



Conserving  
Canada's  
Wetlands

## Ducks Unlimited Land for Sale – RM of Two Borders

**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 Two Borders**” on envelope. For full tender ad, please refer to page 8.

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

***Re: Land Tender – RM of Two Borders***

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)).

### **SW 36-05-29 WPM**

Provincial Assessment Value = \$225.000

Total acres – 159.72

### **Description:**

Ducks Unlimited Canada (DUC) is selling 159.72 acres of land legally described as SW 36-05-29 WPM. The property is located approximately 3 miles northeast of Tilston, MB, along Range Road 169W (RM of Two Borders). The 2024 property tax for this quarter was a total of \$971.79.

Approximately 84.70 acres were seeded to tame hay on this property in spring of 2025. Existing habitats present on site include 50.22 acres of native grassland/scrub and 24.8 acres wetland/slough. Estimated habitat acre break-down is outlined within the sketch plan map on page 5.

### **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.**



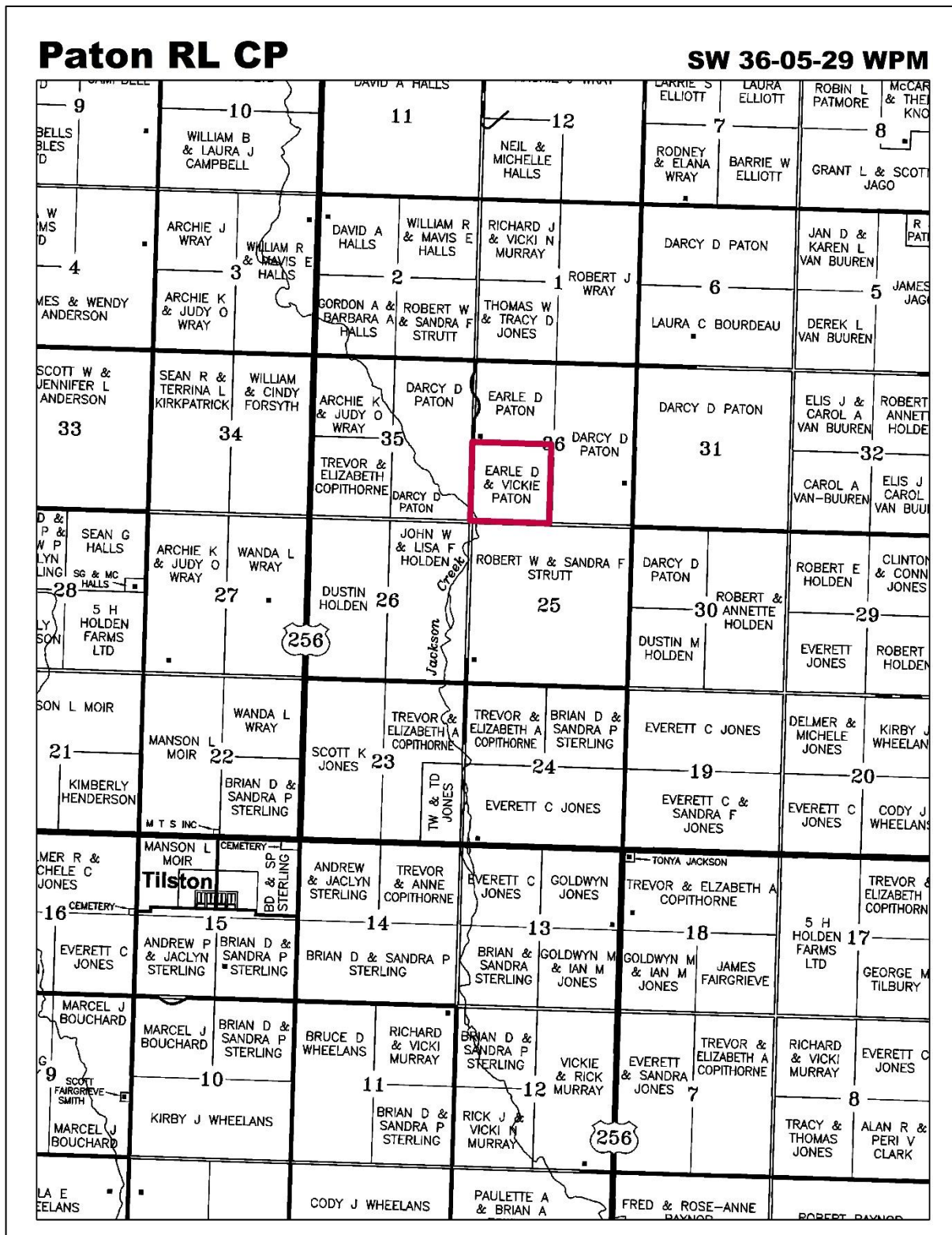
**Seeded forage blend on SW 36-05-29 WPM.**

