

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 auction¹. 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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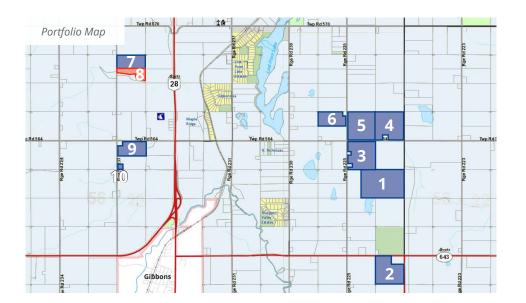
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Kalco Farms: Lot #8

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 Environment Canada	 CLI #1, ±10 acres CLI #4, ±24.06 acres, Subclass S CLI #5, ±6.02 acres, Subclass S and T 		



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See: *kalcofarmsauction.com* for the terms & conditions of auction

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