



**Colliers**



Auction Partner:

**AUCTIONS  
& APPRAISALS**

Receiver:



**The Bowra Group**

Gibbons

En Bloc Bids Due By:

**Mar. 19, 2021  
3:00 PM MDT**

**[kalcofarmsauction.com](http://kalcofarmsauction.com)**

Sturgeon County, Alberta

# Kalco Farms Receivership en bloc opportunity

Colliers is pleased to present for auction<sup>1</sup> with our auction partner, GD Auctions, the Kalco Farms portfolio. The portfolio consists of 1,123.37 acres of prime farmland on 10 separate titles, a full grain storage operation with weigh scale and three homes. The lots will be offered for auction individually via [www.kalcofarmsauction.com](http://www.kalcofarmsauction.com). The opportunity to acquire all ten (10) lots via an En Bloc offer exists for qualified bidders. En Bloc offers must be received by 3:00 PM on March 19th, 2021 and meet all terms and conditions outlined at [www.kalcofarmsauction.com](http://www.kalcofarmsauction.com). En Bloc offers will remain sealed until bidding closes on March 22nd, 2021.

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<sup>1</sup>See [kalcofarmsauction.com](http://kalcofarmsauction.com) for terms & conditions of auction

# Kalco Farms: Lot #1

Civic Address	56302 Range Road 224, Sturgeon County
Legal Address	4;22;56;20;SE & 4;22;56;20;SW E1/2
Location	Outside of Gibbons (north of Edmonton)
Site Area	239.00 acres (excepting thereout all mines & minerals)
Zoning	AG: Agriculture (heavy industrial overlay)

Site Improvements	<ul style="list-style-type: none"><li>Single-family dwelling with attached double garage built in 2005</li><li>Large grain handling operation, including 618,660 bushels of grain storage, weigh scale, a large shop, and significantly built up site</li></ul>
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## Farmland Assessment

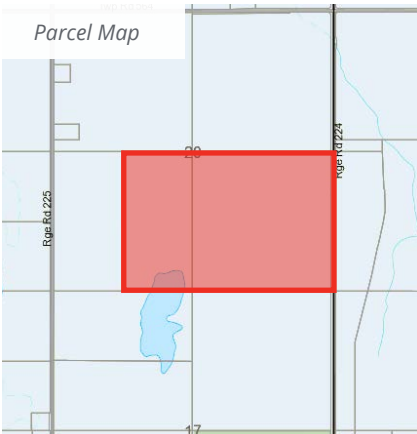
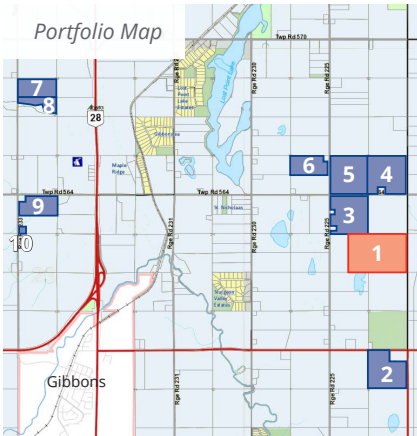
Agroclimatic Zone: 14 1-NW

Soil Group	Area (ac)	Rating
2 Bk	37.62	70%
3 Bk t-	147.58	61% - 70%
42 DG	26.20	31% - 33%
80 Pasture	24.59	3% - 16%

