



Colliers



Auction Partner:

**AUCTIONS
& APPRAISALS**

Receiver:



The Bowra Group

Range Road 233

Township Road 564

Auction Closing Date:

**Mar. 22, 2021
2:00 PM MDT**

kalcofarmsauction.com

Lot #9 | 23217 Township Road 564, Sturgeon County

Agricultural Site for sale by auction

Receivership sale of 79.42 acre parcel by auction¹.
Agricultural land including a residential homestead and
irreplaceable large scale equipment storage facilities.

Approximately 79 acres of which ±44 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 drilled water well.

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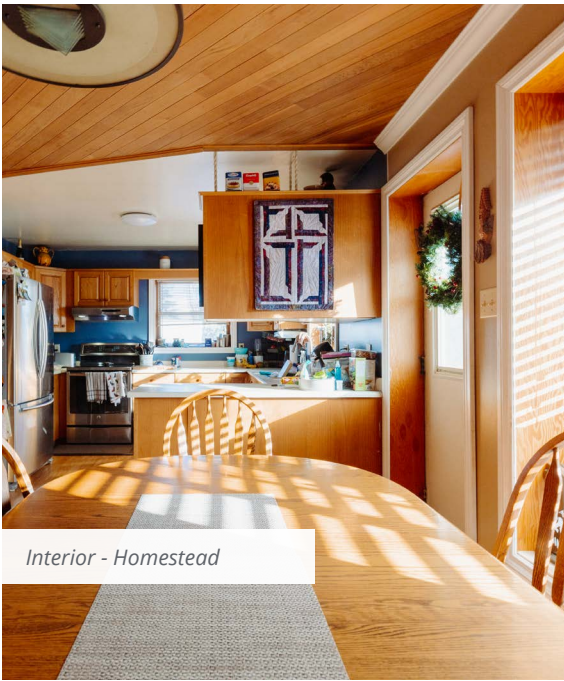
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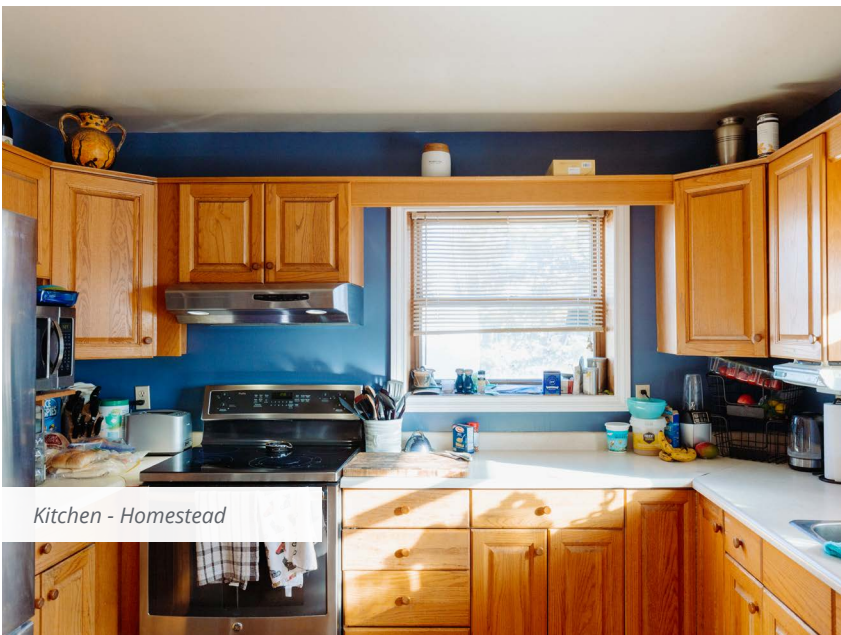
¹See kalcofarmsauction.com for terms & conditions of auction



