



Auction Partner:
**AUCTIONS
& APPRAISALS**



Receiver:
The Bowra Group



Lot #1 | 56302 Range Road 224, Sturgeon County

Agricultural Site for sale by auction

Receivership sale of adjoining 159.00 acre and 80.00 acre parcels by auction¹. Agricultural land including a grain facility, farm shop buildings and a homestead.

Totaling 239 acres of which ±189 acres are open and readily cultivatable, with the remainder being treed, a yard site, and aforementioned buildings. The site is improved with a residential acreage, 11,825 SF shop and grain handling operation with weigh scale.

Auction Closing Date:

**Mar. 22, 2021
10:00 AM MDT**

kalcofarmsauction.com

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¹See kalcofarmsauction.com for terms & conditions of auction



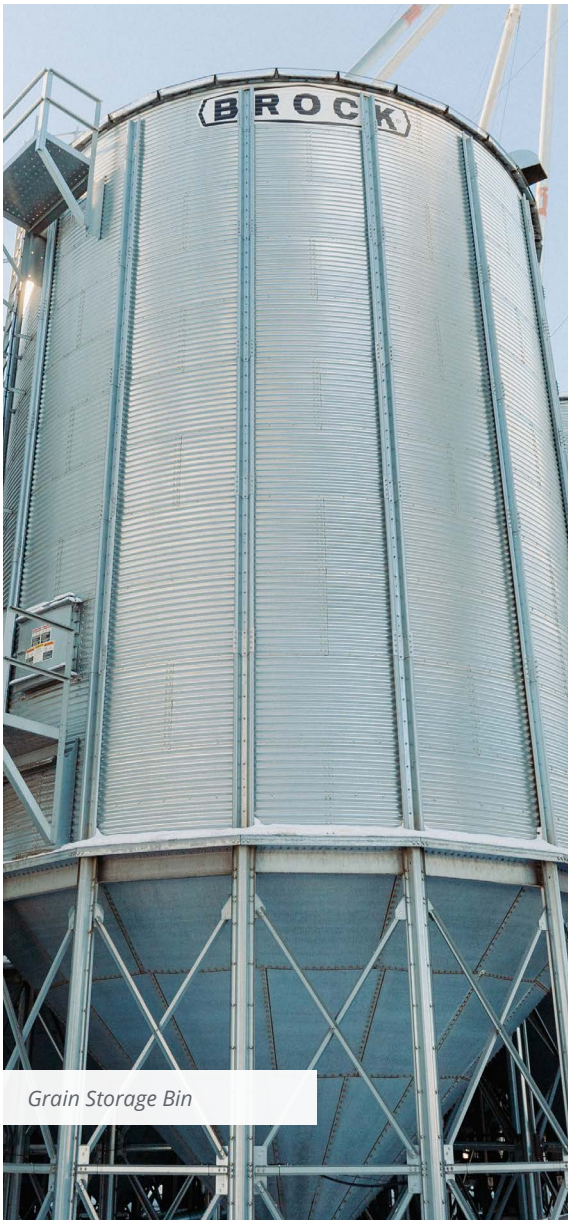
Grain Handling Operation



Exterior - Shop Facility



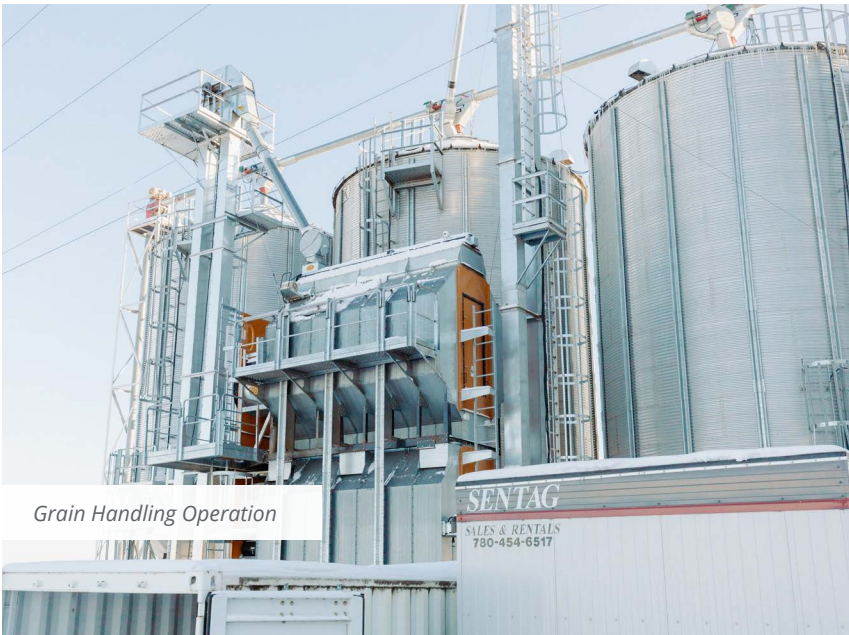
Interior - Shop Facility



Grain Storage Bin



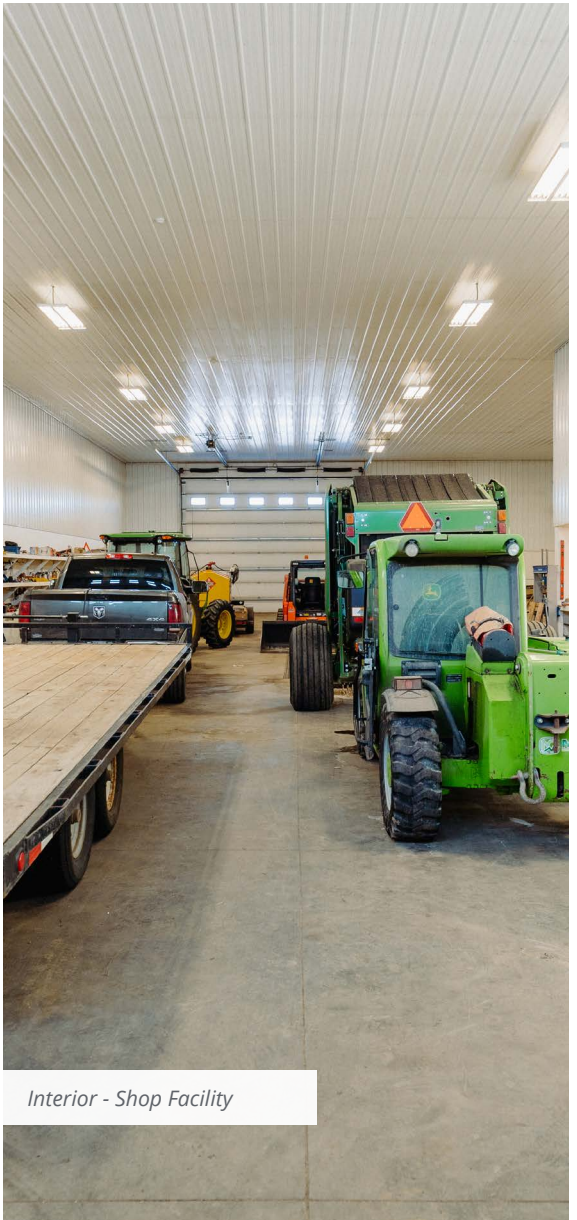
Grain Handling Operation



Grain Handling Operation



Grain Handling Operation



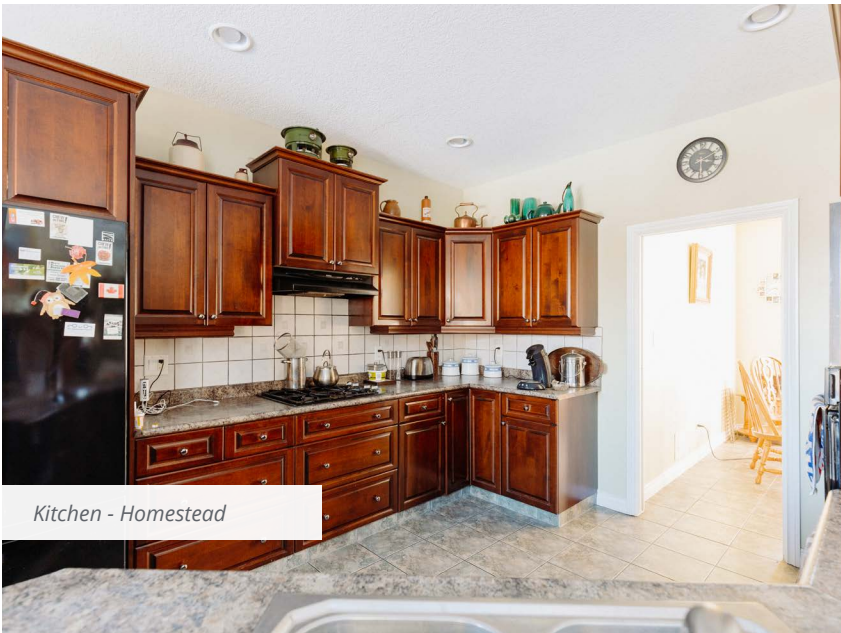
Interior - Shop Facility



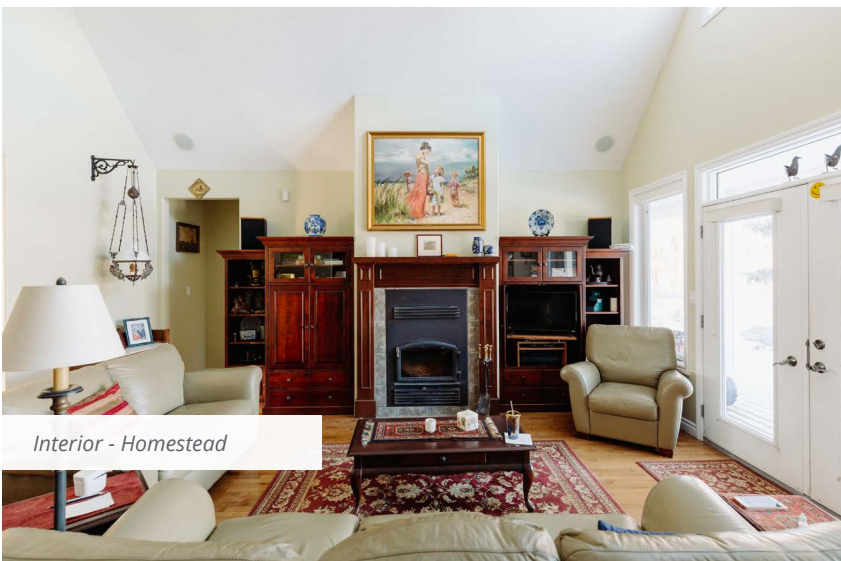
Exterior - Homestead



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.

