



Conserving
Canada's
Wetlands

Ducks Unlimited Land for Sale – RM of Oakview (Property 1)

Tender Closes October 27, 2025 at 4:00 pm

Please mail or drop off written sealed tenders to the Ducks Unlimited Canada Brandon Office, with the label “**Land Tender – RM of Oakview (Property 1)**” on envelope. Bids may also be emailed to Ducks Unlimited at du_brandon@ducks.ca. Be sure to place “**Manitoba Land Tender Bid – RM of Oakview Property 1**” in the email’s subject line. For full tender ad, please refer to page 11.

Ducks Unlimited Canada
2 – 545 Conservation Drive
Brandon, MB R7A 7L8

Re: Land Tender – RM of Oakview (Property 1)

For further questions pertaining to the land listed for tender, please phone 204-761-5106 or email Scott Henowitch (s_henowitch@ducks.ca).

NW 3-15-22 WPM

Provincial Assessment Value = \$384,100 Total acres – 160.00

SW 3-15-22 WPM

Provincial Assessment Value = \$373,700 Total acres – 157.54

NE 9-15-22 WPM

Provincial Assessment Value = \$429,900 Total acres – 160.00

SE 9-15-22 WPM

Provincial Assessment Value = \$365,400 Total acres – 160.00

Description:

Ducks Unlimited Canada (DUC) is selling 637.54 acres of land legally described as NW 3-15-22 WPM, SW 3-15-22 WPM, NE 9-15-22 WPM & SE 9-15-22 WPM. The properties are located approximately 4.5 miles west of Cardale, MB, along Provincial Road 355 (RM of Oakview). The 2024 property tax for these quarters was \$6,074.43. Two-strand, high tensile perimeter fence was installed around the west half of 3-15-22W in 2025.

Approximately 351.32 acres were seeded to tame hay on this property in spring of 2025. Other habitats present include 91.63 acres of existing tame grass/forage, 23.4 acres of natural bush/scrub, 144.14 acres of wetlands/slough, 22.05 acres of creek and a 5-acre yard site. Estimated habitat acre breakdown is outlined within the sketch plan map on pages 5 to 8.

Please Note:

1) This property will be sold subject to the registration of a Conservation Agreement (CA) on the transferred title. The CA will be a No Break, No Drain agreement with a Tame Forage clause that protects habitat from breaking and draining but allows for rejuvenation of the tame hay stand once every 10 years. The purchaser will sign the Conservation Agreement as a condition of sale.



Forage seed blend used on this property:

23% Com #1 Fleet Meadow Bromegrass (bare)
15% Com #1 Intermediate Wheatgrass
10% Cert #1 Exceed Alfalfa (coated)
10% Cert #1 Rugged ST Alfalfa (coated)
8% Com #1 Cicer Milkvetch (bare)
8% Cert #1 Yukon Tall Fescue
7% Com #1 Slender Wheatgrass
3% Cert #1 Sidewinder Alfalfa (coated)
3% Cert #1 Crown Royale Orchardgrass (bare)
3% Com #1 Tall Wheatgrass
2% Com #1 Alsike Clover
2% Com #1 Single Cut Red Clover
2% Cert #1 Leo Birdsfoot Trefoil
2% Cert #1 Aturo Timothy
2% Com #1 Creeping Red Fescue (bare)

- 2) There are no cutting or grazing restrictions on the land. Property can be used for pasture and/or hay.**
- 3) Twenty-two previously drained wetlands were restored with small earth plugs (red dots on sketch plans - pages 5 to 8). These earth plugs may not be disturbed or removed as part of the conservation agreement terms and conditions.**
- 4) A 5-acre parcel will be excluded from the conservation agreement lands on each quarter to allow for future building/yard sites. These excluded areas will be mutually agreed upon by DUC and the potential purchaser. A yard site of 5 acres is already present on NW 3-15-22 WPM, so this area has been excluded from the CA lands.**



Aerial Photo – NW 3-15-22 WPM, SW 3-15-22 WPM, NE 9-15-22 WPM & SE 9-15-22 WPM.





