



Auction Partner:

**AUCTIONS
& APPRAISALS**

Receiver:



The Bowra Group

Range Road 233

Lot #7 | 56515 Range Road 233, Sturgeon County

Agricultural Site for sale by auction

Receivership sale of 80.80 acre parcel by auction¹.
Agricultural land including a residential homestead with
high quality finishings.

Approximately 81 acres of which ±72 acres are open and readily
cultivable, with the remainder being treed, a yard site, and
aforementioned buildings. The site is serviced by natural gas, single phase
power service, an open discharge septic system and a water cistern.

Auction Closing Date:

Mar. 22, 2021
1:00 PM MDT

kalcofarmsauction.com

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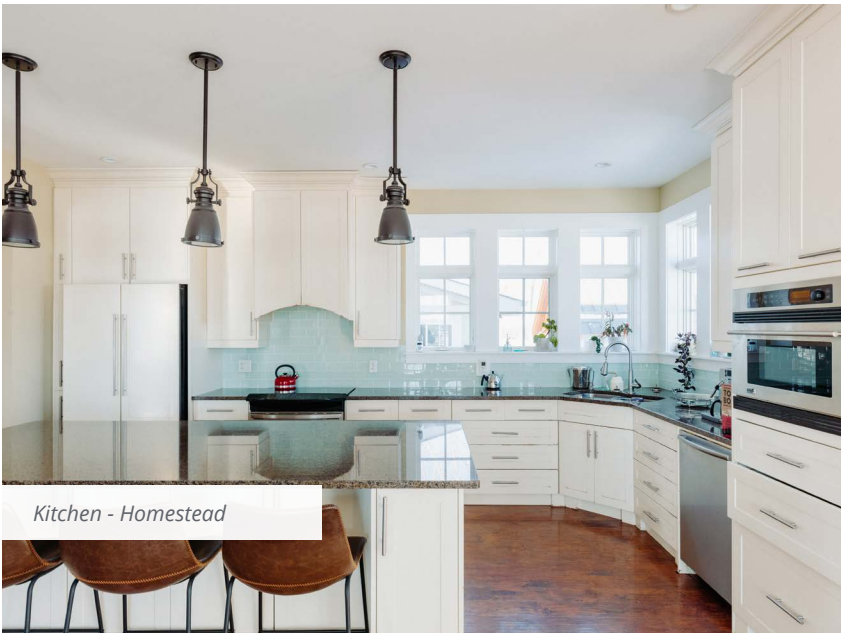
¹See kalcofarmsauction.com for terms & conditions of auction



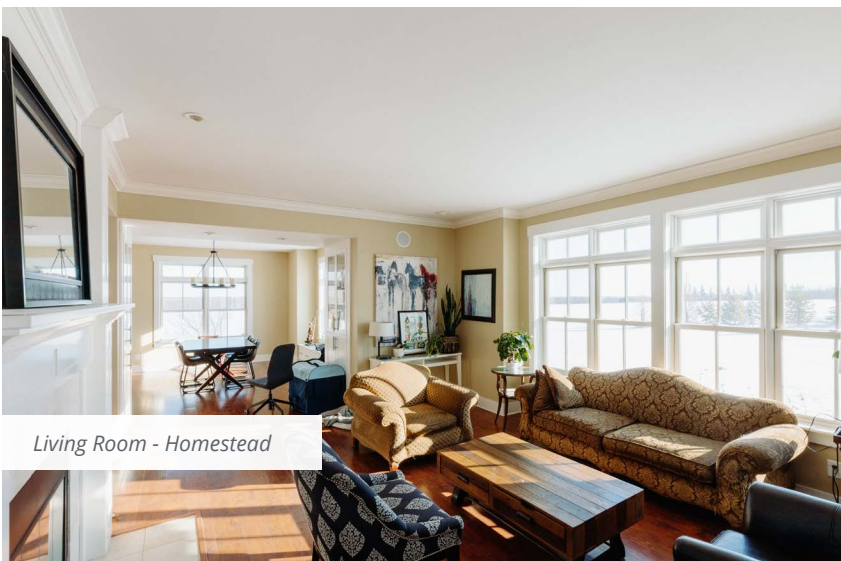
Residential Homestead



Residential Homestead



Kitchen - Homestead



Living Room - Homestead

Accommodation:

The main floor consists of a living room, kitchen, family room, dining area, a den/office, and one 2-piece washroom (plus dog bath). The second floor consists of three bedrooms, ensuite bathroom (4-piece), and 4-piece main bath. The basement consists of an open recreation room, den/hobby room, 4-piece bathroom, storage, laundry area, and mechanical area.

