



Conserving  
Canada's  
Wetlands

## Ducks Unlimited Land for Sale – RM of Oakview (Property 2)

**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 2)**” on envelope. Bids may also be emailed to Ducks Unlimited at [du\\_brandon@ducks.ca](mailto:du_brandon@ducks.ca). Be sure to place “**Manitoba Land Tender Bid – RM of Oakview Property 2**” in the email’s subject line. For full tender ad, please refer to page 9.

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

***Re: Land Tender – RM of Oakview (Property 2)***

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

### **NW 9-15-19 WPM**

Provincial Assessment Value = \$270,300      Total acres – 160.00

### **SW 9-15-19 WPM**

Provincial Assessment Value = \$226,800      Total acres – 160.00

### **Description:**

Ducks Unlimited Canada (DUC) is selling 320 acres of land legally described as NW 9-15-19 WPM & SW 9-15-19 WPM. The properties are located approximately 2.0 miles south of Basswood, MB, at the intersection of Township Road 86N and Range Road 112W (RM of Oakview). The 2024 property tax for these quarters was \$2,061.86. Two-strand, high tensile perimeter fence installed in 2025.

Approximately 159.33 acres were seeded to tame hay on this property in spring of 2025. Other habitats present include 38.73 acres of existing tame grass/forage, 2.17 acres of natural bush/scrub and 119.77 acres of wetlands/slough. Estimated habitat acre breakdown is outlined within the sketch plan map on pages 5 & 6.

### **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) Nine previously drained wetlands were restored with small earth plugs (red dots on sketch plans - pages 5 & 6). 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.**







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Aerial Photo – NW 9-15-19 WPM & SW 9-15-19 WPM



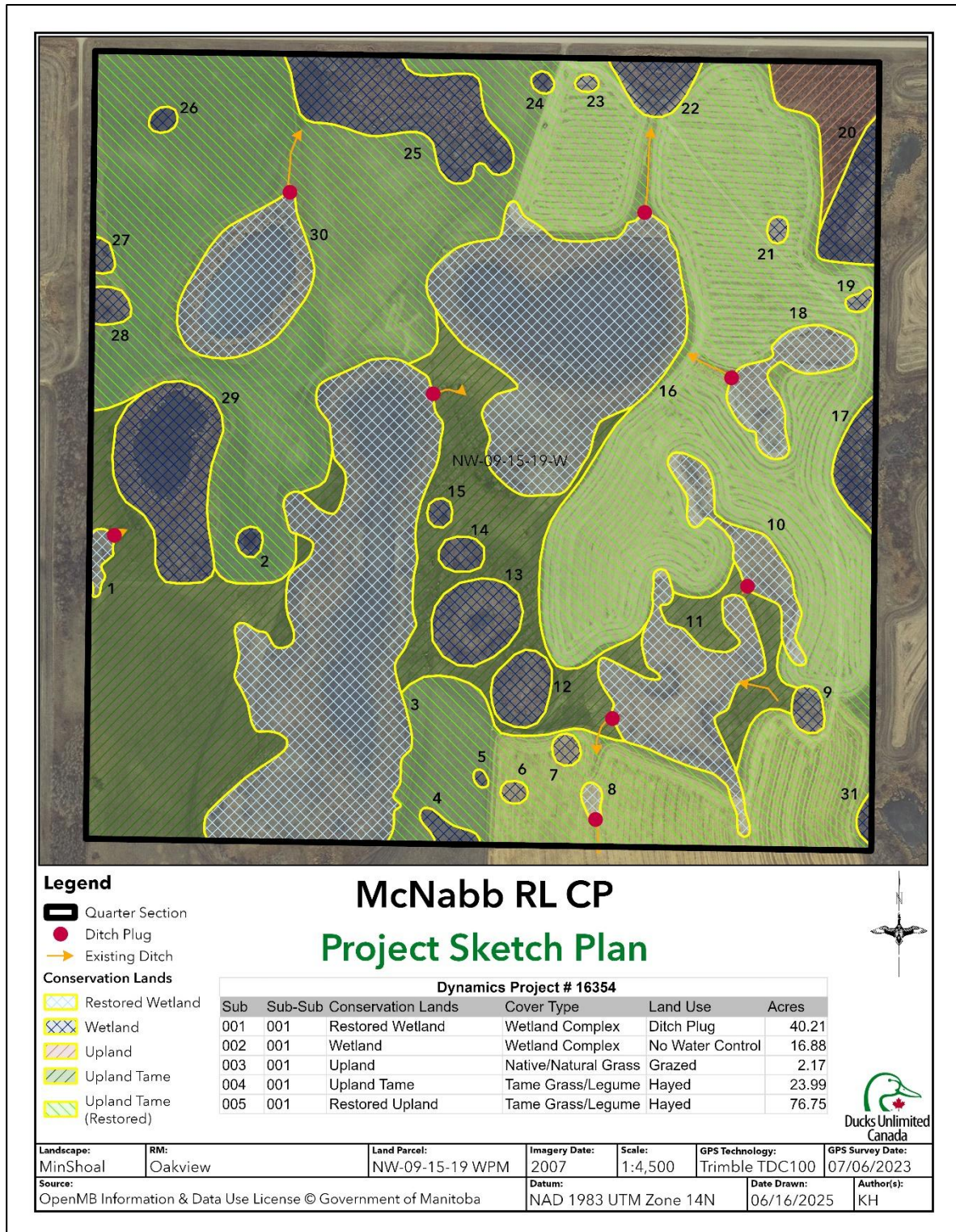




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### Sketch Plan – NW 9-15-19 WPM

*\*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.*







## Sketch Plan – SW 9-15-19 WPM



### Legend

- Quarter Section
- Ditch Plug
- Existing Ditch

#### Conservation Lands

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

## McNabb RL CP Project Sketch Plan

#### Dynamics Project # 16354

Sub	Sub-Sub	Conservation Lands	Cover Type	Land Use	Acres
006	001	Restored Wetland	Wetland Complex	Ditch Plug	15.18
007	001	Wetland	Wetland Complex	No Water Control	47.50
008	001	Upland Tame	Tame Grass/Legume	Hayed	14.74
009	001	Restored Upland	Tame Grass/Legume	Hayed	82.58



Landscape: MinShoal	RM: Oakview	Land Parcel: SW-09-15-19 WPM	Imagery Date: 2007	Scale: 1:4,500	GPS Technology: Trimble TDC100	GPS Survey Date: 07/06/2023
Source: OpenMB Information & Data Use License © Government of Manitoba			Datum: NAD 1983 UTM Zone 14N	Date Drawn: 06/16/2025	Author(s): 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](mailto: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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Land Tender  
2-545 Conservation Drive  
Brandon MB    R7A 7L8