

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

INVITATION FOR BIDS FOR THE LEASE OF STATE LAND  
LOCATED IN ESCAMBIA COUNTY, ALABAMA

Notice is hereby given pursuant to Code of Alabama, 1975, Section 9-15-70 et seq. that sealed bids for the lease of state property will be received by the State Lands Director until May 4, 2010 at 2:30 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, Room 464, Folsom Administrative Building, Montgomery, Alabama 36130.

Seven parcels of land in Escambia County, Alabama, being more commonly known as portions of the FOUNTAIN PRISON FACILITY, which parcels are more particularly described as follows:

**Parcel 1:** A tract of land located in Township 2 North, Range 6 East, Sections 3 and 4, comprised of USDA Field Numbers 1, 2, 5, 6, 7, 13, 14, 15, 16, 17, 18, 19, 23, 24, 25, 29, and 112 as shown on the USDA Farm Service Agency map and as recorded in the USDA Farm Service Agency Office, 175 Ag Science Drive, Brewton, Alabama. This tract contains 332 acres, more or less. The minimum bid for the first year's rental on this tract is \$25,281.50.

**Parcel 2:** A tract of land located in Township 2 North, Range 6 East, Section 2 comprised of Field Numbers 10, 21, 26, 39, 40, 43, 53, and 54, as shown on the USDA Farm Service Agency map and as recorded in the USDA Farm Service Agency Office, 175 Ag Science Drive, Brewton, Alabama. Also included in this tract is approximately 73 acres within the north half of the northwest quarter of Section 2, less and except the following:

(a) Commencing at a fence corner post identified as marking the Northwest corner of Section 2, Township 2 North, Range 6 East, Escambia County, Alabama; Run thence S 64° 52' 18" E a distance of 1503.54 feet to a post at the end of an existing chain link fence and the point of beginning of said parcel; run thence N 80° 59' 08" E a distance of 264.25 feet to a capped rebar set (Eng Service CA 0058-LS); thence N 82° 42' 39" E a distance of 78.49 feet to a capped rebar set (Eng Service CA 0058-LS); thence N 89° 23' 03" E a distance of 110.54 feet to a capped rebar set (Eng Service CA 0058-LS); thence S 88° 31' 18" E a distance of 49.30 feet to a capped rebar set (Eng Service CA 0058-LS); thence S 00° 00' 12" W a distance of 451.23 feet to a capped rebar set (Eng Service CA 0058-LS); thence S 89° 59' 41" W a distance of 503.80 feet to a capped rebar set (Eng Service CA 0058-LS); thence N 00° 44' 19" E a distance of 400.04 feet to the point of beginning and contains 5 acres, more or less;

(b) Commencing at a 12" wooden fence corner marking the Northwest corner of Section 2, Township 2 North, Range 6 East, Escambia County, Alabama, thence run South 636.16 feet, thence run East 1030.00 feet to a 1/2" rebar for the Point of Beginning. Thence run East 400.00 feet to a 1/2" rebar, thence run South 400.00 feet to a 1/2" rebar, thence run West 400.00 feet to a 1/2" rebar, thence run North 400.00 feet to the Point of Beginning, containing 3.67 acres, more or less.

This tract contains 330 acres, more or less. The minimum bid for the first year's rental on this tract is \$21,944.00

**Parcel 3:** A tract of land located in Township 2 North, Range 6 East, Sections 3, 10, and 15, comprised of Field Numbers 37, 38, 44, 51, 62, 63, 73, 79, 84, and 92 as shown on the USDA Farm Service Agency map and as recorded in the USDA Farm Service Agency Office, 175 Ag Science Drive, Brewton, Alabama. This tract contains 376 acres, more or less. The minimum bid for the first year's rental on this tract is \$13,160.00.

