



Colliers



Auction Partner:  
**AUCTIONS**  
& APPRAISALS



Receiver:  
**The Bowra Group**

Township Road 570

Range Road 233

Auction Closing Date:

Mar. 22, 2021  
1:30 PM MDT

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

Lot #8 | 56515 Range Road 233, Sturgeon County

# Agricultural Land for sale by auction

Receivership sale of 40.08 acre parcel of agricultural land by auction<sup>1</sup>. High quality arable land located just north of the Town of Gibbons.

Approximately 40 acres of which ±38 acres are open and readily cultivatable, with the remainder being treed and bushed bordering a ravine. The site has power and natural gas at the lot lines.

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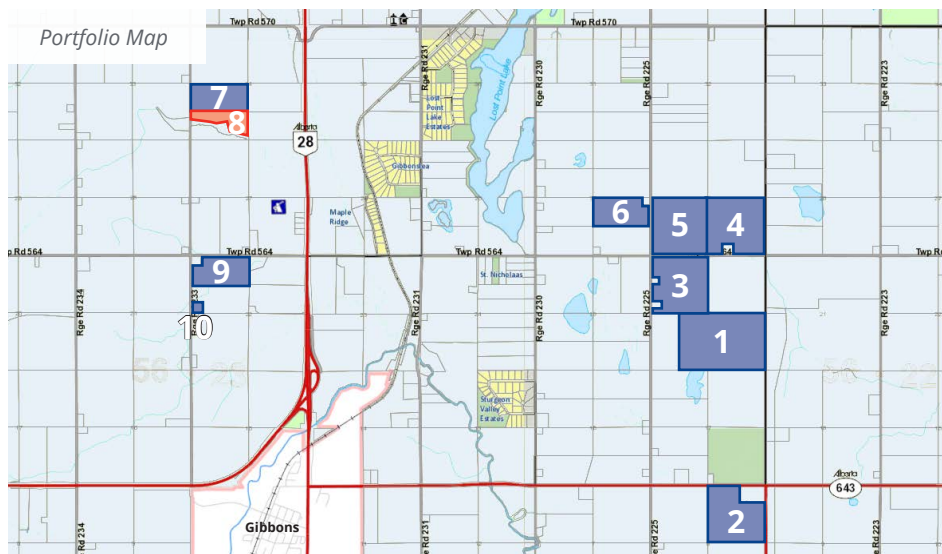
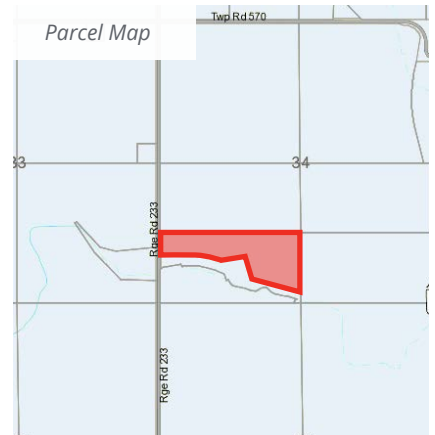
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<sup>1</sup>See [kalcofarmsauction.com](http://kalcofarmsauction.com) for terms & conditions of auction



# Kalco Farms: Lot #8

Civic Address	56515 Range Road 233		
Legal Address	Plan 1723349 Block 1 Lot 5		
Location	Outside of Gibbons (north of Edmonton)		
Site Area	40.08 acres (excepting thereout all mines & minerals)		
Zoning	AG: Agriculture (resource extraction overlay)		
Site Improvements	No improvements of value.		
Access	Graveled Range Road 233		
Farmland Assessment	Soil Group	Area (ac)	Rating
Agroclimatic Zone: 14 1-NW	2 Bk	40.08	61%
Soil Capability for Agriculture	<ul style="list-style-type: none"><li>• CLI #1, ±10 acres</li><li>• CLI #4, ±24.06 acres, Subclass S</li><li>• CLI #5, ±6.02 acres, Subclass S and T</li></ul>		
Environment Canada			



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