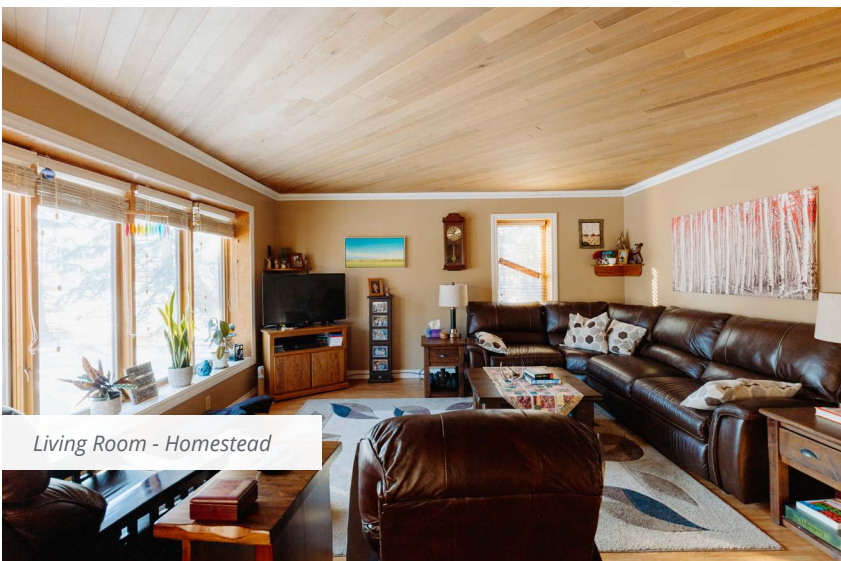
Interior - Homestead



Residential Homestead



Kitchen - Homestead



Living Room - Homestead

Accommodation:

The main floor consists of a living room, kitchen, dining area, bedroom, den, laundry area, and one 3-piece bathroom. The basement consists of an open recreation room, 3 bedrooms, 3-piece bathroom, storage, and mechanical area.

Construction:

- Bungalow style dwelling.
- Pressure treated wood foundation.
- Wood framed superstructure with double stud walls.

Exterior:

- Wood siding.
- Double glazed wood framed windows.
- Exterior doors are wood with glass inserts.

Interior:

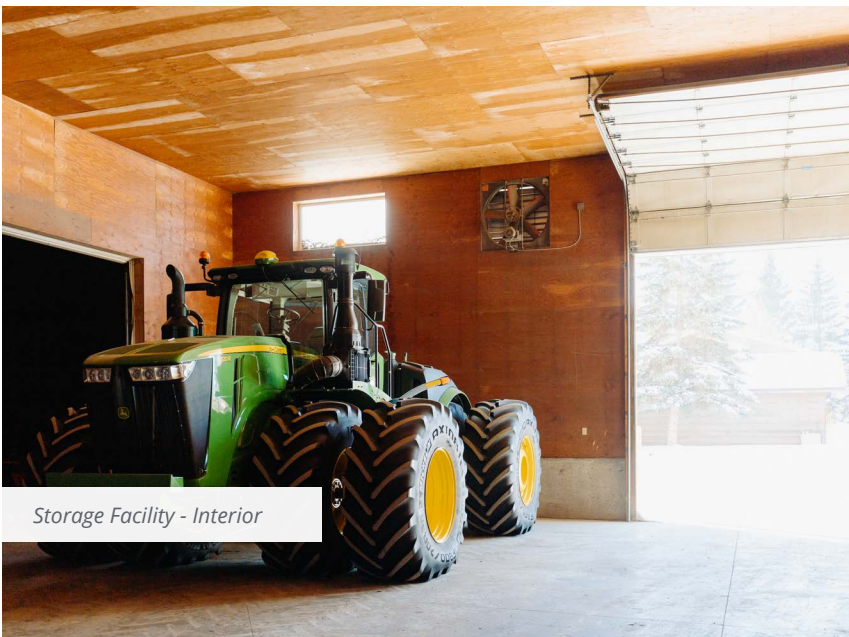
- Flooring is a mix of laminate, vinyl, and carpet.
- Cabinetry is solid wood in kitchen and a mix of wood panel cabinetry in the bathrooms.
- Counters are laminated.