**Parcel 4:** A tract of land located in Township 2 North, Range 6 East, Sections 9, 10, 15, and 16, comprised of Field Numbers 60, 61 (portion of field number within the eastern half of Section 10), 76, 81, 82, 85, 89, 93, 94, 98, and 100 as shown on the USDA Farm Service Agency map and as recorded in the USDA Farm Service Agency Office, 175 Ag Science Drive, Brewton, Alabama. This tract contains 449 acres, more or less. The minimum bid for the first year's rental on this tract is \$27,897.00.

**Parcel 5:** A tract of land located in Township 2 North, Range 6 East, Sections 10, 11, 14, and 15, comprised of Field Numbers 74, 75, 80, 86, 90, and 103 as shown on the USDA Farm Service Agency map and as recorded in the USDA Farm Service Agency Office, 175 Ag Science Drive, Brewton, Alabama. This tract contains 303 acres, more or less. The minimum bid for the first year's rental on this tract is \$16,123.50.

**Parcel 6:** A tract of land located in Township 2 North, Range 6 East, Sections 8, 9, 16, and 17, comprised of Field Numbers 67, 68, 69, 70, 77, 83, 87, 88, 150, and 151 as shown on the USDA Farm Service Agency map and as recorded in the USDA Farm Service Agency Office, 175 Ag Science Drive, Brewton, Alabama. This tract contains 356 acres, more or less. The minimum bid for the first year's rental on this tract is \$17,300.00.

**Parcel 7:** A tract of land located in Township 2 North, Range 6 East, Sections 16, 17, 20, and 21, comprised of Field Numbers 102, 104, 105, 106, 107, and 110 as shown on the USDA Farm Service Agency map and as recorded in the USDA Farm Service Agency Office, 175 Ag Science Drive, Brewton, Alabama, less and except the following:

Commencing at a 3/8" rebar found at the Southwest corner of Section 20, Township 2 North, Range 6 East; thence run along the South line of said Section 20 N89°54'37"E 1322.60 feet to a point; thence leaving said South line run N00°28'17"W 1816.16 feet to a set 5/8" rebar GMC Cap No. CA00156 being the Point of Beginning of the property herein described; thence continue N00°28'17"W 823.43 feet to a set 5/8" rebar GMC Cap No. CA00156; thence run S89°31'43"W 258.64 feet to a set 5/8" rebar GMC Cap No. CA00156 on the centerline of old Atmore-Uriah Road (prescriptive ROW - gravel road); thence run along the centerline of said road as follows: N35°13'49"E 28.02 feet to a point; thence N35°53'06"E 79.04 feet to a point; thence run N33°10'16"E 112.35 feet to a point; thence run N27°13'44"E 92.49 feet to a point; thence run N28°07'01"E 100.17 feet to a point; thence run N27°49'43"E 89.32 feet to a point; thence run N27°32'51"E 92.48 feet to a point; thence run N27°00'53"E 171.47 feet to a point; thence run N25°17'16"E 63.64 feet to a point; thence run N24°29'09"E 87.89 feet to a point; thence run N23°15'35"E 76.36 feet to a point; thence run N23°03'22"E 76.19 feet to a point; thence run N22°53'03"E 175.80 feet to a point; thence run N25°21'09"E 81.43 feet to a point; thence run N28°05'24"E 86.41 feet to a point; thence run N30°22'52"E 84.76 feet to a point; thence run N34°30'17"E 77.76 feet to a set 5/8" rebar GMC Cap No. CA00156; thence leaving centerline run S90°00'00"E 1812.07 feet to a set 5/8" rebar GMC Cap CA00156; thence run S00°00'00"E 2639.94 feet to a set 5/8" rebar GMC Cap CA00156 on a 4' barbed wire fence line; then run along the meanderings of said fence line as follows: S73°05'43"W 106.58 feet to a point; thence run S77°09'45"W