## Soil Capability for Agriculture

Environment Canada

- CLI #2, 159.00 acres, Subclass X
- CLI #2, 80.00 acres, Subclass X





## Kalco Farms Portfolio: Lot #1



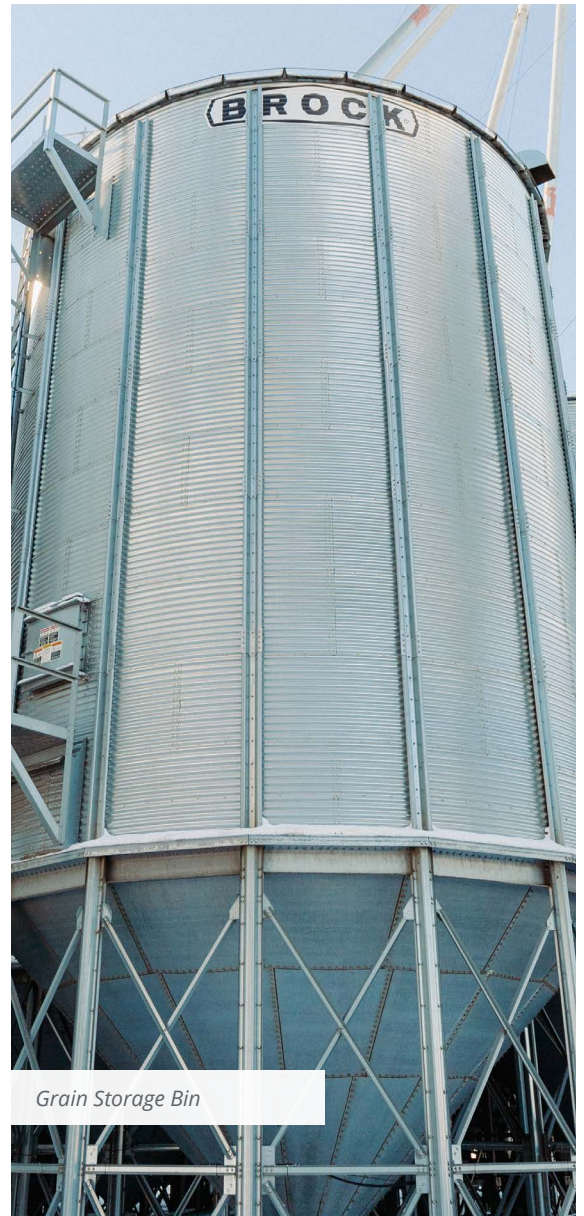
Grain Handling Operation



Exterior - Shop Facility



Interior - Shop Facility

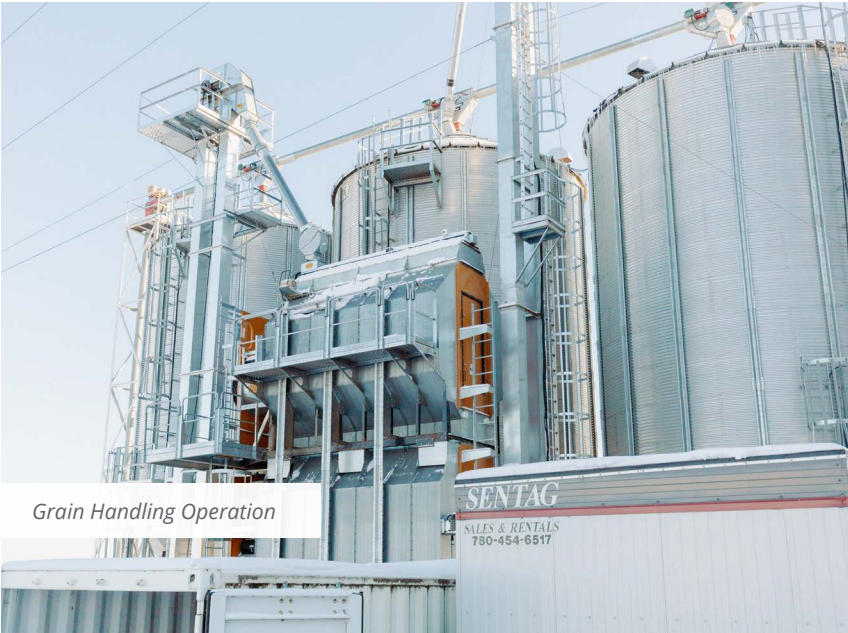


Grain Storage Bin





Grain Handling Operation



Grain Handling Operation



Interior - Shop Facility



Grain Handling Operation

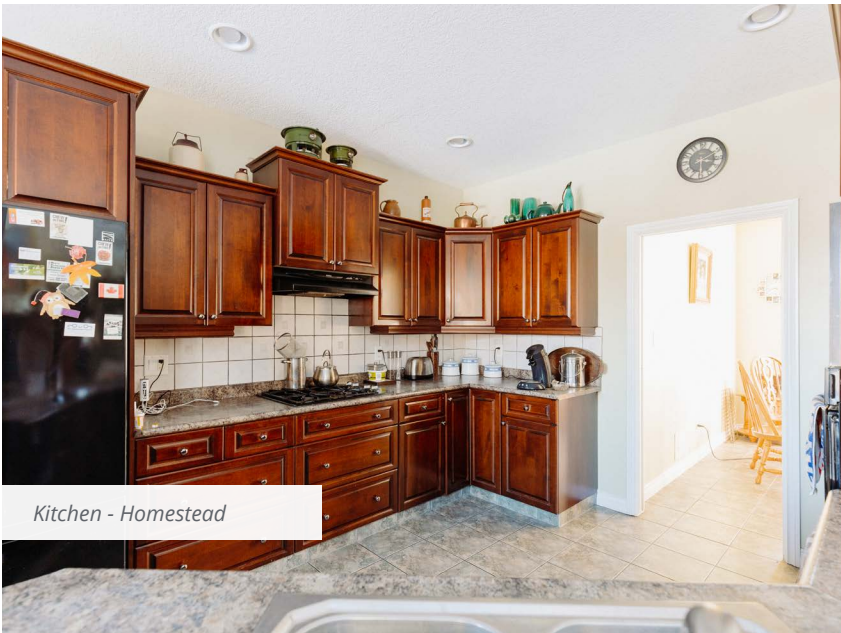




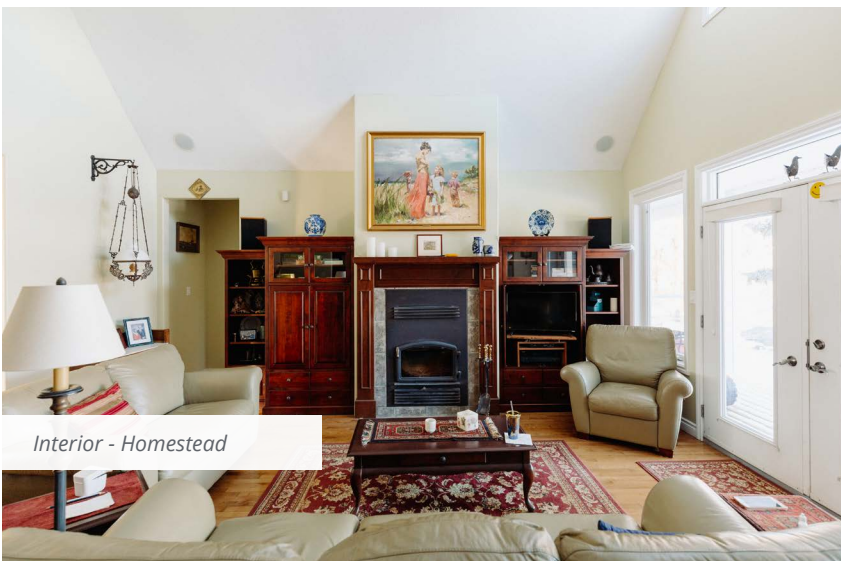
Exterior - Homestead



Residential Homestead



Kitchen - Homestead



Interior - Homestead

### Accommodation:

The main floor consists of a living room, a kitchen, dining room, two bedrooms, a den, one 5-piece ensuite bathroom, and one 4-piece bathroom. Second floor is one open loft area. The basement consists of an open recreation room, bedroom, 3-piece bathroom, storage, and mechanical area.

### Construction:

- Bungalow style dwelling with loft.
- Concrete (ICF) basement foundation.
- Wood framed superstructure.

### Exterior:

- Vinyl siding & stone veneer.
- Asphalt shingles.
- Double glazed PVC framed windows.
- Exterior doors are metal with glass inserts.

### Interior:

- Flooring is a mix of hardwood, tile, and carpet.
- Vaulted ceilings in the living room.
- Cabinetry is solid wood in kitchen.
- Counters are laminated.