HVAC:

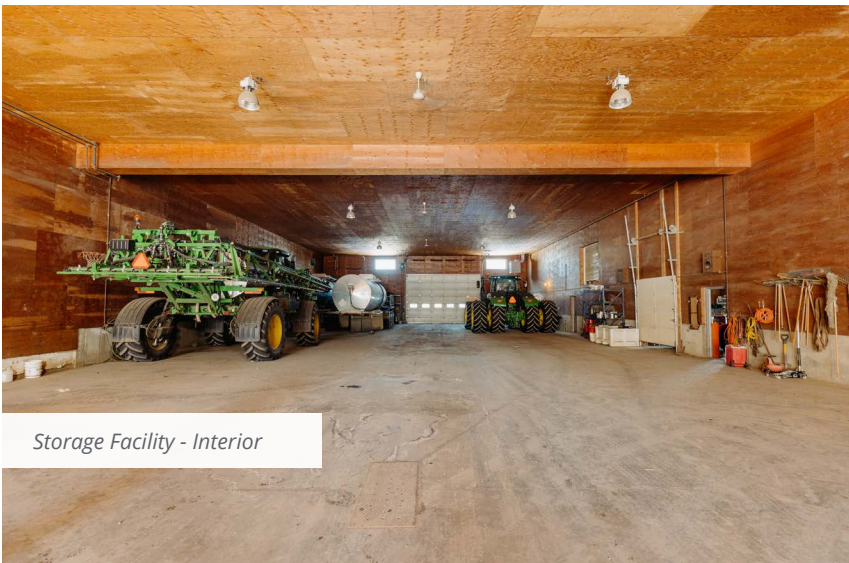
- Wood burning stove and natural gas fireplace. No central heating system.



Storage Facility - ± 29,554 SF



Storage Facility - Interior



Storage Facility - Interior



Storage Facility - Interior

Kalco Farms: Lot #9

Civic Address	23217 Township Road 564, Sturgeon County
Legal Address	Plan 0840686; Block 1; Lot 4
Location	Outside of Gibbons (north of Edmonton)
Site Area	79.42 acres (excepting thereout all mines & minerals)
Zoning	AG: Agriculture (partially in resource extraction overlay)

Site Improvements

Residential 1 storey & basement - Built 1983
 Detached garage - Built 1972
 Metal clad farm storage bldg - 29,554 SF - Built 1983
 Metal clad farm storage bldg - 5,250 SF - Built 1983

Farmland Assessment

Agroclimatic Zone: 14 1-NW

Soil Group	Area (ac)	Rating
2Bk	4.90	84.0%
2Bk	48.37	80.0%
2Bk	4.60	53.0%
2Bk	3.46	38.0%
80 Pasture	15.09	8.0%

Soil Capability for Agriculture

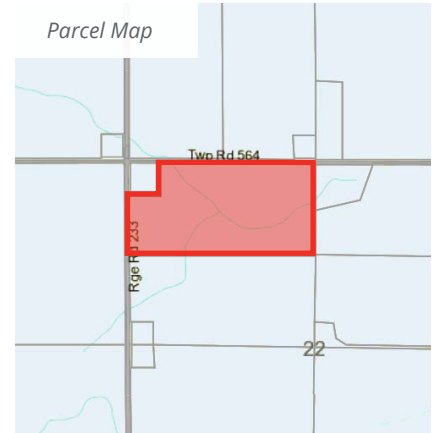
Environment Canada

- CLI #1, ±7 acres
- CLI #4, ±57.94 acres, Subclass S
- CLI #5, ±14.48 acres, Subclass S and T

Location Map



Parcel Map



See:

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Portfolio Map

