Ducks Unlimited Land for Sale – RM of Clanwilliam-Erickson

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

NW 19-17-18 WPM
Provincial Assessment Value = $349,800* Total acres – 155.00

**Grain bins are not located on property and are therefore not included in Total Assessed Value*

Description:
Ducks Unlimited Canada (DUC) is selling 155 acres of land legally described as NW 19-17-18 WPM. The property is located approximately 1.5 miles southwest of Erickson, MB, along Township Road 100N (RM of Clanwilliam-Erickson). The 2026 property tax for this quarters is $1,365.59. **It should be noted that five steel grain bins are located near the entrance to NW 19-17-18 WPM but are not situated on the sale property.**

Approximately 129.75 acres were seeded to tame hay on this property in spring of 2026. Other habitats present include 3.99 acres of natural uplands (bush/scrub), 16.15 acres of intact wetland and 5.11 acres of restored wetland. Estimated habitat acre breakdown 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.

Forage seed blend used on this property:

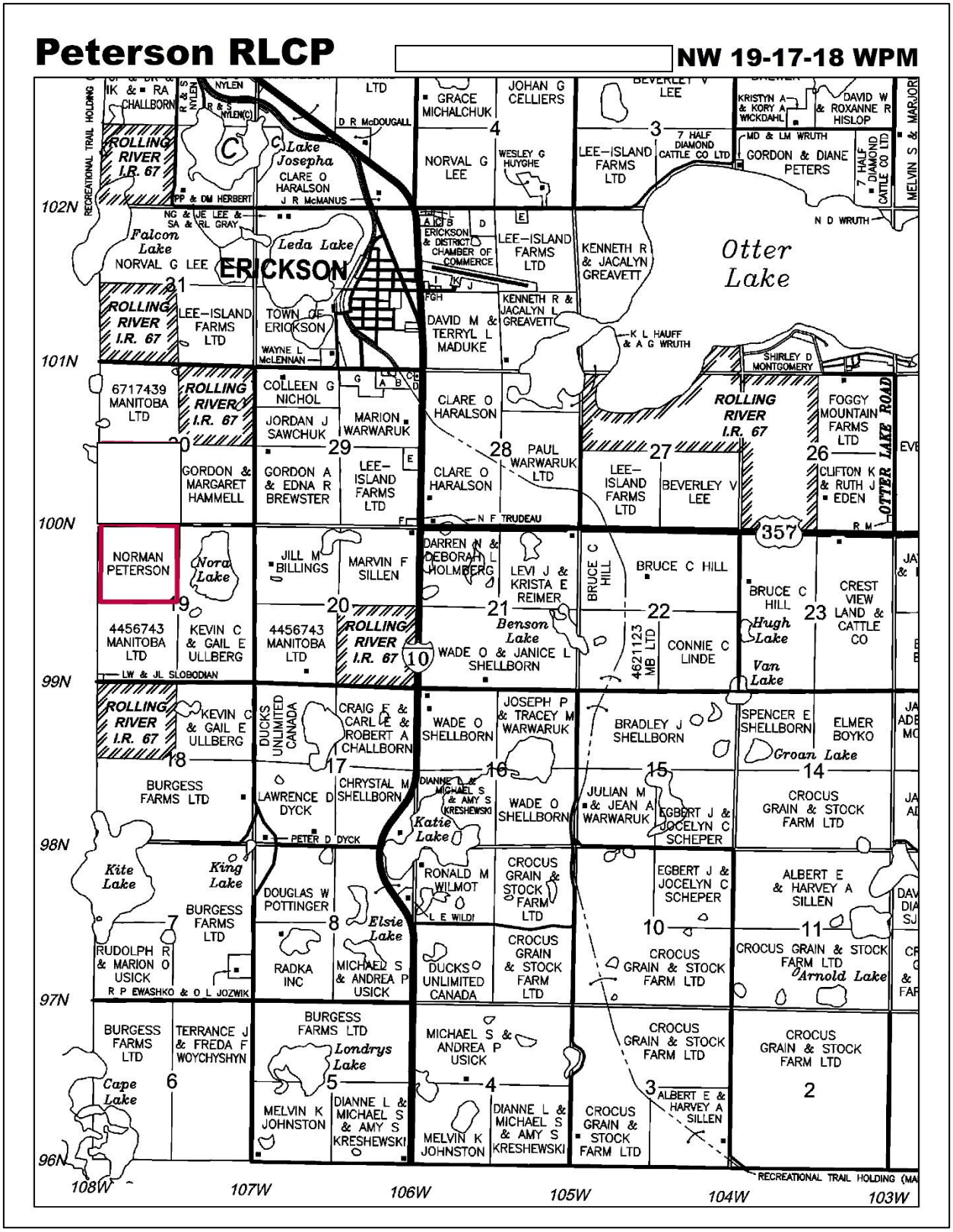
Ducks Unlimited MB Peterson Acres Pounds per acres	
Variety	%
HPS Orchard Grass	4%
Fleet Meadow brome	27%
Basho Timothy	2%
BarElite Tall Fescue	7%
HPS Intermediate WG	11%
Revenue Slender wg	7%
HPS Tall Wheatgrass	4%
Boreal CR Fescue	2%
PV Prestige alfalfa	16%
Spredor 5 alfalfa	4%
Halo 2 alfalfa	7%
AC Veldt Cicer Milkvetch	3%
HPS Alsike Clover	3%
HPS Red Clover	3%
	0%
Subtotal	**100%**

2) There are no cutting or grazing restrictions on the land. Property can be used for pasture and/or hay.