### HVAC:

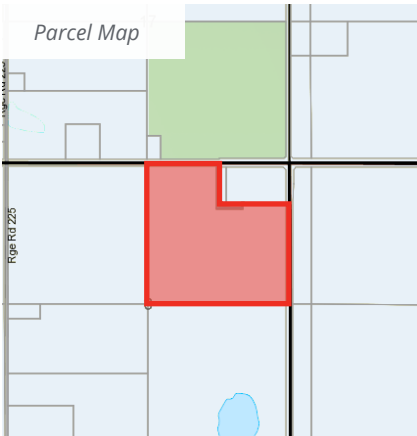
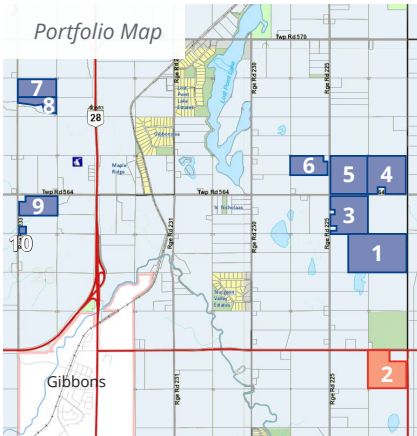
- Forced air furnace. Aluminium ducting. In-slab heating in the bsmt and garage.

# Kalco Farms: Lot #2

Civic Address	SW corner of RR 224 & AB 643
Legal Address	4;22;56;8;NE
Location	Outside of Gibbons (north of Edmonton)
Site Area	136.72 acres (excepting thereout all mines & minerals)
Zoning	C3: Neighborhood Commercial - This district will accommodate commercial uses and may provide a combination of shops, services, offices, entertainment, accommodation, and government services located on the same parcel.
Site Improvements	No improvements of value.
Access	Paved Highways 643 (north) and 825 (east).

	Soil Group	Area (ac)	Rating
Farmland Assessment	2 Bk	68.31	80%
Agroclimatic Zone: 14 1-NW	3 Bk t-	67.06	70%
	80 Pasture	1.35	16%

Soil Capability for Agriculture	<ul style="list-style-type: none"><li>CLI #1, ±76 acres</li><li>CLI #2, ±60.72 acres, Subclass X</li></ul>
Environment Canada	





# Kalco Farms: Lot #3

Civic Address	SE corner of RR 225 & TWP 564
Legal Address	4;22;56;20;NW
Location	Outside of Gibbons (north of Edmonton)
Site Area	154.02 acres (excepting thereout all mines & minerals)
Zoning	AG: Agriculture (heavy industrial overlay)
Site Improvements	No improvements of value.

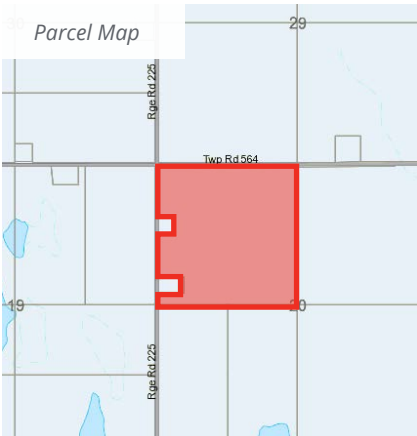
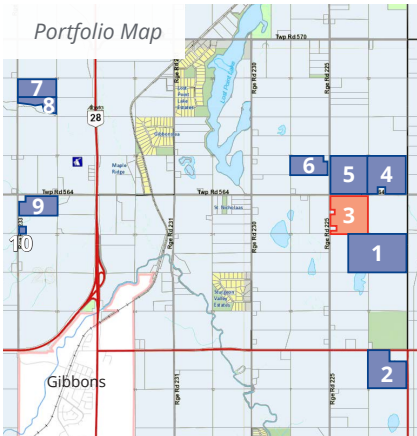
	Soil Group	Area (ac)	Rating
Farmland Assessment	3 Bk t-	92.81	65%
	42 DG	43.53	52%
	72 MS	13.79	40%
	80 Pasture	1.65	16%
	80 Pasture	2.24	8%

Agroclimatic Zone: 14 1-NW

## Soil Capability for Agriculture

- CLI #2, 154.02 acres, Subclass X

Environment Canada

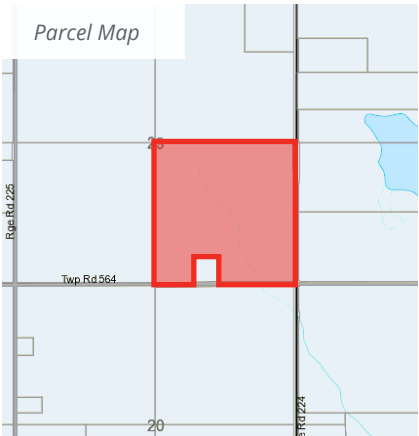
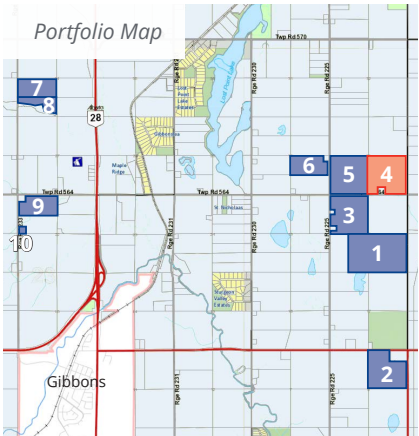


# Kalco Farms: Lot #4

Civic Address	NW corner of RR 224 & TWP 564
Legal Address	4;22;56;29;SE
Location	Outside of Gibbons (north of Edmonton)
Site Area	153.52 acres (excepting thereout all mines & minerals)
Zoning	AG: Agriculture (heavy industrial & resource extraction overlay)
Site Improvements	No improvements of value.

