



Auction Partner:

AUCTIONS
& APPRAISALS

Receiver:



The Bowra Group



Auction Closing Date:

Mar. 22, 2021
12:00 PM MDT

kalcofarmsauction.com

Lot #5 | 22422 Township Road 564, Sturgeon County

Agricultural Land for sale by auction

Receivership sale of 160.00 acre parcel of agricultural land by auction¹. Opportunity to purchase a full quarter section of arable land.

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 #5

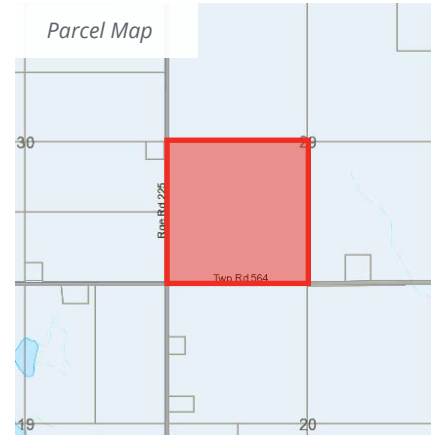
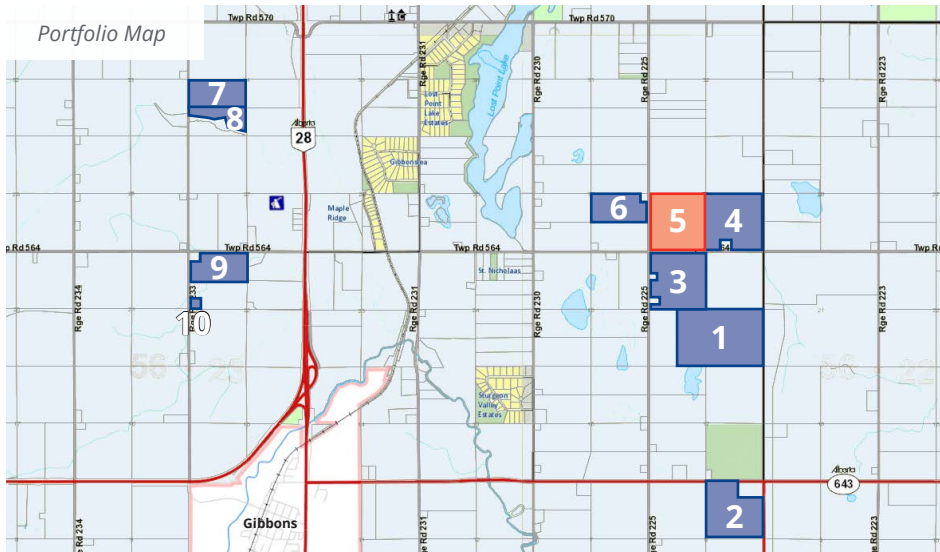
Civic Address	22422 Township Road 564
Legal Address	4;22;56;29;SW
Location	Outside of Gibbons (north of Edmonton)
Site Area	160.00 acres (excepting thereout all mines & minerals)
Zoning	AG: Agriculture (heavy industrial & resource extraction overlay)
Site Improvements	No improvements of value.

	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

- CLI #2, ±121 acres, Subclass X
- CLI #4, ±27.3 acres, Subclass S
- CLI #6, ±7.8 acres, Subclass S
- CLI #6, ±3.9 acres, Subclass W



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