



Auction Partner:
AUCTIONS & APPRAISALS

Receiver:



The Bowra Group



Auction Closing Date:

Mar. 22, 2021
12:30 PM MDT

kalcofarmsauction.com

Lot #6 | NW of RR 225 & TWP 564, Sturgeon County

Agricultural Land for sale by auction

Receivership sale of 77.34 acre parcel of agricultural land by auction¹. Opportunity to acquire a half quarter-section of land, less a subdivision taken from the NW corner.

Approximately 77 acres of which ±66 acres are open and readily cultivatable, 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.

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

¹See kalcofarmsauction.com for terms & conditions of auction

Kalco Farms: Lot #6

Civic Address	NW of RR 225 & TWP 564
Legal Address	Plan 0922546 Block 2 Lot 2
Location	Outside of Gibbons (north of Edmonton)
Site Area	77.34 acres (excepting thereout all mines & minerals)
Zoning	AG: Agriculture (partially in resource extraction overlay)
Site Improvements	No improvements of value.

Farmland Assessment

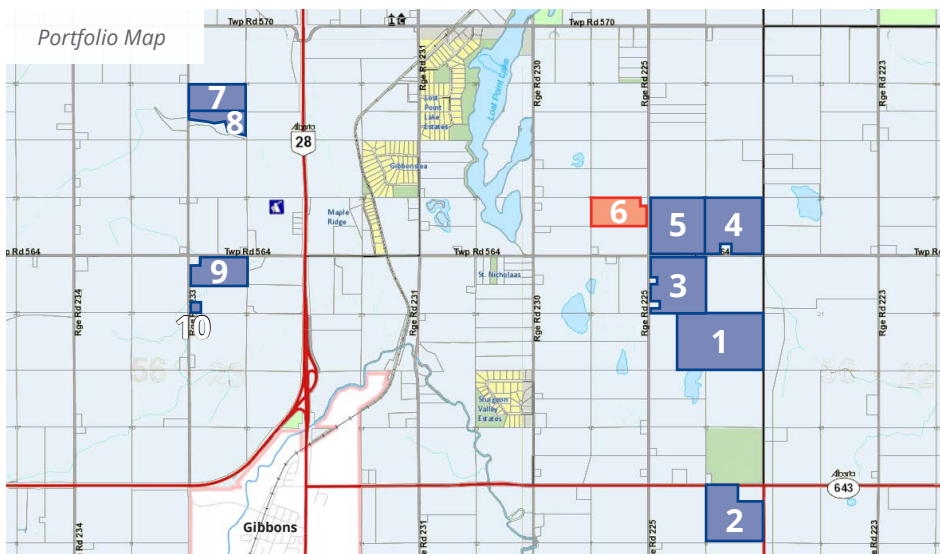
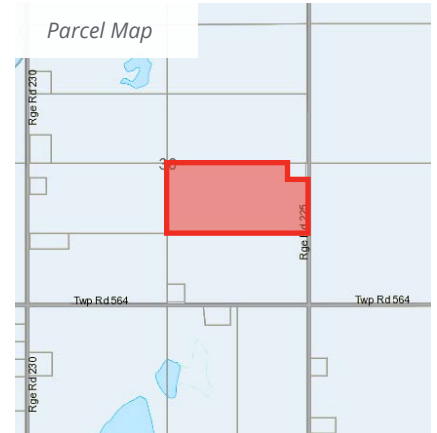
Agroclimatic Zone: 14 1-NW

Soil Group	Area (ac)	Rating
2 Bk	22.34	65%
2 Bk	18.8	56%
72 MS	3.87	38%
80 Pasture	13.92	22%
80 Pasture	1.83	9%
80 Pasture	16.58	19%

Soil Capability for Agriculture

Environment Canada

- CLI #2, ±5 acres, Subclass X
- CLI #4, ±50.67 acres, Subclass S
- CLI #6, ±14.48 acres, Subclass S
- CLI #6, ±7.24 acres, Subclass W



Copyright © 2021 Colliers International. This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). Copyright © 2021 Colliers Macaulay Nicolls Inc.

See:
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