	Soil Group	Area (ac)	Rating
Farmland Assessment	3 Bk t-	90.12	61%
	3 Bk t-	10.97	56%
	42 DG	17.83	27%
	42 DG	7.85	21%
	80 Pasture	13.26	14%
	80 Pasture	13.49	9%

Soil Capability for Agriculture	<ul style="list-style-type: none"><li>CLI #2, ±132.52 acres, Subclass X</li><li>CLI #4, ±14.7 acres, Subclass S</li><li>CLI #6, ±4.2 acres, Subclass S</li><li>CLI #6, ±2.1 acres, Subclass W</li></ul>
Environment Canada	



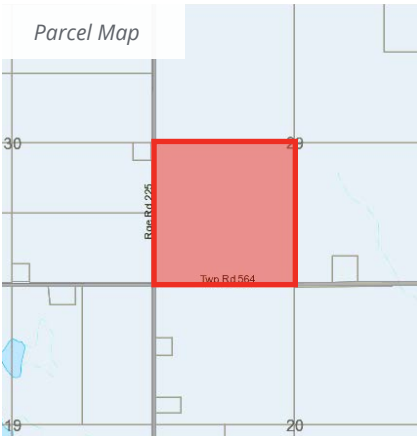
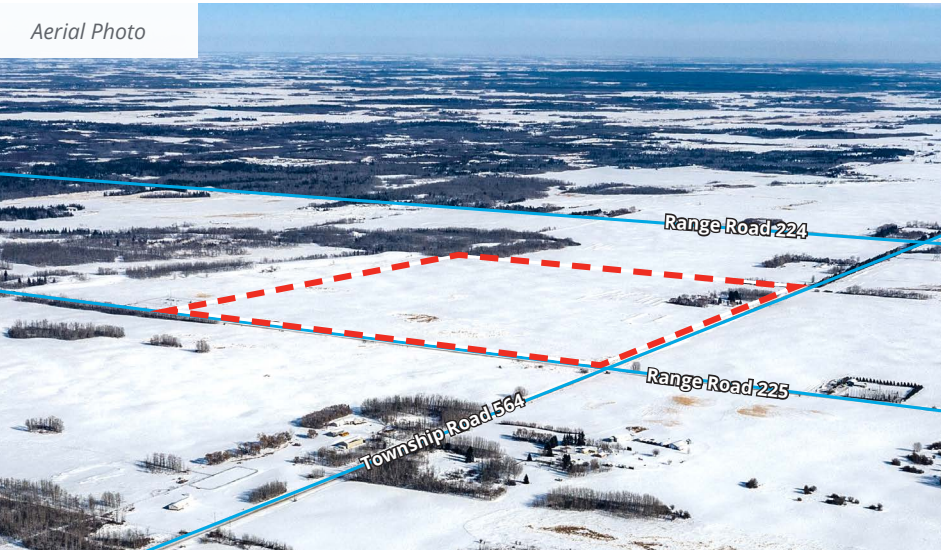
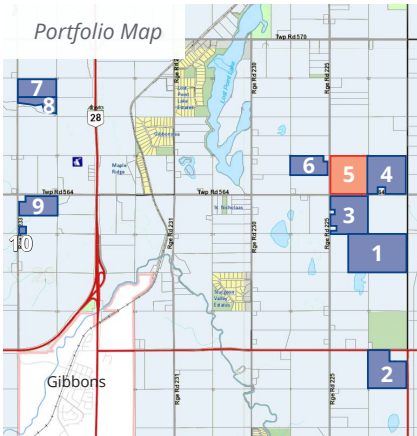


# Kalco Farms: Lot #5

Civic Address	22422 Township Road 564
Legal Address	4;22;56;29;SW
Location	Outside of Gibbons (north of Edmonton)
Site Area	160.00 acres (excepting thereout all mines & minerals)
Zoning	AG: Agriculture (heavy industrial & resource extraction overlay)
Site Improvements	No improvements of value.

	Soil Group	Area (ac)	Rating
Farmland Assessment Agroclimatic Zone: 14 1-NW	3 Bk t-	96.23	53%
	72 MS	40.05	39%
	80 Pasture	1.91	16%
	80 Pasture	21.81	8%

Soil Capability for Agriculture Environment Canada	<ul style="list-style-type: none"><li>• CLI #2, ±121 acres, Subclass X</li><li>• CLI #4, ±27.3 acres, Subclass S</li><li>• CLI #6, ±7.8 acres, Subclass S</li><li>• CLI #6, ±3.9 acres, Subclass W</li></ul>
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# Kalco Farms: Lot #6

Civic Address	NW of RR 225 & TWP 564
Legal Address	Plan 0922546 Block 2 Lot 2
Location	Outside of Gibbons (north of Edmonton)
Site Area	77.34 acres (excepting thereout all mines & minerals)
Zoning	AG: Agriculture (partially in resource extraction overlay)
Site Improvements	No improvements of value.

## Farmland Assessment

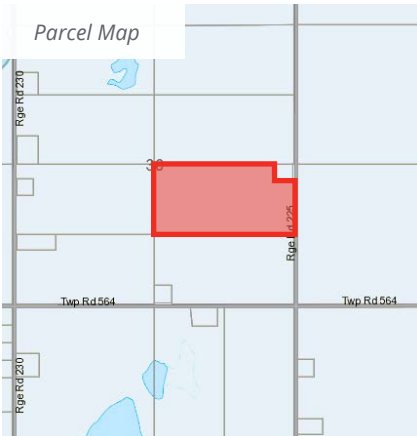
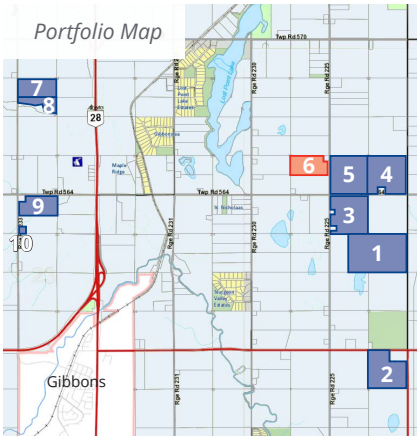
Agroclimatic Zone: 14 1-NW

Soil Group	Area (ac)	Rating
2 Bk	22.34	65%
2 Bk	18.8	56%
72 MS	3.87	38%
80 Pasture	13.92	22%
80 Pasture	1.83	9%
80 Pasture	16.58	19%