Construction:

- Two-storey style dwelling.
- Concrete (ICF) basement foundation.
- Wood framed superstructure.

Exterior:

- HardiPlank siding.
- Asphalt shingles.
- Double glazed wood framed windows.
- Exterior doors are metal with glass inserts.

Interior:

- Flooring is a mix of laminate and tile.
- Thermofoil wrapped cabinetry.
- Counters are granite or equivalent.

HVAC:

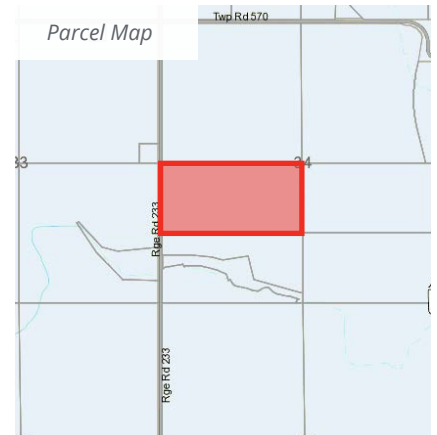
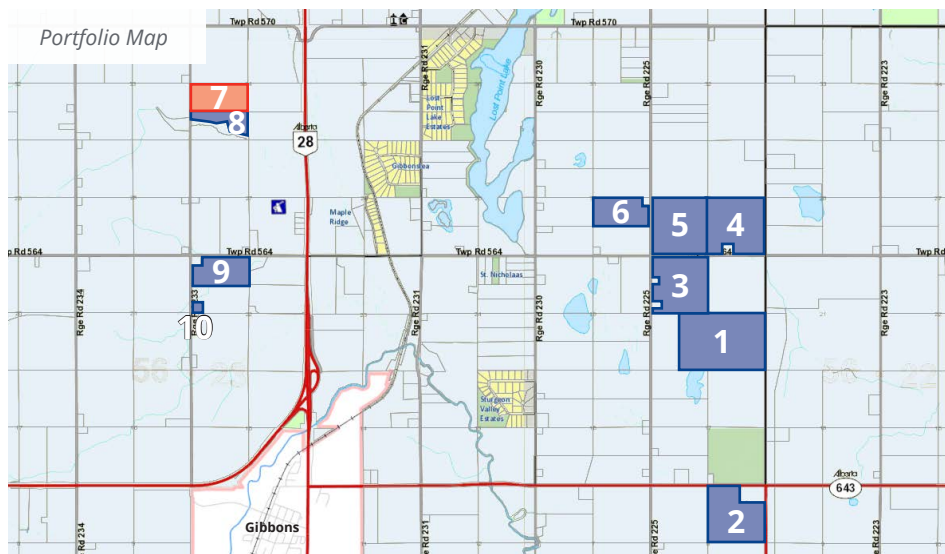
- Forced-air furnace (fan-coil) and in-floor heating. Aluminium ducting.

Kalco Farms: Lot #7

Civic Address	56515 Range Road 233
Legal Address	Plan 8022100 Lot 1
Location	Outside of Gibbons (north of Edmonton)
Site Area	80.80 acres (excepting thereout all mines & minerals)
Zoning	AG: Agriculture (resource extraction overlay)
Site Improvements	<ul style="list-style-type: none"> • Single-family dwelling, with high quality finishings built in 2008 • Detached double garage • Attractive yard site (±7 acre)
Access	Graveled Range Road 233

	Soil Group	Area (ac)	Rating
Farmland Assessment	2 Bk	11.76	77%
Agroclimatic Zone: 14 1-NW	2 Bk	22.60	61%
	2 Bk	43.44	48%

Soil Capability for Agriculture	<ul style="list-style-type: none"> • CLI #1, ±34.00 acres • CLI #4, ±37.44 acres, Subclass S • CLI #5, ±9.36 acres, Subclass S and T
Environment Canada	



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