floor also offers a separate living room, a laundry room and a full bathroom.



PINE LINED · WINDOWS OVER THE FIELDS

THE SUNROOM

FOUR BEDROOMS UPSTAIRS

SECOND LEVEL · TWO FULL BATHROOMS



The primary bedroom spans the two storey addition, with a walk in closet and room to spare.



The primary bathroom offers a corner tub and a glass shower. Three more bedrooms share a second full bathroom.



BARN ± 120 × 45 FT, BUILT APPROX. 1980 · ALL IN ONE EQUESTRIAN FACILITY

BARN & RIDING ARENA

ELEVEN STALLS



Six box stalls, each 10 feet wide, line the stable end of the barn.



Five standing stalls, each 5 feet wide, bring the total to 11, steps from the indoor riding arena.

MACHINE SHED & SILOS



The machine shed measures 60 by 40 feet, approximately 2,400 sq ft, and was built in approximately 2017. Two slab silos stand beside the barn.

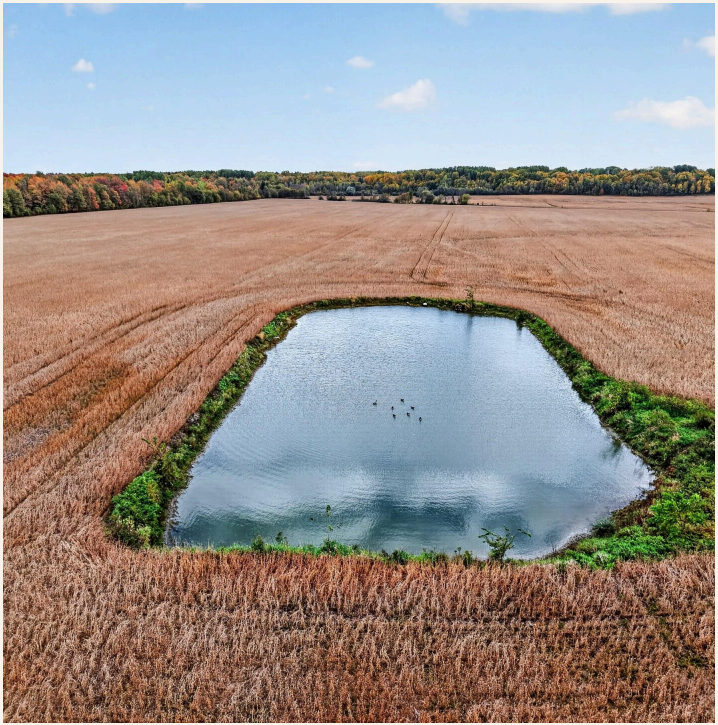


A clear span interior with a tall overhead door, ready for equipment and daily operation.

THE POND

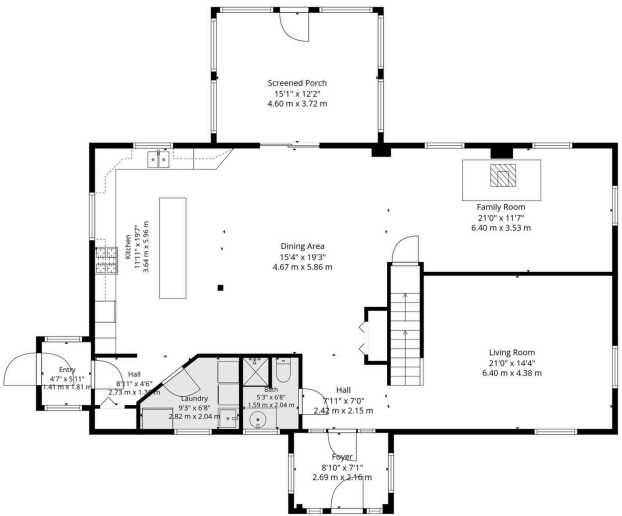


A pond beside the farmstead adds another dimension to this substantial rural holding.