## Soil Capability for Agriculture

Environment Canada

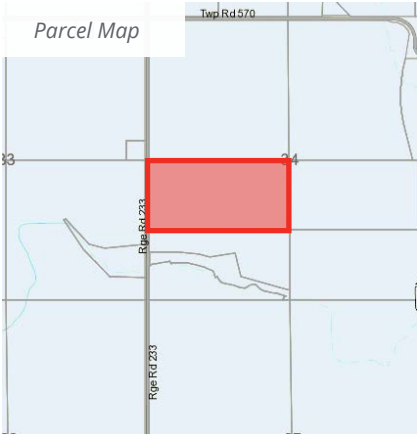
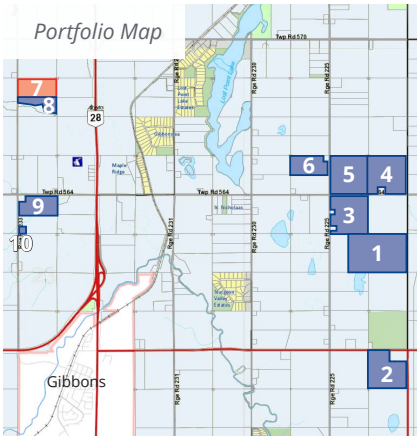
- CLI #2, ±5 acres, Subclass X
- CLI #4, ±50.67 acres, Subclass S
- CLI #6, ±14.48 acres, Subclass S
- CLI #6, ±7.24 acres, Subclass W





# Kalco Farms: Lot #7

Civic Address	56515 Range Road 233		
Legal Address	Plan 8022100 Lot 1		
Location	Outside of Gibbons (north of Edmonton)		
Site Area	80.80 acres (excepting thereout all mines & minerals)		
Zoning	AG: Agriculture (resource extraction overlay)		
Site Improvements	<ul style="list-style-type: none"><li>Single-family dwelling, with high quality finishings built in 2008</li><li>Detached double garage</li><li>Attractive yard site (±7 acre)</li></ul>		
Access	Graveled Range Road 233		
Farmland Assessment	Soil Group	Area (ac)	Rating
	2 Bk	11.76	77%
	2 Bk	22.60	61%
	2 Bk	43.44	48%
Soil Capability for Agriculture	<ul style="list-style-type: none"><li>CLI #1, ±34.00 acres</li><li>CLI #4, ±37.44 acres, Subclass S</li><li>CLI #5, ±9.36 acres, Subclass S and T</li></ul>		

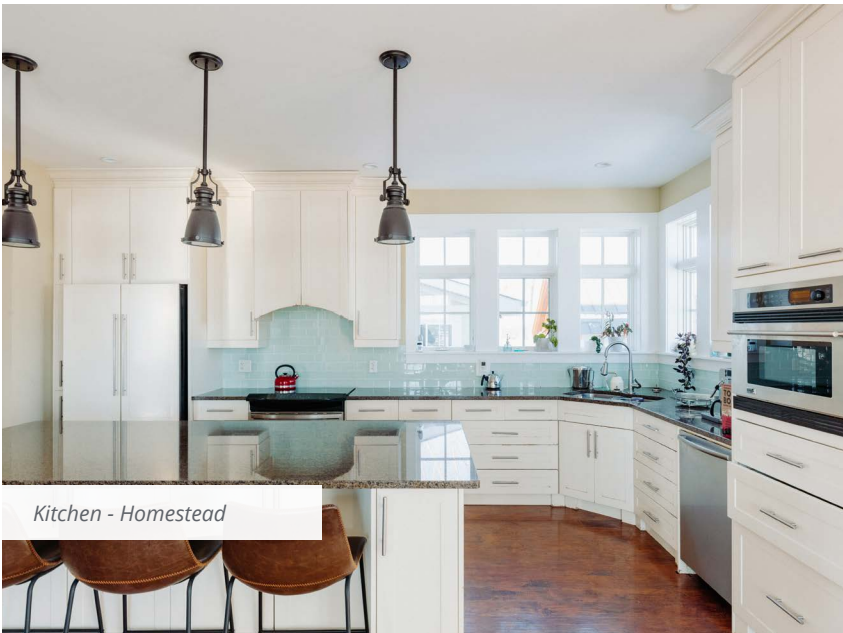




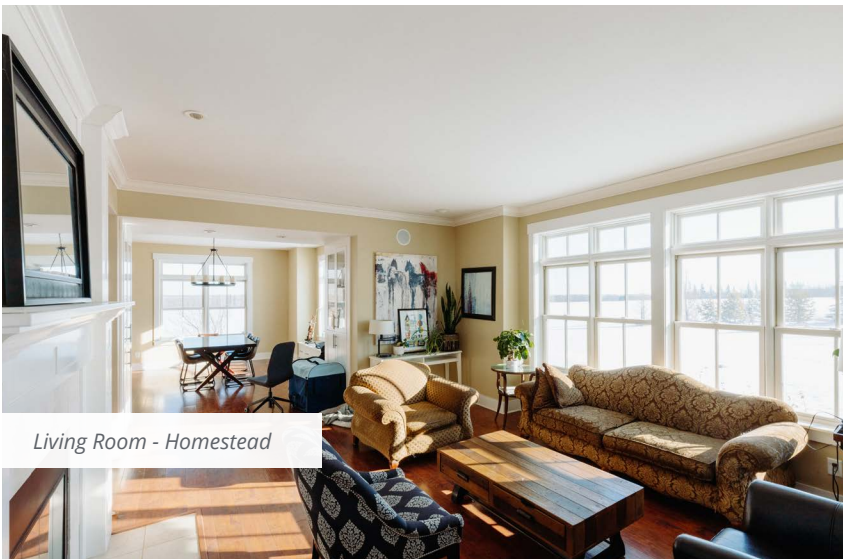
*Residential Homestead*



*Residential Homestead*



*Kitchen - Homestead*



*Living Room - Homestead*

### **Accommodation:**

The main floor consists of a living room, kitchen, family room, dining area, a den/office, and one 2-piece washroom (plus dog bath). The second floor consists of three bedrooms, ensuite bathroom (4-piece), and 4-piece main bath. The basement consists of an open recreation room, den/hobby room, 4-piece bathroom, storage, laundry area, and mechanical area.

