



Conserving  
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Wetlands

## Ducks Unlimited Land for Sale – Municipality of Brenda-Waskada

**Tender Closes** November 3, 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 – Municipality of Brenda-Waskada**” on envelope. For full tender ad, please refer to page 10.

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

***Re: Land Tender – Municipality of Brenda-Waskada***

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)).

**NE 22-03-24 WPM**

Provincial Assessment Value = \$415,000      Total acres – 153.74

**SW 27-03-24 WPM**

Provincial Assessment Value = \$442,700      Total acres – 158.27

**W ½ of SE 27-03-24 WPM**

Provincial Assessment Value = \$232,800      Total acres – 79.99

**Description:**

Ducks Unlimited Canada (DUC) is selling 392 acres of land legally described as NE 22-3-24 WPM, SW 27-3-24 WPM & W ½ of SE 27-3-24 WPM. The properties are located approximately 6 miles northwest of Deloraine, MB, along Township Road 16N and Range Road 141W (Municipality of Brenda-Waskada). The 2024 property tax for these properties totaled \$2,946.97.

The property is comprised of 149.92 acres of wetland and 242.08 acres of cultivated farmland.

**Purchaser agrees to seed all cultivated acres down to forage by spring of 2027.** Estimated habitat acre break-down is outlined within the sketch plan maps on pages 4-6. Cultivated acres are identified as ‘Non-Habitat’ in these maps.



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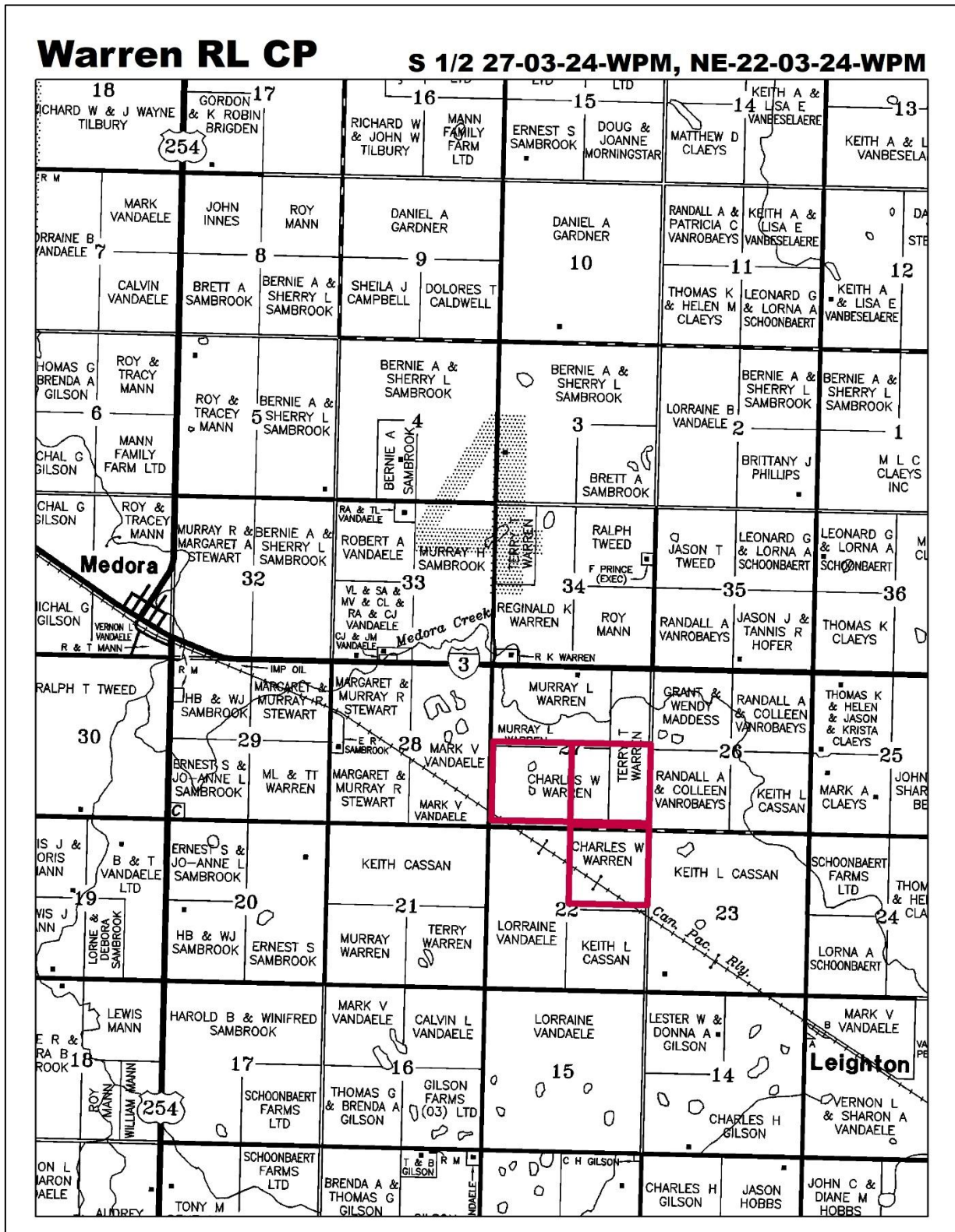
**Please Note:**

