

**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 February 19, 2009 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, 464 Folsom Administrative Building, Montgomery, Alabama 36130-1901.

A tract of land located in Escambia County, Alabama, near Alabama Highway 21, being more commonly known as the ATMORE FOUNTAIN FARM TRACT, which tract is more particularly described as follows:

That tract of land located in Township 2 North, Range 6 East, Sections 3; 4; 8; and 9, comprised of portions of Field Nos. 30, 31, 32, 33, 34, 46, 47, 55, 56, 65, 66, 35, 57, 58, 59, 64, 61, 71, 72, 97, and 78, as depicted on Alabama Department of Conservation and Natural Resources Atmore Fountain Farm Tract Lease Map Project No. 30-L-38F, less and except the following:

- 1) 1 acre for existing water well in Field No. 33;
- 2) less 2 acres west of existing cemetery in Field. No. 47;
- 3) less 2 acres west of J.O. Davis Correctional Facility for employee parking and security in Field No. 65

This tract contains 741 acres, more or less.

If the tract is leased, the lease will be subject to the following provisions:

- 1) Reservation of all oil, gas and mineral rights.
- 2) All other reservations and restrictions of record.
- 3) The lease period will be for an initial term of five (5) years with an option to renew, at the discretion of the Department of Corrections, for an additional five (5) year term.
- 4) During the term of the lease, the annual rental payments will increase each year by three percent (3%) of the previous year's rental rate.
- 5) The property may not be subleased without prior written approval from the Department of Corrections.

All bids must be for the total amount of the First Year's Annual Rent being offered. THE MINIMUM FIRST YEAR'S RENTAL BID IS SET AT \$55,575.00. Any bid in an amount less than this minimum will not be considered.

Each bid submitted must be accompanied by a certified or cashier's check in the amount of \$11,000 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 lease rental of the successful bid.

All bids submitted must be clearly marked on the outside of the envelope "SEALED BID FOR ATMORE FOUNTAIN FARM TRACT, ESCAMBIA COUNTY, ALABAMA, NOT TO BE OPENED UNTIL FEBRUARY 19, 2009 AT 2:30 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 equal or exceed that amount. The State does not warrant nor guarantee title to the lands herein advertised.

This lease bid opening 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 value 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 February 19, 2009 at 2:30 p.m., by contacting the State Lands Division. Persons desiring further information regarding this lease may contact the State Lands Division at the above address or by telephone at (334) 242-3484.

  
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Patricia J. Powell  
State Lands Director

1/16/09  
DATE