Variety	lb. per	%
HPS Orchardgrass	0.601	4%
Fleet Meadow brome	3.453	23%
Basho Timothy	0.300	2%
BarElite Tall Fescue	1.201	8%
HPS Intermediate wheatgrass	2.402	16%
Revenue Slender wg	1.201	8%
Boreal CR Fescue	0.300	2%
VR Total alfalfa	0.300	2%
Spredor 5 alfalfa	1.501	10%
Halo 2 alfalfa	0.450	3%
Leo Birdsfoot Trefoil	1.501	10%
AC Veldt cicer Milkvetch	0.300	2%
HPS Alsike clover	1.201	8%
HPS Red Clover	0.300	2%

- 2) There are no cutting or grazing restrictions on the land. Property can be used for pasture and/or hay.
- 3) Two previously drained wetlands were restored with small earth plugs (red dots on sketch plan on page 5). 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 to allow for future building sites. This excluded area will be mutually agreed upon by DUC and the potential purchaser.



**Map indicating location of SW 36-05-29 WPM**







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**Aerial Photo – SW 36-05-29 WPM**







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### Sketch Plan – SW 36-05-29 WPM

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



#### Legend

- Quarter Section
- Dugout
- Ditch Plug
- Existing Ditch

#### Conservation Lands

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

Paton RL CP

### Project Sketch Plan

#### Dynamics Project # 17531

Sub	Sub-Sub	Conservation Lands	Cover Type	Land Use	Acres
001	001	Wetland	Wetland Complex	No Water Control	21.85
002	001	Upland	Native/Natural Grass	Grazed	50.22
003	001	Restored Upland	Tame Grass/Legume	Hayed	84.70
004	001	Restored Wetland	Wetland Complex	Ditch Plug	2.36
005	001	Non-Habitat Segment	No Habitat	Dugout	0.59

Landscape: Virden	RM: Two Borders	Land Parcel: SW-36-05-29 WPM	Imagery Date: 2007	Scale: 1:4,500	GPS Technology: Trimble TDC100	GPS Survey Date: 06/20/2025
Source: OpenMB Information & Data Use License © Government of Manitoba			Datum: NAD 1983 UTM Zone 14N	Date Drawn: 07/04/2025	Author(s): KH	







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**Photos of property taken in spring 2025.**







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## **LAND FOR SALE BY TENDER**

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

**RM of Two Borders**      SW 36-05-29 WPM      159.72 acres

There are approximately 84.70 acres in tame hay with another 50.22 acres of native/natural grass. The remaining 24.8 acres are comprised of small wetland basins, scattered throughout the property. Tame forage stand was sown/established in 2025. One existing dugout is present within native pasture area. 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. One five-acre parcel 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 – RM of Two Borders**' on envelope. Bids may also be emailed to Ducks Unlimited at **du\_brandon@ducks.ca**. Be sure to place "**Manitoba Land Tender Bid**" in the email's subject line. Interested parties should rely on their own inspection of the property. 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.**

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