Framed by working fields and woodland, it complements the property's productive acreage, agricultural buildings and historic farmhouse.

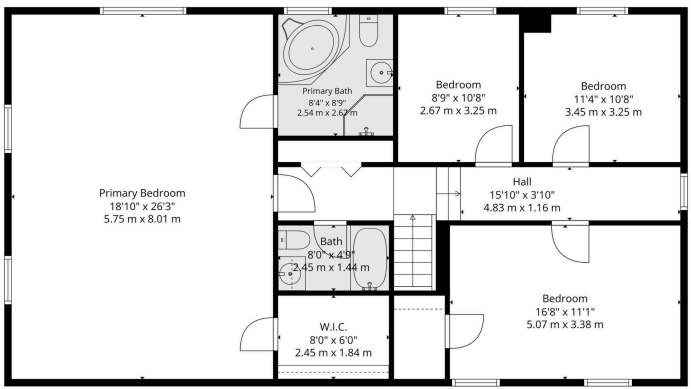
FARMHOUSE FLOOR PLANS



Total: 3024 sq. Ft, 281 m2
1st Floor: 301 sq. Ft, 28 M2, 2nd Floor: 0 sq. Ft, 0 M2, 3rd Floor: 0 sq. Ft, 0 M2, 4th Floor: 1451 sq. Ft, 135 M2, 5th Floor: 1272 sq. Ft, 118 m2
Excluded areas: barn and equestrian facility, silos and paved run-out.
Machine shed: approx. 2,400 sq. ft.; Basement: 1,300 sq. ft.; Screened porch: 204 sq. ft.
Low Ceiling: 73 sq. Ft, 6 m2

Measurements Are Deemed Highly Reliable But Not Guaranteed.

MAIN FLOOR

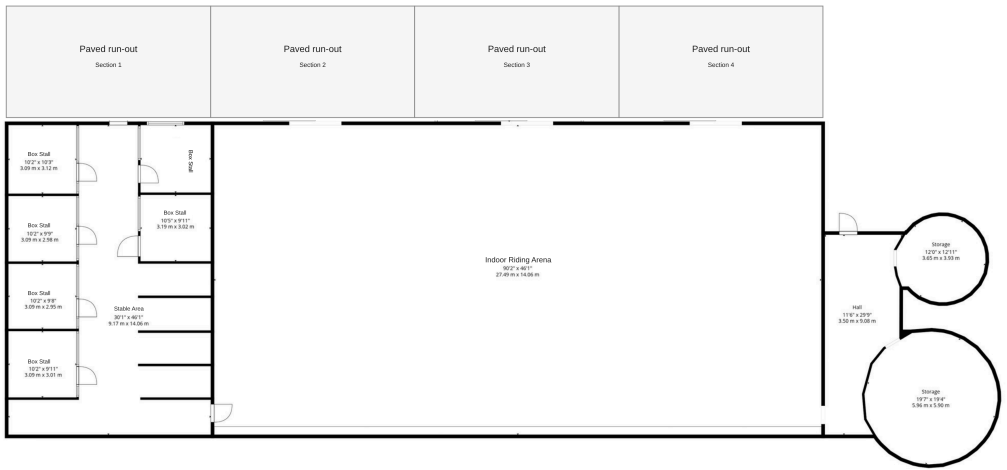


Total: 3024 sq. Ft, 281 m2
1st Floor: 301 sq. Ft, 28 M2, 2nd Floor: 0 sq. Ft, 0 M2, 3rd Floor: 0 sq. Ft, 0 M2, 4th Floor: 1451 sq. Ft, 135 M2, 5th Floor: 1272 sq. Ft, 118 m2
Excluded areas: barn and equestrian facility, silos and paved run-out.
Machine shed: approx. 2,400 sq. ft.; Basement: 1,300 sq. ft.; Screened porch: 204 sq. ft.
Low Ceiling: 73 sq. Ft, 6 m2

Measurements Are Deemed Highly Reliable But Not Guaranteed.