- 1) This property will be sold subject to the registration of a Conservation Agreement (CA) on the transferred title. Purchaser agrees to seed all 149.92 cultivated acres down to tame forage by spring of 2027. These, along with the wetland acres, will form the Conservation Agreement. 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.**
- 2) Purchaser will be responsible for establishment of tame forage and all associated costs.**
- 3) There are no cutting or grazing restrictions on the land. Property can be used for pasture and/or hay.**
- 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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Map indicating locations of NE 22-3-24 WPM, SW 27-3-24 WPM & W ½ of SE 27-3-24 WPM.

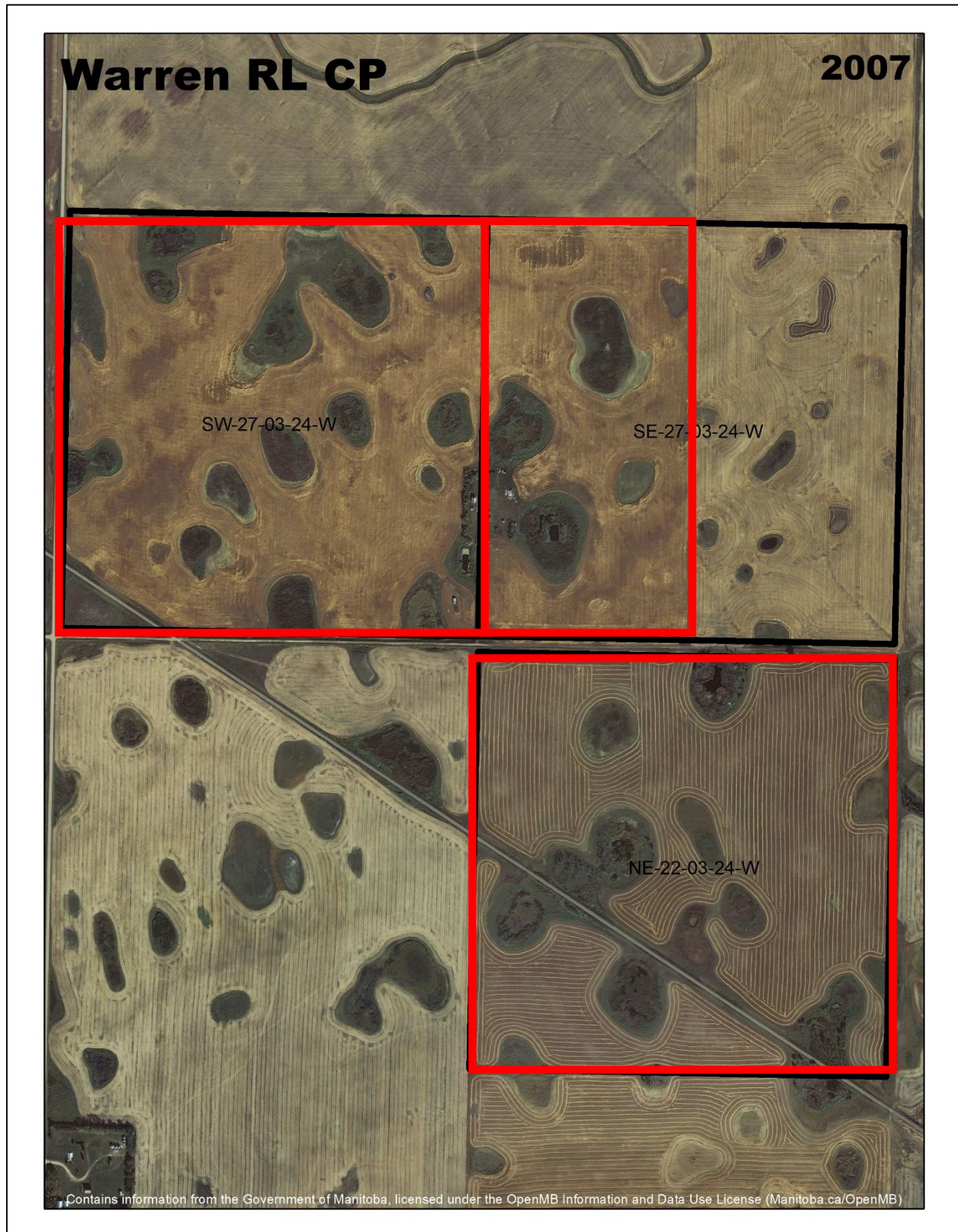






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Aerial Photo – NE 22-3-24 WPM, SW 27-3-24 WPM & W ½ of SE 27-3-24 WPM.







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## Sketch Plan – W ½ of SE 27-03-24 WPM



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## Warren RL CP Project Sketch Plan

### Legend

- Quarter Section
- Dugout
- Non-Functioning Ditch

### Conservation Lands

- Wetland (OCW)
- Non-Habitat

### Dynamics Project # 17332

Sub	Sub-Sub	Conservation Lands	Cover Type	Land Use	Acres
001	001	Wetland (OCW)	Wetland Complex	No Water Control	29.46
001	002	Non-Habitat Segment	No Habitat	Vacant/Subdivided	50.53



Description:  
Warren RL CP  
Land Parcel:  
SE-27-03-24 WPM

Scale:  
1:4,500  
Landscape:  
Killarney

Datum Used:  
WGS 84

Imagery Date:  
2007  
Date Drawn:  
10/21/2024

Drawn By:  
KS





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## Sketch Plan – SW 27-03-24 WPM



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## Warren RL CP Project Sketch Plan

### Legend

Quarter Section

Dugout

### Conservation Lands

Wetland (OCW)

Non-Habitat

### Dynamics Project # 17332

Sub	Sub-Sub	Conservation Lands	Cover Type	Land Use	Acres
002	001	Wetland (OCW)	Wetland Complex	No Water Control	62.21
002	002	Non-Habitat Segment	No Habitat	Vacant/Subdivided	96.06



