



Auction Closing Date:  
**Mar. 22, 2021**  
**10:30 AM MDT**

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

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Lot #2 | SW corner of RR 224 & AB 643, Sturgeon County

# Agricultural Land for sale by auction

Receivership sale of 136.72 acre parcel of agricultural land by auction<sup>1</sup>. Located at the intersection of Alberta Highways 643 & 825.

Approximately 137 acres of which ±125 acres are open and readily cultivatable. Minutes away from the Town of Gibbons and north Edmonton. The site has power and natural gas at the lot lines.

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

# Kalco Farms: Lot #2

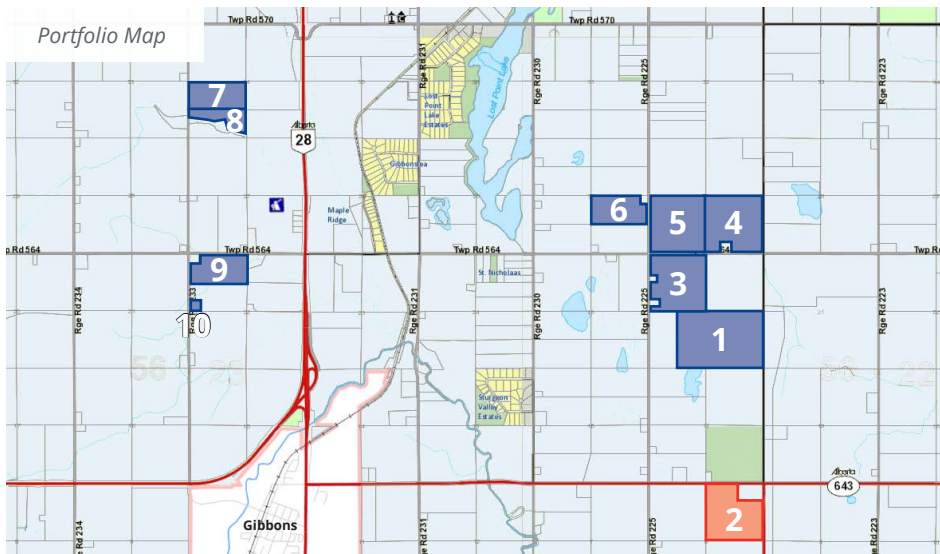
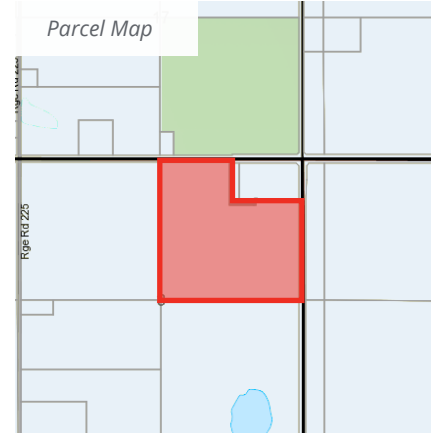
<b>Civic Address</b>	SW corner of RR 224 & AB 643
<b>Legal Address</b>	4;22;56;8;NE
<b>Location</b>	Outside of Gibbons (north of Edmonton)
<b>Site Area</b>	136.72 acres (excepting thereout all mines & minerals)
<b>Zoning</b>	C3: Neighborhood Commercial - This district will accommodate commercial uses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

	Soil Group	Area (ac)	Rating
<b>Farmland Assessment</b>	2 Bk	68.31	80%
	3 Bk t-	67.06	70%
	80 Pasture	1.35	16%

**Soil Capability for Agriculture**

- CLI #1, ±76 acres
- CLI #2, ±60.72 acres, Subclass X

Environment Canada



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