### **Construction:**

- Two-storey style dwelling.
- Concrete (ICF) basement foundation.
- Wood framed superstructure.

### **Exterior:**

- HardiPlank siding.
- Asphalt shingles.
- Double glazed wood framed windows.
- Exterior doors are metal with glass inserts.

### **Interior:**

- Flooring is a mix of laminate and tile.
- Thermofoil wrapped cabinetry.
- Counters are granite or equivalent.

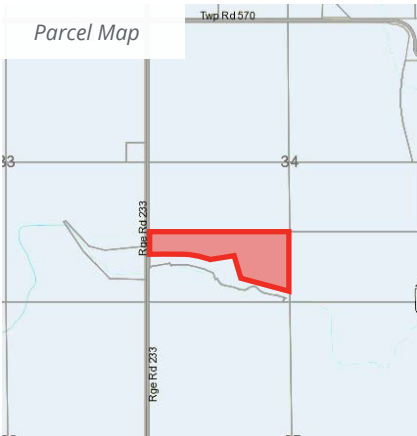
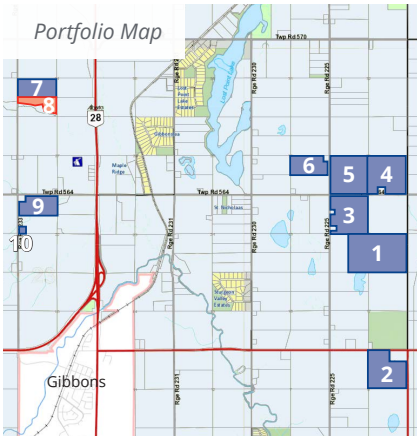
### **HVAC:**

- Forced-air furnace (fan-coil) and in-floor heating. Aluminium ducting.



# Kalco Farms: Lot #8

Civic Address	56515 Range Road 233		
Legal Address	Plan 1723349 Block 1 Lot 5		
Location	Outside of Gibbons (north of Edmonton)		
Site Area	40.08 acres (excepting thereout all mines & minerals)		
Zoning	AG: Agriculture (resource extraction overlay)		
Site Improvements	No improvements of value.		
Access	Graveled Range Road 233		
Farmland Assessment	Soil Group	Area (ac)	Rating
Agroclimatic Zone: 14 1-NW	2 Bk	40.08	61%
Soil Capability for Agriculture	<ul style="list-style-type: none"><li>CLI #1, ±10 acres</li><li>CLI #4, ±24.06 acres, Subclass S</li><li>CLI #5, ±6.02 acres, Subclass S and T</li></ul>		
Environment Canada			

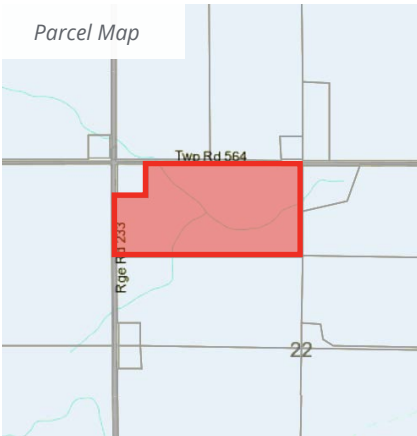
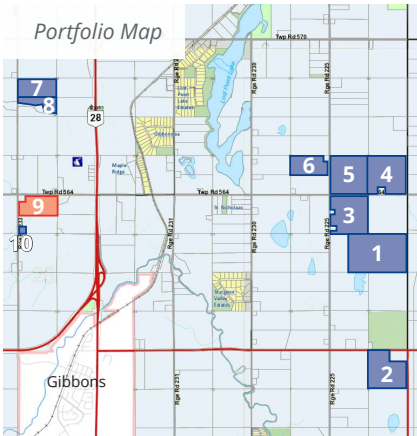
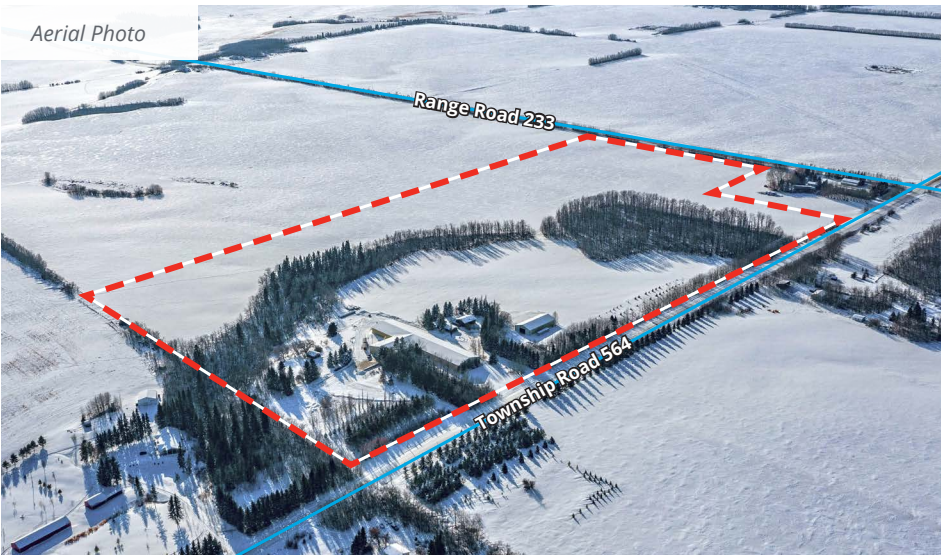