SECOND FLOOR

BARN & MACHINE SHED PLANS



Barn and equestrian facility layout

Stable Area: 30'1" × 46'1"

Paved run-out shown schematically in four sections; dimensions to be verified.

BARN & EQUESTRIAN FACILITY



Machine shed layout

60 × 40 ft · Approx. 2,400 sq. ft.

MACHINE SHED

The paved run out extends along the full length of the barn in four equal sections, matching the original four barn blocks, including one in front of the stable area. Stable area 30 ft 1 in × 46 ft 1 in. Barn built approx. 1980. The machine shed measures 60 × 40 ft, approx. 2,400 sq ft.

BARN ± 120 × 45 FT · MACHINE SHED 60 × 40 FT

PLANS APPROXIMATE. BUYER TO VERIFY.

PROPERTY & SALE DETAILS

THE PROPERTY

Total site area	Approx. 220 acres
Tillable area	Approx. 165 acres
Tile drainage	Most tillable acreage is tiled
Woodland	Approx. 47 acres
Farmstead, pond, lanes, drains	Approx. 8 acres
Zoning	AG Agricultural + RU Rural
Residence	Approx. 2,800 sq ft above grade
Bedrooms · bathrooms	4 bedrooms · 3 full bathrooms
Basement	Unfinished
Farm improvements	Equestrian facility with indoor arena, 11 stalls, paved run out, 2 slab silos
Machine shed	60 × 40 ft
Pond	On site pond beside the farmstead
Stalls	6 box at 10 ft wide, 5 standing at 5 ft wide
Services	Hydro, dug well (likely to need replacement), septic system (no information currently available)
Property taxes	$4,842.06 (2026)

SALE INFORMATION

01 **Sale terms.** Offered as is, where is.

02 **Crop land.** The crop land is leased for the 2026 growing season.

03 **HST.** If applicable, HST is in addition to the purchase price.

04 **Showings.** By appointment only. Please do not enter the property without an appointment.

OFFER PRESENTATION

TUESDAY, NOVEMBER 17, 2026

Information is believed to be accurate but is not guaranteed and may change. Measurements, workable acreage, tile drainage, zoning, services, building details and permitted uses must be independently verified by the buyer. The property is offered as is, where is, without representations or warranties from the estate. No severance has been approved or guaranteed. The stated drive time is a seller supplied estimate and has not been independently verified. The paved run out is shown schematically based on seller information, with dimensions to be verified. This book is not an appraisal, survey, environmental report or engineering report.

THE LISTING TEAM



BRUCE MCTAVISH

FARM & RURAL SPECIALIST

More than thirty years in Eastern Ontario agriculture and the owner of a 100 acre cash crop farm, backed by a deep network across the farming community.

613 880 9772

CHARLES KHOURI

REALTOR® · TEAM LEADER

Ottawa real estate experience informed by a construction engineering background and a practice focused on land, development and investment property.

613 864 3327

NOTES

5523 CLAYTON ROAD

WALK THE LAND. UNDERSTAND THE OPPORTUNITY.

SCAN TO ACCESS

- ✓ Full photo gallery
- ✓ Floor plans and drainage mapping
- ✓ The full property film
- ✓ Arrange a private tour

Not intended to solicit properties currently listed for sale or individuals currently under contract with a Brokerage.



BRUCE MCTAVISH
FARM & RURAL SPECIALIST
613 880 9772

CHARLES KHOURI
REALTOR® · TEAM LEADER
613 864 3327

charleskhouri@royallepage.ca
brucemctavish@royallepage.ca
5523claytonroad.com
thekhourigroup.com

KHOURI GROUP

ROYAL LEPAGE®
Team Realty
Independently Owned and Operated, Brokerage