

**STATE OF ALABAMA  
DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES  
STATE LANDS DIVISION**

**INVITATION FOR BIDS FOR THE SALE OF STATE LAND  
LOCATED IN MONTGOMERY COUNTY, ALABAMA**

Notice is hereby given pursuant to Code of Alabama, 1975, Section 9-15-70 et seq. that sealed bids for the sale of state property will be received by the State Lands Director until January 8, 2008 at 2:00 p.m., at which time all bids will be publicly opened and read in the office of the State Lands Division, Department of Conservation and Natural Resources, 464 Folsom Administrative Building, Montgomery, Alabama 36130-1901.

A parcel of land located in Townships 17 and 18 North, Range 18 East, in Montgomery, County, Alabama, being more commonly known as the RED EAGLE HONOR FARM TRACT, which parcel is more particularly described as follows:

Begin at a point located at the SW corner of the NW4 of Section 10, Township 17 North, Range 18 East; thence run South 1320'± to a point; thence run East 2640'± to a point at the SE corner of the NE4/SW4 of Section 10, Township 17 North, Range 18 East; thence run North 1320'± to a point; thence run East 3960'± to the SE corner of the SW4/NW4 of Section 11, Township 17 North, Range 18 East; thence run North a distance of 2640'± to the NE corner of the NW4/NW4 of Section 11, Township 17 North, Range 18 East; thence run East a distance of 2673'± to the West shoreline of the Tallapoosa River; thence northeastwardly and northwestwardly along the meandering of the Tallapoosa River through Sections 2 and 3, Township 17 North, Range 18 East; through Sections 35, 34 and 33, Township 18 North, Range 18 East to a point on the North line of Section 4, Township 17 North, Range 18 East; thence run East 400'± to the NW corner of Section 3, Township 17 North, Range 18 East; thence run South along the West section lines of Sections 3 and 10, 7920'± to the point of beginning, LESS and EXCEPT a 4 acre parcel located in the NW4 of Section 2, Township 17 North, Range 18 East, which is more particularly described in that certain conveyance to Kaiser Family Partnership, Ltd dated July 11, 2007 by Walter Rushing, Meriweather and Thomas NMI Meriweather recorded in real property records book 3597, page 755 of the records of the Probate Judge of Montgomery County, Alabama, which parcel comprises 2041 acres, more or less.

Any conveyance will be made subject to:

- 1) Reservation of a 20' wide easement in the SW/4 of the SE/4 of Section 2, Township 17 North, Range 18 East commencing at the SW corner of the SE/4 and running to the mean low water shore line of the Tallapoosa River.
- 2) Reservation of all oil gas, minerals (except clay, sand and gravel), and
- 3) All other reservations and restrictions of records.

The subject property is largely arable river bottom land and has many amenities that include approximately 27,000 linear feet of water frontage along the Tallapoosa and Dead Rivers and areas that may be well suited for hunting interests. There is evidence of sand, gravel and clay on the subject property, and samples of subsurface excavations are available for inspection. The State however, makes no claims, expressed or otherwise, as to the volume, grade, or quality of sand, gravel, and/or clay present on the subject property.

The MINIMUM BID for the subject property is set at \$4,015,000.

Each bid submitted must be accompanied by a certified or cashier's check in the amount of \$401,500 as a bid deposit made payable to the State Lands Division which will be forfeited if the bid is accepted and the Bidder does not complete the transaction. Any bid submitted without such check will not be considered. Unsuccessful bidders' deposits will be returned promptly following the bid opening. The successful bidder's deposits will be applied to the purchase price of the successful bid.

All bids submitted must be clearly marked on the outside of the envelope "SEALED BID FOR RED EAGLE FARM TRACT, MONTGOMERY COUNTY, ALABAMA, NOT TO BE OPENED UNTIL JANUARY 8, 2008 AT 2:00 P.M." and mailed to: State Lands Division, Room 464, Folsom Administrative Building, 64 North Union Street, Montgomery, Alabama 36130.

**NO BID SHALL BE RECEIVED FOR ANY REASON ANY TIME AFTER THE ADVERTISED DEADLINE.**

The successful bidder must complete the transaction within 30 days of award or forfeit the bid deposit. Specification of a minimum bid amount to be considered does not suggest acceptance of any bid which may exceed that amount. The State does not warrant nor guarantee title to the lands herein advertised.

This sale is conducted pursuant to the provisions of the Alabama Land Sales and Leasing Act (Act 95-280) and/or other laws of the State of Alabama governing this transaction whether or not included in this notice. The State reserves the right to reject any or all bids and to negotiate a higher lease rental with the highest bidder. No sale may be made at a price less than the highest bid received or published minimum, whichever is highest.

The property may be inspected before 2:00 p.m. on January 8, 2008, by contacting the State Lands Division. The State does not warrant the presence of any volume, grade, or quality of sand and/or gravel on this property. Samples of subsurface excavations are available for inspection. Persons desiring further information regarding this sale may contact the State Lands Division at the above address, or by telephone at (334) 242-3484.

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James H. Griggs  
State Lands Director

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DATE