# Kalco Farms: Lot #9

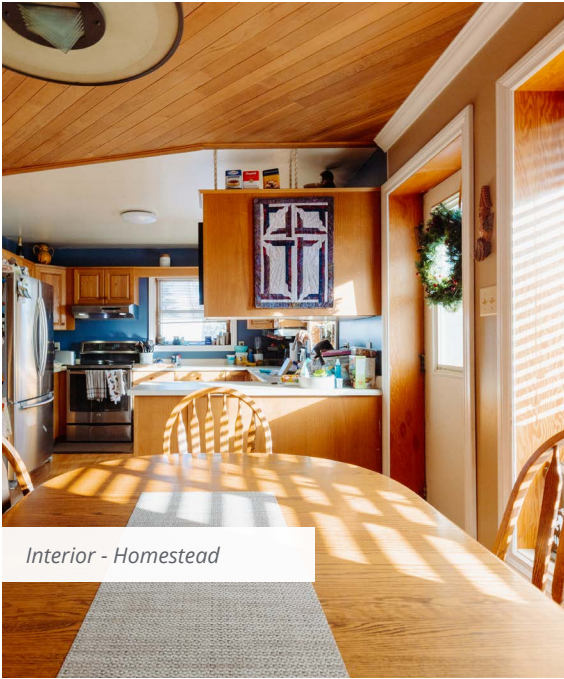
Civic Address	23217 Township Road 564, Sturgeon County
Legal Address	Plan 0840686; Block 1; Lot 4
Location	Outside of Gibbons (north of Edmonton)
Site Area	79.42 acres (excepting thereout all mines & minerals)
Zoning	AG: Agriculture (partially in resource extraction overlay)
Site Improvements	Residential 1 storey & basement - Built 1983 Detached garage - Built 1972 Metal clad farm storage bldg - 29,554 SF - Built 1983 Metal clad farm storage bldg - 5,250 SF - Built 1983

	Soil Group	Area (ac)	Rating
Farmland Assessment	2Bk	4.90	84.0%
	2Bk	48.37	80.0%
	2Bk	4.60	53.0%
	2Bk	3.46	38.0%
	80 Pasture	15.09	8.0%

Soil Capability for Agriculture	<ul style="list-style-type: none"><li>CLI #1, ±7 acres</li><li>CLI #4, ±57.94 acres, Subclass S</li><li>CLI #5, ±14.48 acres, Subclass S and T</li></ul>
Environment Canada	



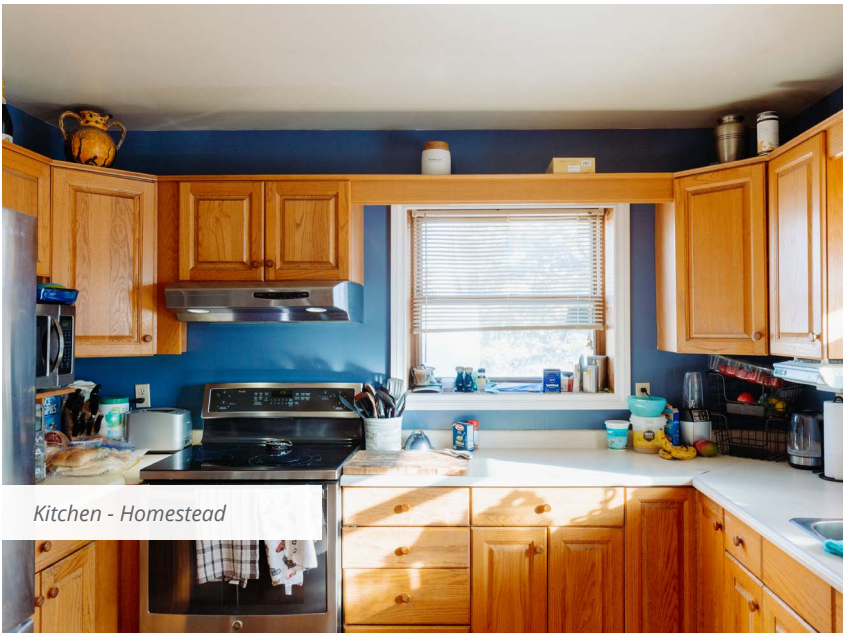




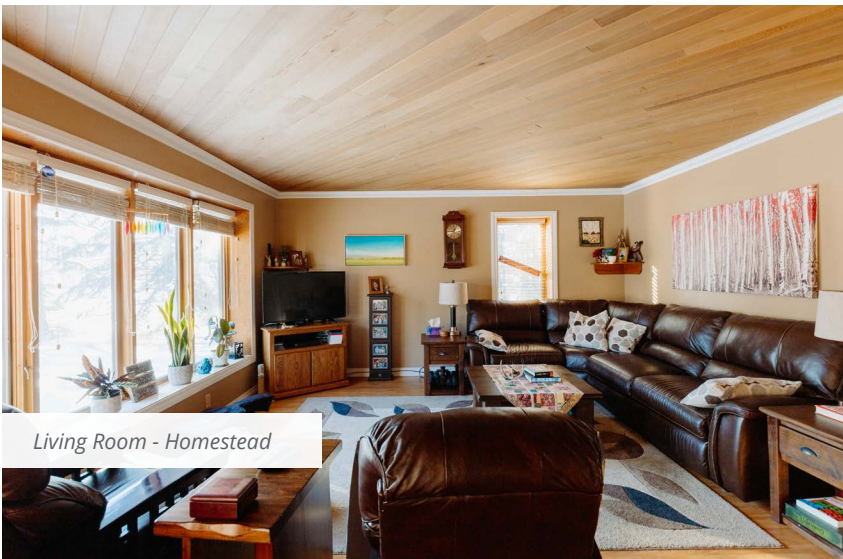
Interior - Homestead



Residential Homestead



Kitchen - Homestead



Living Room - Homestead

### Accommodation:

The main floor consists of a living room, kitchen, dining area, bedroom, den, laundry area, and one 3-piece bathroom. The basement consists of an open recreation room, 3 bedrooms, 3-piece bathroom, storage, and mechanical area.

### Construction:

- Bungalow style dwelling.
- Pressure treated wood foundation.
- Wood framed superstructure with double stud walls.

### Exterior:

- Wood siding.
- Double glazed wood framed windows.
- Exterior doors are wood with glass inserts.

### Interior:

- Flooring is a mix of laminate, vinyl, and carpet.
- Cabinetry is solid wood in kitchen and a mix of wood panel cabinetry in the bathrooms.
- Counters are laminated.