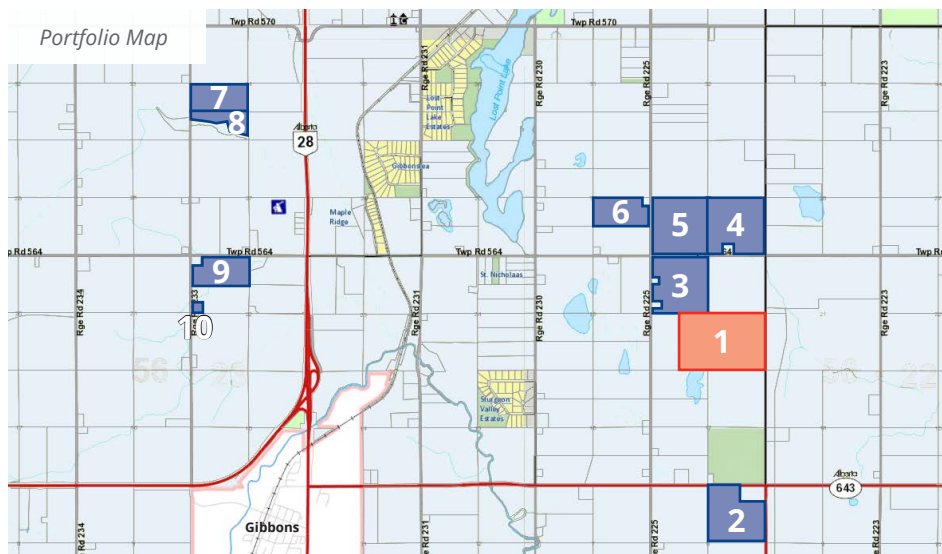
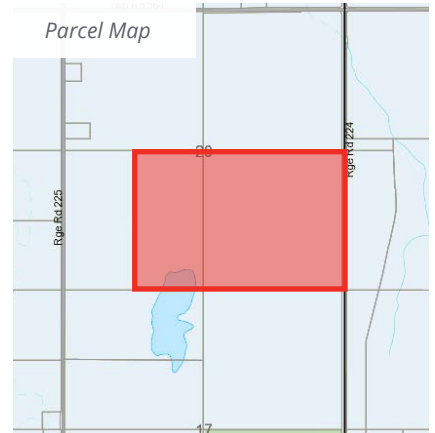
Kalco Farms: Lot #1

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**
- Single-family dwelling with attached double garage built in 2005
 - Large grain handling operation, including 618,660 bushels of grain storage, weigh scale, a large shop, and significantly built up site

	Soil Group	Area (ac)	Rating
Farmland Assessment Agroclimatic Zone: 14 1-NW	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**
- CLI #2, 159.00 acres, Subclass X
 - CLI #2, 80.00 acres, Subclass X
- Environment Canada



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