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Sketch Plan – SW 3-15-22 WPM

**Note* A 5-acre parcel will be excluded from these sketch plan maps and not included as part of the Conservation Agreement/Easement. This will allow for future development on the property. The areas of upland to be excluded will be mutually agreed upon by DUC and the landowner.*



Legend

- Quarter Section
- Ditch Plug
- Existing Ditch
- Non-Functioning Ditch

Conservation Lands

- Restored Wetland
- Wetland
- Upland Tame
- Upland Tame (Restored)

Bradley RL CP

Project Sketch Plan

Dynamics Project # 16010

Sub	Sub-Sub	Conservation Lands	Cover Type	Land Use	Acres
001	001	Restored Wetland	Wetland Complex	Ditch Plug	7.81
002	001	Wetland	Wetland Complex	No Water Control	36.55
003	001	Upland Tame	Tame Grass/Legume	Hayed	3.89
004	001	Restored Upland	Tame Grass/Legume	Hayed	109.29



Landscape:	RM:	Land Parcel:	Imagery Date:	Scale:	GPS Technology:	GPS Survey Date:
MinShoal	Oakview	SW-03-15-22 WPM	2007	1:4,500	Trimble TDC100	05/24/2023
Source:	OpenMB Information & Data Use License © Government of Manitoba		Datum:	Date Drawn:	Author(s):	
			NAD 1983 UTM Zone 14N	06/11/2025	KH	



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Sketch Plan – NW 3-15-22 WPM



Legend

- Quarter Section
- Culvert
- Ditch Plug
- Existing Ditch

Conservation Lands

- Restored Wetland
- Wetland
- Upland
- Upland Tame
- Upland Tame (Restored)
- Non-Habitat

Bradley RL CP Project Sketch Plan

Dynamics Project # 16010

Sub	Sub-Sub	Conservation Lands	Cover Type	Land Use	Acres
005	001	Restored Wetland	Wetland Complex	Ditch Plug	14.28
006	001	Wetland	Wetland Complex	No Water Control	19.99
006	001	Wetland (creek)	Wetland Complex	No Water Control	9.25
007	001	Upland	Native/Natural Grass	Grazed	20.58
008	001	Upland Tame	Tame Grass/Legume	Hayed	55.46
009	001	Restored Upland	Tame Grass/Legume	Hayed	35.44
010	001	Non-Habitat Segment	No Habitat	Yardsite	5

