Ducks Unlimited Land for Sale – RM of Whitehead

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).

SW 19-09-22 WPM

Provincial Assessment Value = $293,000 Total acres – 156.94

Description:

Ducks Unlimited Canada (DUC) is selling 156.94 acres of land legally described as SW 19-09-22 WPM. The property is located approximately 1 mile south of Griswold, MB, along Provincial highway 21 (RM of Whitehead). The 2026 property tax for this quarter is $1,201.98.

Approximately 87.64 acres were seeded to tame hay on this property in spring of 2026. Other habitats present include 6.61 acres of natural uplands (grass/scrub) and 62.69 acres of intact 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.

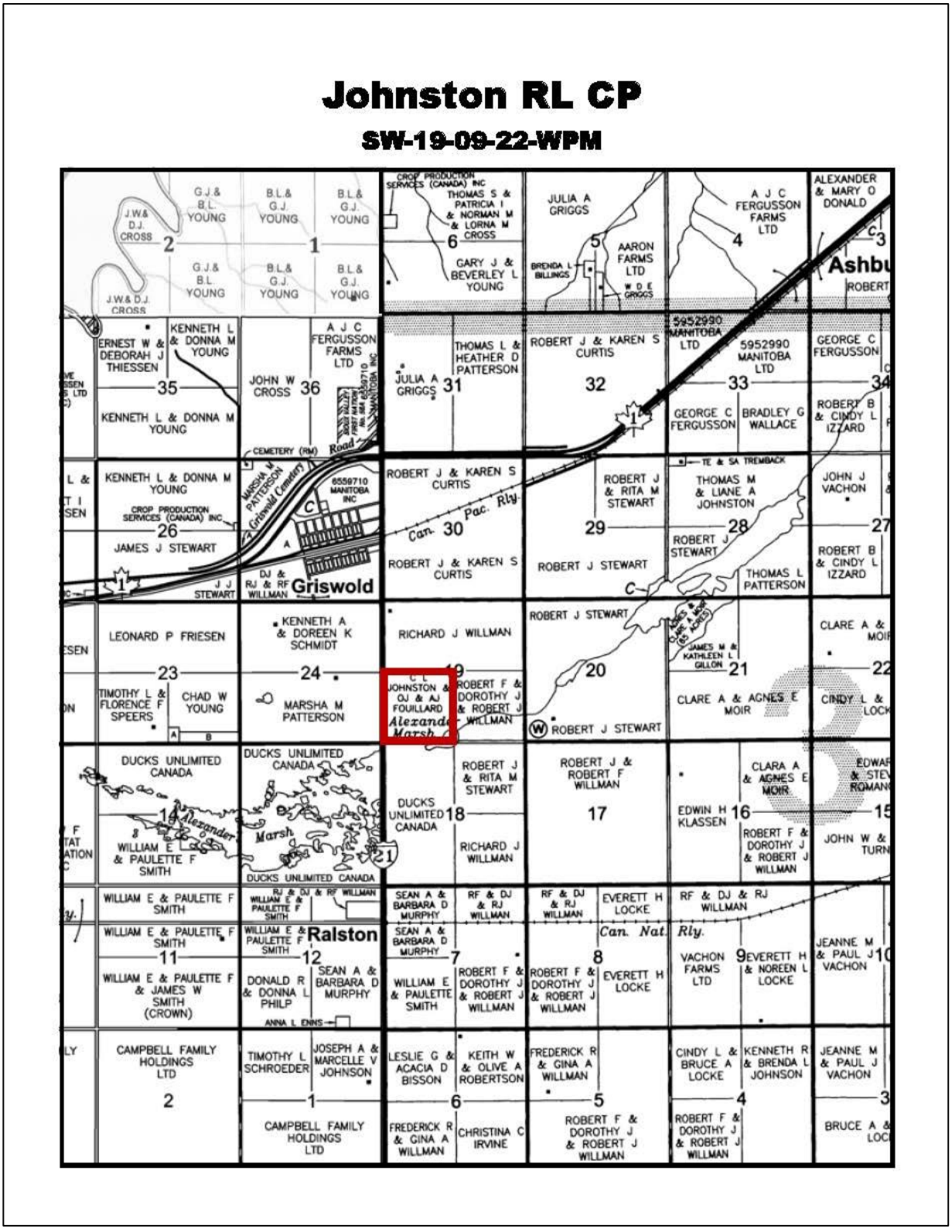
Forage seed blend used on this property:

%	Grade	
3.00%	Cert. #1	Exceed Alfalfa (coated)
20.00%	Cert. #1	Rugged ST Alfalfa (coated)
2.00%	Cert. #1	Sidewinder Alfalfa (coated)
1.00%	Com. #1	Yellow Blossom Sweet Clover
2.00%	Com. #1	Alsike Clover
2.00%	Com. #1	Single Cut Red Clover
2.00%	Com. #1	Cicer Milkvetch (bare)
22.00%	Cert. #1	AAC Maximus Bromegrass (bare)
2.00%	Cert. #1	Crown Royale Orchardgrass (bare)
1.00%	Cert. #1	Aturo Timothy
6.00%	Com. #1	Oasis Brand Tall Wheatgrass (soft leaf)
6.00%	Com. #1	Intermediate Wheatgrass
4.00%	Com. #1	Slender Wheatgrass
8.00%	Cert. #1	AC Saltlander Green Wheatgrass
10.00%	Cert. #1	Courtenay Tall Fescue
1.00%	Cert. #1	Boreal Creeping Red Fescue (bare)
7.00%	Com. #1	Dahurian Wildrye
1.00%	Com. #1	Creeping Foxtail (coated)

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

3) **A 5-acre parcel will be excluded from the conservation agreement lands on this quarter, to allow for future building/yard site development. These excluded areas will be mutually agreed upon by DUC and the purchaser.**

Map showing location of SW 19-09-22 WPM.



Aerial Photo – SW 19-09-22 WPM



Sketch Plan – SW 19-09-22 WPM

**Note* A 5-acre parcel will be excluded from each of these sketch plan maps 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.*



Johnston RL CP

Proposed Sketch Plan

Legend

- Quarter Section

Conservation Lands

- Wetland
- Upland
- Upland Tame (Restored)

Dynamics Project # 17716

Sub	Sub-Sub	Conservation Lands	Cover Type	Land Use	Acres
001	001	Wetland	Wetland Complex	No Water Control	62.69
002	001	Upland	Native/Natural Grass	Grazed	6.61
003	001	Restored Upland	Tame Grass/Legume	Hayed	87.64

Ducks Unlimited Canada

Description:	Scale:	GPS Technology:		Imagery Date:	
Johnston RL CP	1:4,500	Trimble TDC100		2007	
Land Parcel:	**Landscape:**	**GPS Survey Date:**	**Datum Used:**	**Date Drawn:**	**Drawn By:**
SW 19-09-22 WPM	AlexGris	09/03/2020	WGS 84	05/01/2024	KB

Photos of Property