Description:  
Warren RL CP  
Land Parcel:  
SW-27-03-24 WPM

Scale:  
1:4,500  
Landscape:  
Killarney

Datum Used:  
WGS 84

Imagery Date:  
2007  
Date Drawn:  
10/21/2024

Drawn By:  
KS

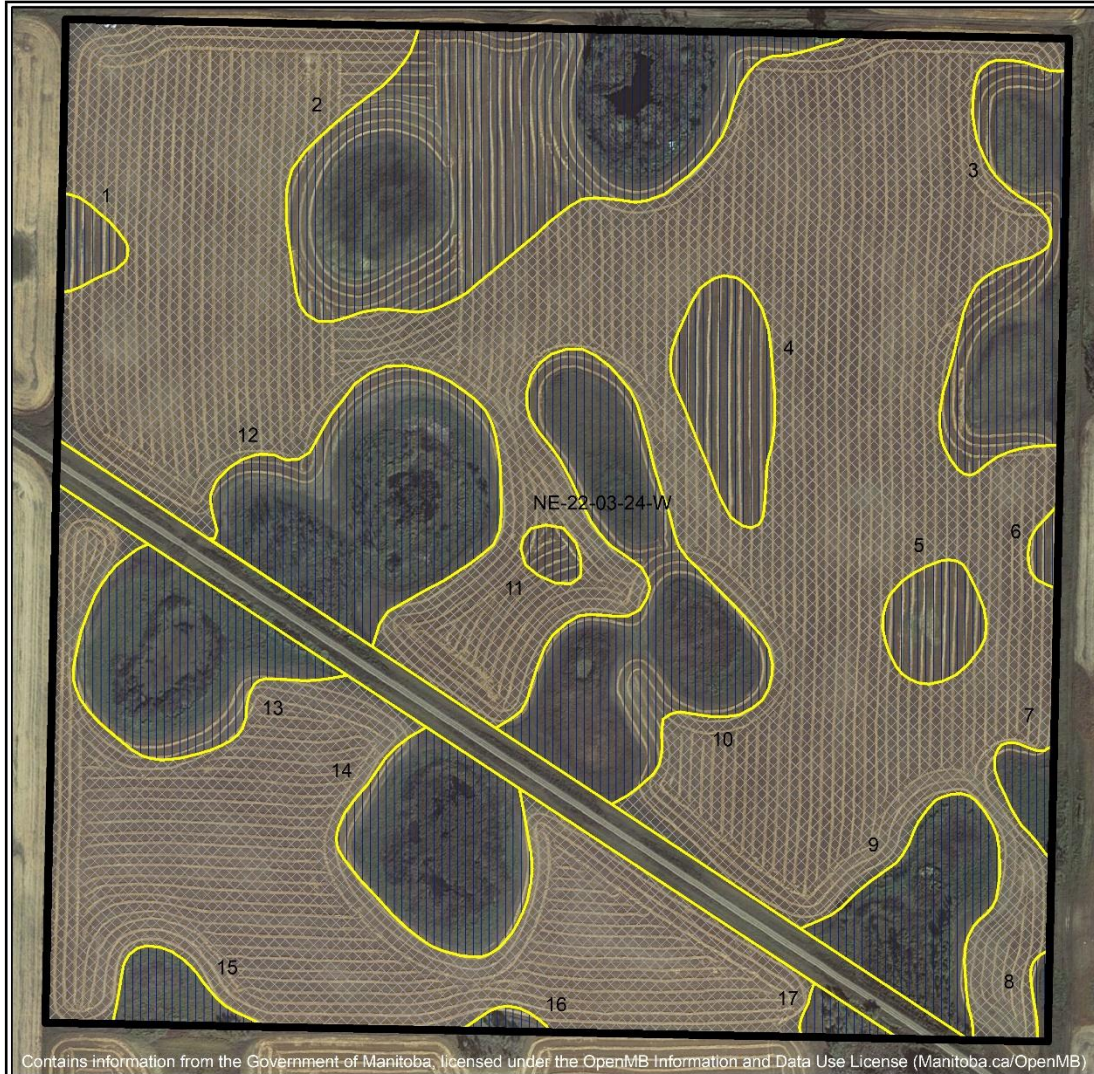






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## Sketch Plan – NE 22-03-24 WPM




## Warren RL CP Project Sketch Plan

### Legend

 Quarter Section


### Conservation Lands

 Wetland (OCW)

 Non-Habitat

Dynamics Project # 17332					
Sub	Sub-Sub	Conservation Lands	Cover Type	Land Use	Acres
003	001	Wetland (OCW)	Wetland Complex	No Water Control	58.25
003	002	Non-Habitat Segment	No Habitat	Vacant/Subdivided	95.49



	Description:	Scale:	Imagery Date:	
	Warren RL CP	1:4,500	2007	
	Land Parcel:	Landscape:	Datum Used:	Date Drawn:
	NE-22-03-24 WPM	Killarney	WGS 84	10/21/2024
			Drawn By:	KS





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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:

**Municipality of Brenda-Waskada** NE 22-3-24 WPM, SW 27-3-24 WPM & W ½ of SE 27-3-24 WPM  
392 acres

Two and a half quarter-sections of land for sale. Property contains approximately 242 cultivated acres and 150 acres of low-lying marsh/wetland. Property being sold subject to the registration of a Conservation Easement Agreement. Bidders must choose one of two options:

- 1) Ducks Unlimited Canada places a Conservation Easement Agreement on the **WETLAND ACRES ONLY** (150 acres). Under this option, no restrictions will be placed on the cultivated cropland. Property can be used for annual grain production if desired. Cultivation into wetlands is also permitted but these ponds must not be drained or filled.

OR

- 2) Buyer agrees to seed the 242 cultivated acres to forage by spring of 2027 and have DUC place a Conservation Easement Agreement on the entire property. Under this option, the land may be used for haying and/or livestock grazing. DUC would allow cultivation of tame forage after 10 years, for stand rejuvenation purposes. Once broken, these acres must be seeded back to hay after 2 years of cropping. Forage acres would then remain intact for another 10-year term, before being eligible for rejuvenation once more. Five-acre parcels will be excluded from the Conservation Easement lands on each quarter section to allow for future yard site/building development. Buyer will be responsible for forage establishment and associated costs.

Bidders must clearly indicate which option they are selecting and base their offer accordingly. All bids will be considered by DUC, regardless of option chosen.

**Written sealed tenders** are to be mailed or dropped off to the address below. Please indicate 'Land Tender – Municipality of Brenda-Waskada' 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" in the email's subject line. Interested parties should rely on their own inspection of the property. 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.**

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Land Tender  
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