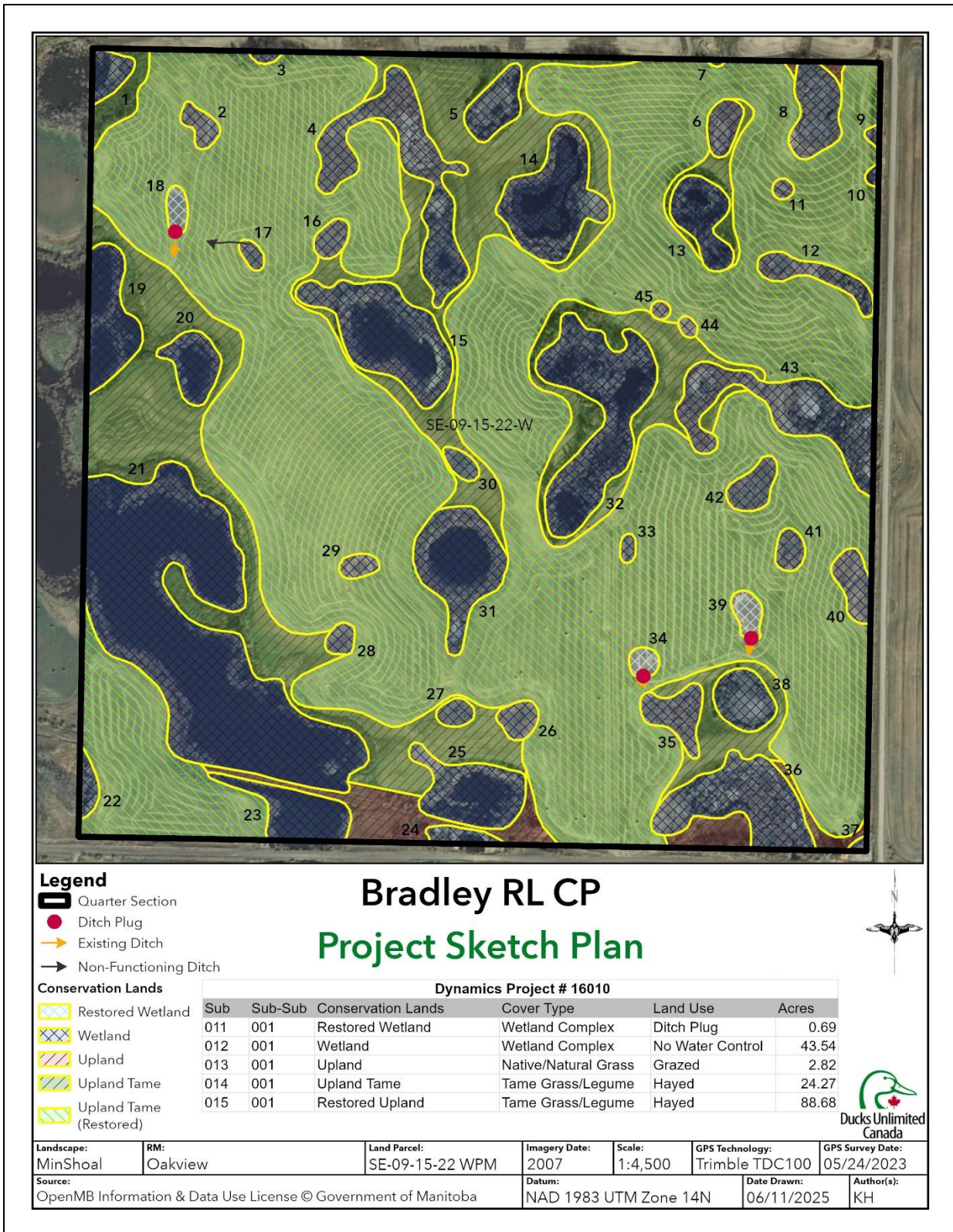
Landscape:	RM:	Land Parcel:	Imagery Date:	Scale:	GPS Technology:	GPS Survey Date:
MinShoal	Oakview	NW-03-15-22 WPM	2007	1:4,500	Trimble TDC100	05/24/2023
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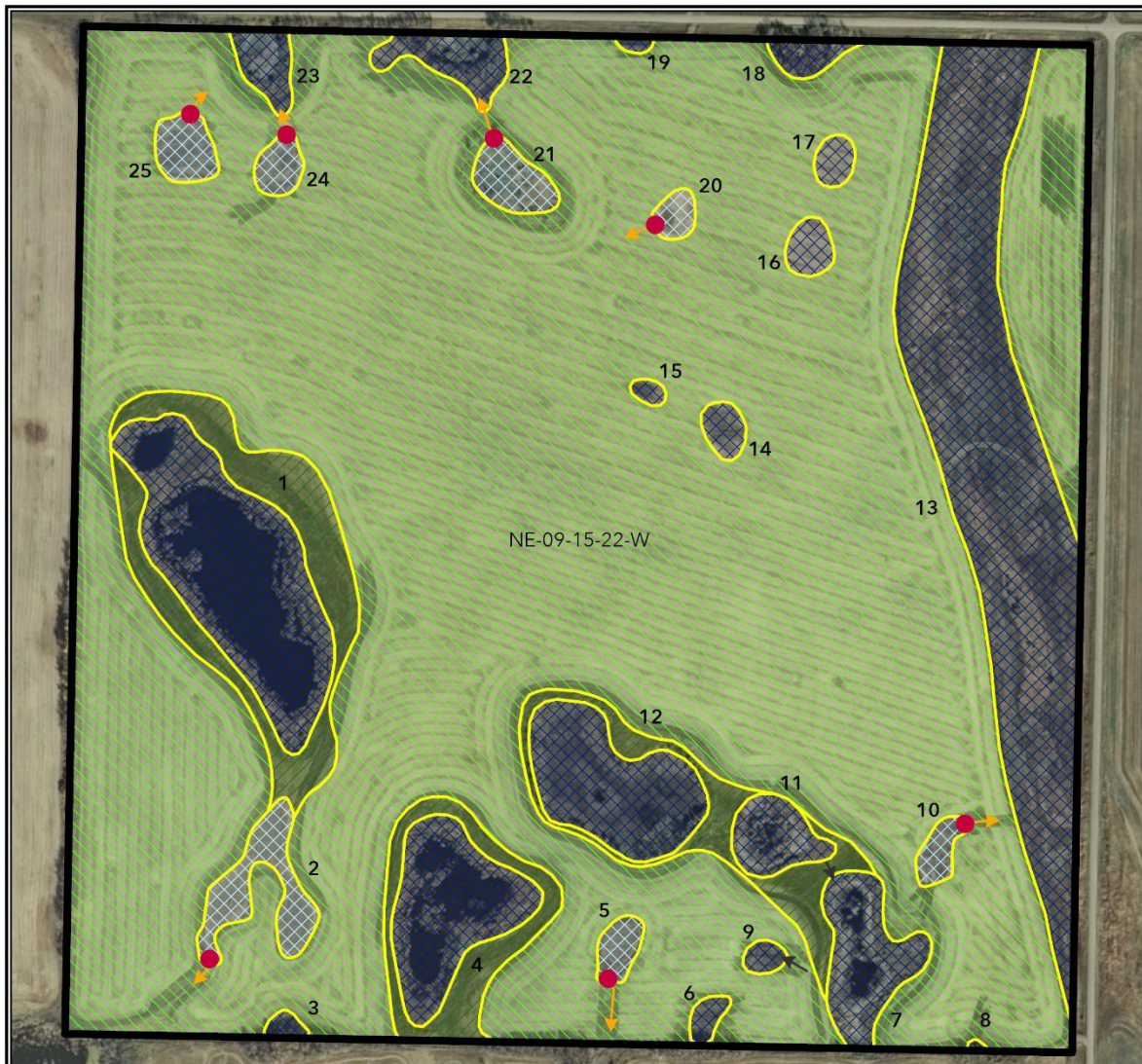
Sketch Plan – SE 9-15-22 WPM





