



Auction Partner:

**AUCTIONS & APPRAISALS**

Receiver:



**The Bowra Group**



Auction Closing Date:

**Mar. 22, 2021**  
**11:00 AM MDT**

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

Lot #3 | SE corner of RR 225 & TWP 564, Sturgeon County

# Agricultural Land for sale by auction

Receivership sale of 154.02 acre parcel of agricultural land by auction<sup>1</sup>. Opportunity to acquire large tract of property suitable for crop production.

Approximately 154 of which ±150 acres are open and readily cultivatable, with the remainder being low lying land. Minutes away from the Town of Gibbons and north Edmonton. The site has power and natural gas at the lot lines.

**Mark Swaenepoel**

Vice President

+1 780 969 3037

[mark.swaenepoel@colliers.com](mailto:mark.swaenepoel@colliers.com)

**Andrew Simpson**

Vice President

+1 780 969 3001

[andrew.simpson@colliers.com](mailto:andrew.simpson@colliers.com)

**Michael Seidel**

Associate

+1 780 969 3018

[michael.seidel@colliers.com](mailto:michael.seidel@colliers.com)

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

# Kalco Farms: Lot #3

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

	Soil Group	Area (ac)	Rating
<b>Farmland Assessment</b>	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

**See:**  
[kalcofarmsauction.com](http://kalcofarmsauction.com)  
 for the terms &  
 conditions of auction

**Mark Swaenepoel**  
 Vice President  
 +1 780 969 3037  
 mark.swaenepoel@colliers.com

**Andrew Simpson**  
 Vice President  
 +1 780 969 3001  
 andrew.simpson@colliers.com

**Michael Seidel**  
 Associate  
 +1 780 969 3018  
 michael.seidel@colliers.com

**Colliers Macaulay Nicolls Inc.**  
 2210 Manulife Place,  
 10180 - 101 Street  
 Edmonton, AB  
 T5J 3S4 Canada  
 Main: +1 780 420 1585  
[colliers.com](http://colliers.com)