224.15 feet to a point; thence run S62°14'21"W 130.02 feet to a point; thence run S73°52'10"W 125.59 feet to a point; thence run N88°43'58"W 221.22 feet to a point; thence run S85°52'45"W 244.76 feet to a point; thence run S87°01'41"W 110.82 feet to a point; thence run S88°59'15"W 91.52 feet to a point; thence run N70°31'37"W 130.72 feet to a point; thence run N66°09'40"W 115.25 feet to a point; thence run N69°06'27"W 102.80 feet to a point; thence run N77°38'56"W 120.08 feet to a point; thence run N58°33'06"W 74.30 feet to a point; thence run N57°18'25"W 52.85 feet to a point; thence run N11°17'07"W 67.64 feet to a point; thence run N11°27'02"W 50.86 feet to a point; thence run N19°21'08"W 55.14 feet to a point; thence run N18°59'56"W 57.15 feet to a point; thence run N10°30'45"W 60.95 feet to a point; thence run N10°14'56"W 61.61 feet to a point; thence run N10°47'17"W 61.39 feet to a set 5/8" rebar GMC Cap CA00156; thence leaving said fence line run N90°00'00"W 409.60 feet to the Point of Beginning of the property herein described. Said property lying and being situated in Section 20, Township 2 North, Range 6 East, Escambia County, Alabama, and contains 135 acres, more or less.

**This tract contains 328 acres, more or less. The minimum bid for the first year's rental on this tract is \$9,018.50.**

**Any conveyance will be made subject to:**

- 1) **Reservation of all oil, gas and minerals rights; and**
- 2) **All other reservations and restrictions of record; and**
- 3) **The term for these leases will be for five (5) years with an option to renew for an additional three (3) year term pending written approval from the Department of Corrections to be granted in its sole discretion; and**
- 4) **Each year's rental will increase by 3% over the previous year's rental.**

**Each bid submitted must be accompanied by a certified or cashier's check in the following amounts: Parcel 1 - \$5,000.00; Parcel 2 - \$4,300.00; Parcel 3 - \$2,600.00; Parcel 4 - \$5,500.00; Parcel 5 - \$3,200.00; Parcel 6 - \$3,400.00; and Parcel 7 - \$1,800.00; 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.**

**Bids must be submitted for individual parcels only. Each bid submitted must be clearly marked on the outside of the envelope "SEALED BID FOR FOUNTAIN PRISON FACILITY, PARCEL NO. \_\_\_\_\_, ESCAMBIA COUNTY, ALABAMA, NOT TO BE OPENED UNTIL MAY 4, 2010 AT 2:30 P.M." and mailed to: State Lands Division, Room 464, Folsom Administrative Building, 64 North Union Street, Montgomery, Alabama 36130.**

**ATTENTION: PLEASE NOTE THAT ALL BIDS MUST BE SUBMITTED SPECIFICALLY TO THE STATE LANDS DIVISION OFFICE AT 64 NORTH UNION STREET, ROOM 464, FOLSOM ADMINISTRATIVE BUILDING, MONTGOMERY ALABAMA 36130 (36104 IF DELIVERED BY PRIVATE COURIER).**

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

**ADVERTISED DEADLINE. IT SHALL BE THE SOLE RESPONSIBILITY OF THE BIDDER TO ENSURE ACTUAL RECEIPT OF THE BID BY THE STATE LANDS DIVISION PRIOR TO 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 equal or exceed that amount. The State does not warrant nor guarantee title to the lands herein advertised.**

**This lease 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 further reserves the right to negotiate a higher lease with the highest bidder. No lease may be made at a price less than the highest bid received or published minimum, whichever is highest.**

**The Department of Conservation and Natural Resources does not discriminate on the basis of race, color, religion, age, gender, national origin, or disability in its hiring or employment practices nor in admission to, access to, or operations of its programs, services, or activities.**

**The property may be inspected before May 4, 2010 at 2:30 p.m. by contacting the State Lands Division. Persons desiring further information regarding this Invitation for Bids may contact the State Lands Division at the above address, or by telephone at (334) 242-3484 or by visiting [www.outdooralabama.com](http://www.outdooralabama.com).**

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**Patricia J. Powell**  
**State Lands Director**

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**DATE**