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Sketch Plan – NE 9-15-22 WPM



Bradley RL CP Project Sketch Plan

Legend

- Quarter Section
- Ditch Plug
- Existing Ditch
- Non-Functioning Ditch

Conservation Lands

- Restored Wetland
- Wetland
- Upland Tame
- Upland Tame (Restored)

Dynamics Project # 16010

Sub	Sub-Sub	Conservation Lands	Cover Type	Land Use	Acres
016	001	Restored Wetland	Wetland Complex	Ditch Plug	3.78
017	001	Wetland	Wetland Complex	No Water Control	17.50
017	001	Wetland (creek)	Wetland Complex	No Water Control	12.80
018	001	Upland Tame	Tame Grass/Legume	Hayed	8.01
019	001	Restored Upland	Tame Grass/Legume	Hayed	117.91

Landscape:	RM:	Land Parcel:	Imagery Date:	Scale:	GPS Technology:	GPS Survey Date:
MinShoal	Oakview	NE-09-15-22 WPM	2007	1:4,500	Trimble TDC100	05/24/2023
Source:	OpenMB Information & Data Use License © Government of Manitoba		Datum:	Date Drawn:	Author(s):	
			NAD 1983 UTM Zone 14N	06/11/2025	KH	





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Photos of Property





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LAND FOR SALE BY TENDER

Ducks Unlimited Canada (DUC) has the following land for sale by tender:

Tender 1:

RM of Oakview W ½ 3-15-22 WPM & E ½ 9-15-22 WPM 637.54 acres

There are approximately 442.95 acres in tame hay/pasture, with remainder in natural grass/bush/wetland. Roughly 351.32 acres of tame hay were seeded in spring of 2025. High tensile perimeter fence recently installed on W ½ of 3-15-22W as well. Property being sold subject to the registration of a 'No Break, No Drain' Conservation Easement Agreement. Cultivation of tame forage will be permitted once every 10 years for rejuvenation purposes. No restrictions with respect to haying or grazing. Four 'five-acre' parcels (one on each quarter) will be excluded from the Conservation Agreement to allow for future building/yard site development.

Tender 2:

RM of Oakview W ½ of 9-15-19 WPM 320 acres

There are approximately 198.06 acres in tame hay/pasture, with remainder in natural grass/bush/wetland. Roughly 159.33 acres of tame hay were seeded in spring 2025. High tensile perimeter fence was recently installed as well. Property being sold subject to the registration of a 'No Break, No Drain' Conservation Easement Agreement. Cultivation of tame forage will be permitted once every 10 years for rejuvenation purposes. No restrictions with respect to haying or grazing. Two five-acre parcels (one on each quarter) will be excluded from the Conservation Agreement to allow for future building/yard site development.

Written sealed tenders are to be mailed or dropped off to the address below. Please indicate 'Land Tender' along with the RM name and corresponding tender number on envelope. Bids may also be emailed to Ducks Unlimited at du_brandon@ducks.ca. Please place "Manitoba Land Tender Bid" in the email's subject line. Interested parties should rely on their own inspection of each property. Properties will be sold as listed above. All quarters within each tender will be sold together. Bids on individual quarters will not be accepted. Highest or any tender not necessarily accepted. Property information packages, including a sample copy of the Conservation Agreement are available – call Scott Henowitch at 204-761-5106 to have one emailed or mailed.

Tenders Close on October 27, 2025, at 4:00 PM.



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Ducks Unlimited Canada
Land Tender
2-545 Conservation Drive
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