



Auction Partner:

**AUCTIONS
& APPRAISALS**

Receiver:



The Bowra Group



Auction Closing Date:

**Mar. 22, 2021
11:30 AM MDT**

kalcofarmsauction.com

Lot #4 | NW corner of RR 224 & TWP 564, Sturgeon County

Agricultural Land for sale by auction

Receivership sale of 153.52 acre parcel of agricultural land by auction¹. The Property fronts Range Road 224/ Highway 825 - which has seen recent improvements.

Majority of parcel open to cultivation with soils best suited for crop and/ or hay and pasture production. Minutes away from the Town of Gibbons and north Edmonton. Power and gas at lot lines.

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¹See kalcofarmsauction.com for terms & conditions of auction

Kalco Farms: Lot #4

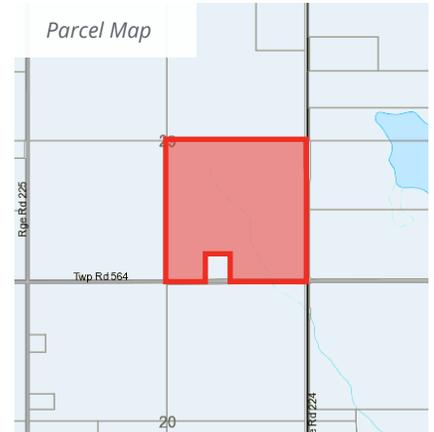
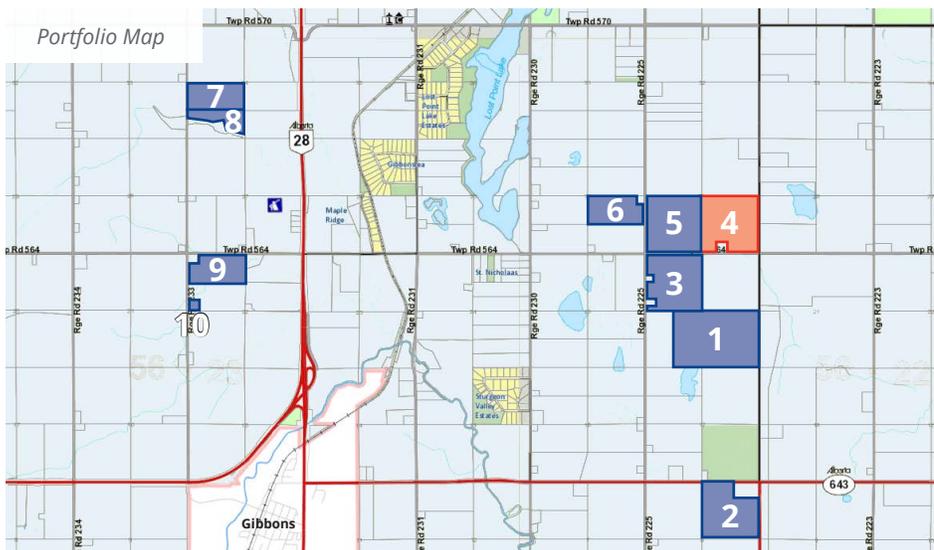
Civic Address	NW corner of RR 224 & TWP 564
Legal Address	4;22;56;29;SE
Location	Outside of Gibbons (north of Edmonton)
Site Area	153.52 acres (excepting thereout all mines & minerals)
Zoning	AG: Agriculture (heavy industrial & resource extraction overlay)
Site Improvements	No improvements of value.

	Soil Group	Area (ac)	Rating
Farmland Assessment Agroclimatic Zone: 14 1-NW	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

Environment Canada

- CLI #2, ±132.52 acres, Subclass X
- CLI #4, ±14.7 acres, Subclass S
- CLI #6, ±4.2 acres, Subclass S
- CLI #6, ±2.1 acres, Subclass W



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