

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

INVITATION FOR BIDS FOR THE LEASE OF STATE LAND
LOCATED IN LIMESTONE 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 January 19, 2012 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.

Two tracts of land in Limestone County, Alabama, being more commonly known as portions of the LIMESTONE COUNTY CORRECTIONAL FACILITY PROPERTY, which tracts are more particularly described as follows. The State does not warrant acreages described in the tracts as determined by the USDA Farm Service Agency.

Tract 1: A parcel of land located in Township 3 South, Range 3 West, Sections 1 and 2 and Township 2 South, Range 3 West, Sections 35 and 36, comprised of Field Nos. 1, 2, 3, 4, 5, 7, 8, 31, 33 and 34, as shown in red on a USDA Farm Service Agency map, less and except 8.04 acres flagged around the prison in Field No. 7 as depicted on the State of Alabama Department of Corrections Limestone Correctional Facility Property Lease Map, Project Number 44-L-25 dated 11-15-2011. Total acres for lease in Tract 1 total 318.51 acres, more or less. The minimum bid for the first year's rental on this tract is \$34,912.90.

Tract 2: A tract of land located in Township 3 South, Range 3 West, Section 1, comprised of Field Nos. 11, 12, 14, 15, 18, 21, 22, 23, 28 and 30 as shown in green on a USDA Farm Service Agency map, less and except 5.16 acres flagged around the post line located in Field 11 and 44.9 acres up to the flagged fence line in Field 18, as depicted on the State of Alabama Department of Corrections Limestone Correctional Facility Property Lease Map, Project Number 44-L-25 dated 11-15-2011. Total acres for lease in Tract 2 is 362.87 acres, more or less. The minimum bid for the first year's rental on this tract is \$39,847.50.

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.

The MINIMUM BID for each of the parcels is listed above.

Bids must be submitted for INDIVIDUAL TRACTS ONLY. EACH bid submitted must be clearly marked on the outside of a separate envelope "SEALED BID FOR LIMESTONE COUNTY

CORRECTIONAL FACILITY, TRACT NO. _____, LIMESTONE COUNTY, ALABAMA, NOT TO BE OPENED UNTIL JANUARY 19, 2012 at 2:30 P.M." and mailed to: State Lands Division, Room 464, Folsom Administrative Building, 64 North Union Street, Montgomery, Alabama 36130.

Each bid submitted must be accompanied by a certified or cashier's check as a bid deposit made payable to the State Lands Division in the following amounts: Tract 1 - \$6,982.00; Tract 2 - \$7,969.00. Such bid deposit 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 first year's rental amount of the successful bid.

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. 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 or otherwise warrant or guarantee the condition of the land or improvements related to the land 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 January 19, 2012 at 2:30 p.m. by contacting the State Lands Division. The official State of Alabama Department of Corrections Limestone County Correctional Facility Lease Map 11/2011 is available for inspection upon request. 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.



Patricia J. Powell
State Lands Director

12-13-11

DATE