3) Eleven previously drained wetlands were restored with small earthen plugs (red dots on sketch plans - page 5). These earthen 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/yard sites. This excluded area will be mutually agreed upon by DUC and the purchaser

Map showing locations of NW 19-17-18 WPM.

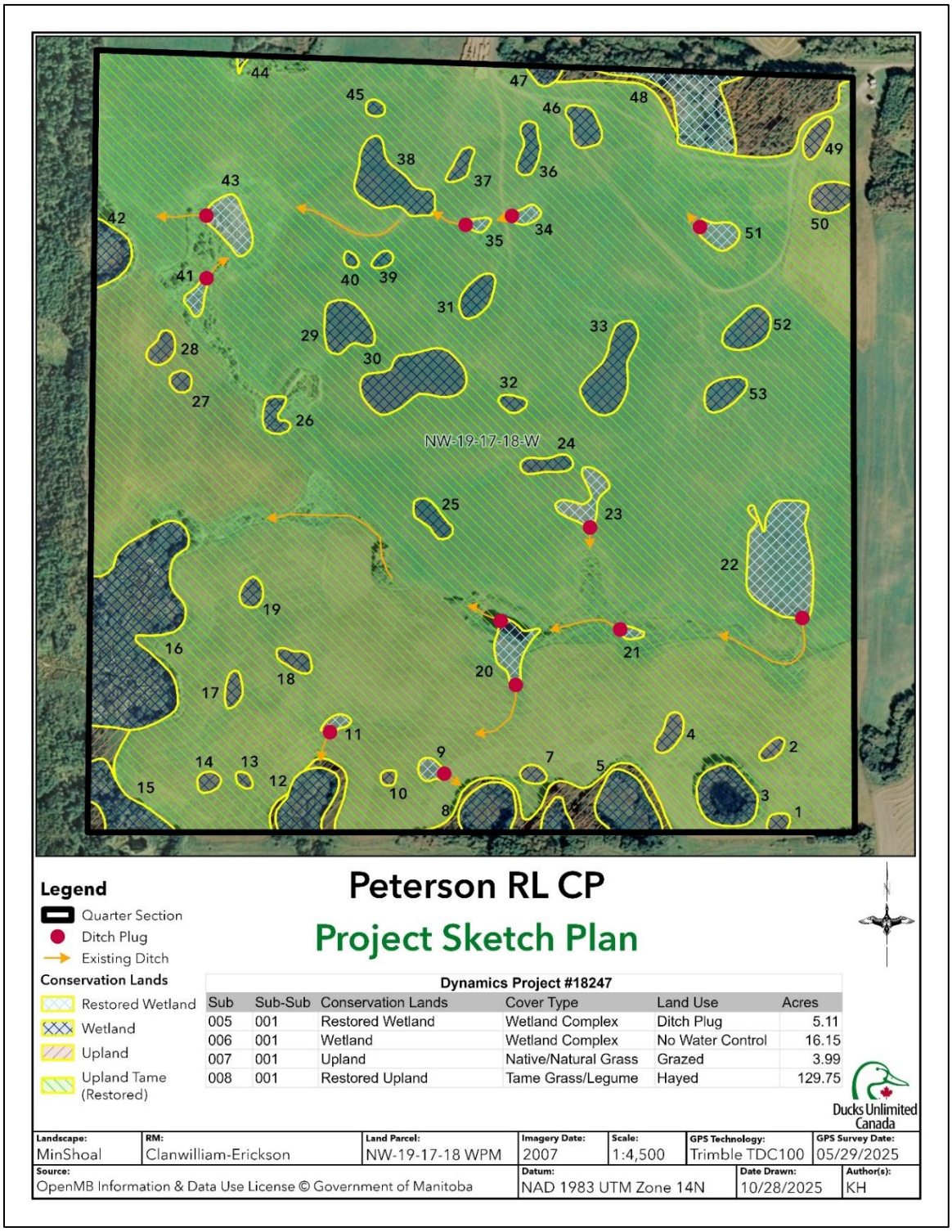


Aerial Photo –NW 19-17-18 WPM



Sketch Plan – NW 19-17-18 WPM

**Note* A 5-acre parcel will be excluded from the sketch plan map and not included as part of the Conservation Agreement/Easement. Future yard site and/or building development will be permitted within this exclusion site. The area of upland to be excluded will be mutually agreed upon by DUC and the landowner.*



Photos of Property