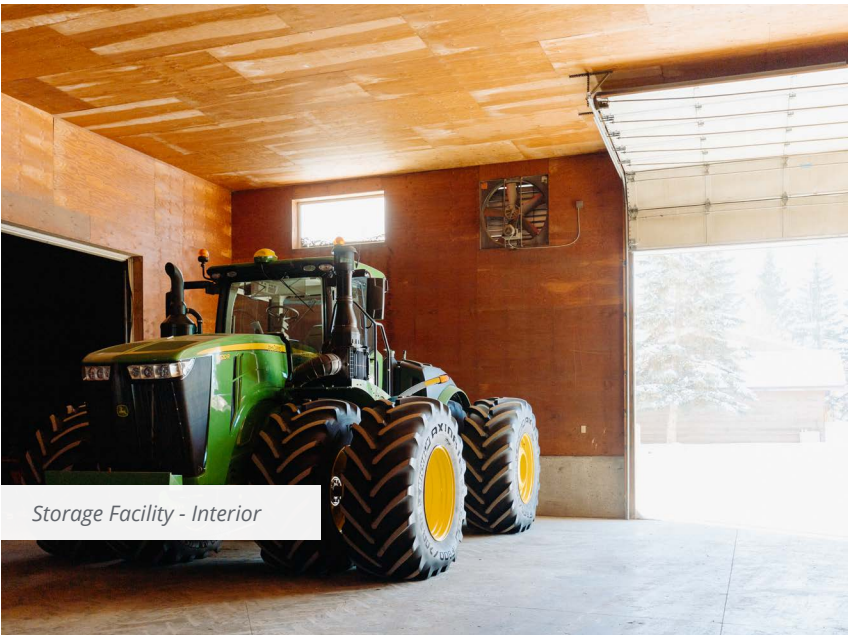
### HVAC:

- Wood burning stove and natural gas fireplace. No central heating system.





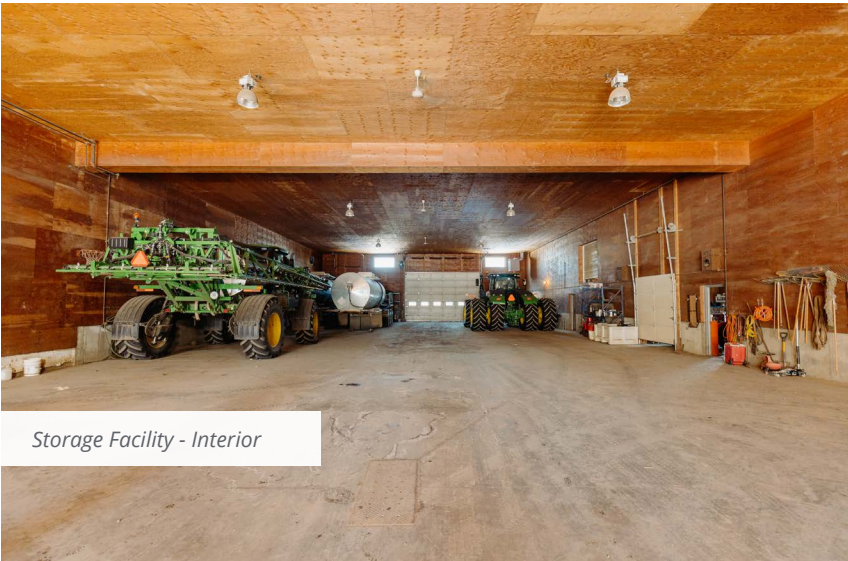
Storage Facility - ± 29,554 SF



Storage Facility - Interior



Storage Facility - Interior

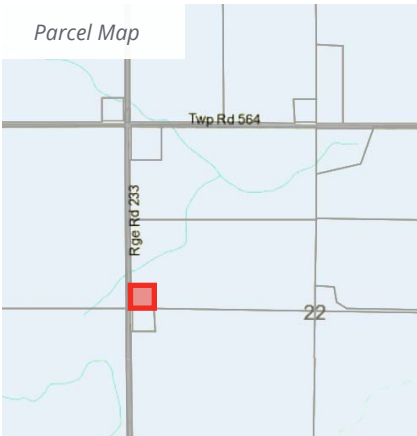
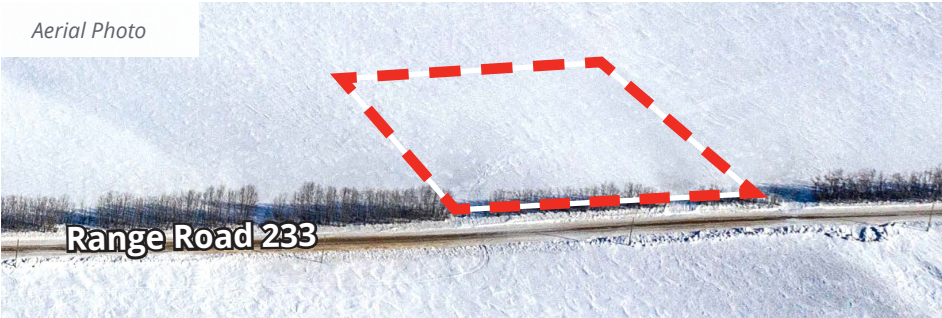
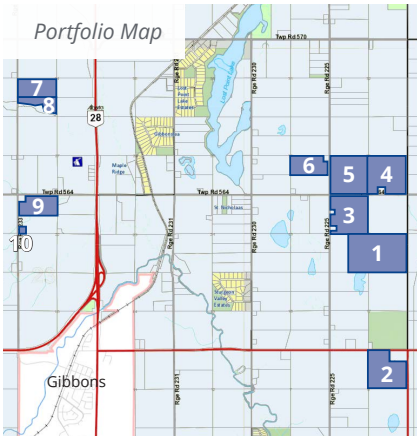


Storage Facility - Interior



# Kalco Farms: Lot #10

Civic Address	Range Rd 233, South of TWP 564
Legal Address	Plan 0840686 Block 1 Lot 2
Location	Outside of Gibbons (north of Edmonton)
Site Area	2.47 acres (excepting thereout all mines & minerals)
Zoning	AG: Agriculture
Site Improvements	No improvements of value.
Soil Capability for Agriculture	<ul style="list-style-type: none"><li>• CLI #1, 2.47 acres</li></ul>
Environment Canada	





## Kalco Farms Portfolio, Sturgeon County

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