

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

**INVITATION FOR BIDS FOR THE LEASE OF STATE LAND  
LOCATED IN HALE 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 7, 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, Room 464, Folsom Administrative Building, Montgomery, Alabama 36130-1901.

Ten (10) existing catfish ponds located in Township 19 North, Range 4 East, Sections 2, 5, 6, 10 and 11 in Hale County, Alabama, near Alabama Highway 69 and County Road 35, as shown on Alabama Department of Conservation, State Lands Division, Official Map ( a copy of which is available upon request) and being more commonly known as the STATE OF ALABAMA CATTLE RANCH CATFISH PONDS, which ponds are more particularly described as follows:

1. Big Lake 1, located in Township 19 North, Range 4 East, the W/2 of Section 5 and the E/2 of Section 6 on the North Side of County Road 35, containing approximately 10 acres, more or less.
2. Big Lake 2, located in Township 19 North, Range 4 East, the W/2 of Section 5 and the E/2 of Section 6 on the North Side of County Road 35, containing approximately 12 acres, more or less.
3. Big Lake 3, located in Township 19 North, Range 4 East, the W/2 of Section 5 and the E/2 of Section 6 on the North Side of County Road 35, containing approximately 4 acres, more or less.
4. Barn Lake, located in Township 19 North, Range 4 East, the W/2 of Section 9, adjacent to Cowboy Barn, containing approximately 14.5 acres, more or less.
5. German Creek 1, located in Township 19 North, Range 4 East, the NE/4 and the NW/4 of Section 11, near Alabama Highway 69, containing approximately 17.4 acres, more or less.
6. German Creek 3, located in Township 19 North, Range 4 East, the NE/4 of Section 10, near Alabama Highway 69, containing approximately 26 acres, more or less.
7. German Creek 4, located in Township 19 North, Range 4 East, the NE/4 of Section 10, near Alabama Highway 69, containing approximately 16 acres, more or less.
8. German Creek 5, located in Township 19 North, Range 4 East, the NE/4 of Section 10 near Alabama Highway 69, containing approximately 12.4 acres, more or less.
9. Fescue, located in Township 19 North, Range 4 East, the SW/4 of Section 2, near Alabama Highway 69, containing approximately 12 acres, more or less.

10. Johnson Grass, located in Township 19 North, Range 4 East, the NW/4 of Section 11, near Alabama Highway 69, containing 18 acres, more or less.

The ten ponds contain a total of 142.3 acres, more or less.

If the ponds are leased, the leases 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 for each pond will be for an initial term of five (5) years with an option for lessee to renew, at the discretion of the Department of Conservation, State Lands Division, for an additional five (5) year term.
- 4) During the term of the leases, 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 Conservation, State Lands Division.

All bids must be for the total amount of the First Year's Annual Rent for all ten ponds being offered. The MINIMUM BID for all ten ponds is \$28,460.00.

Each bid submitted must be accompanied by a certified or cashier's check in the amount of \$5,700.00 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 lease rental of the successful bid.

Bids must be submitted for all ten ponds. Each bid submitted must be clearly marked on the outside of the envelope "SEALED BID FOR STATE OF ALABAMA CATTLE RANCH, CATFISH PONDS, HALE COUNTY, ALABAMA, NOT TO BE OPENED UNTIL MAY 7, 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 or otherwise warrant or guarantee the condition of any ponds or improvements related to any pond 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 further reserves the right 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 May 7, 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

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DATE