



Colliers



Auction Partner:

**AUCTIONS  
& APPRAISALS**

Receiver:



**The Bowra Group**

Township Road 564

Range Road 233

Auction Closing Date:

**Mar. 22, 2021  
2:30 PM MDT**

***kalcofarmsauction.com***

Lot #10 | Range Rd 233, South of TWP 564, Sturgeon County

# Acreage Site for sale by auction

Receivership sale of 2.47 acre parcel by auction<sup>1</sup>. Rare opportunity to purchase a potential future residential acreage site.

Acreage parcel located at the southwest corner of NW 22-56-23-W4 quarter-section. The parcel enjoys access to the gravel surfaced range road 233. Power and gas at lot lines.

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



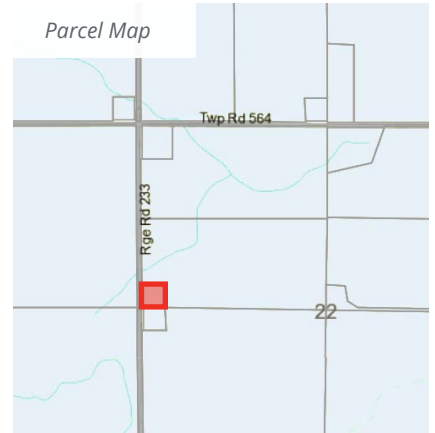
# Kalco Farms: Lot #10

<b>Civic Address</b>	Range Rd 233, South of TWP 564
<b>Legal Address</b>	Plan 0840686 Block 1 Lot 2
<b>Location</b>	Outside of Gibbons (north of Edmonton)
<b>Site Area</b>	2.47 acres (excepting thereout all mines & minerals)
<b>Zoning</b>	AG: Agriculture
<b>Site Improvements</b>	No improvements of value.
<b>Soil Capability for Agriculture</b>	<ul style="list-style-type: none"><li>• CLI #1, 2.47 acres</li></ul>
Environment Canada	

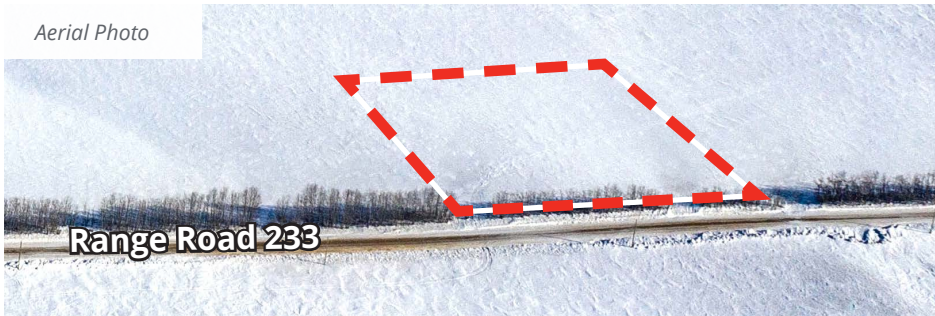
Location Map



Parcel Map



Aerial Photo



**See:**  
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Portfolio Map

