

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

INVITATION FOR BIDS FOR THE SALE 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 sale of state property will be received by the State Lands Director until February 24, 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.

Three parcels of land in Limestone County, Alabama, being more commonly known as the LIMESTONE CORRECTIONAL FACILITY TRACTS, which parcels are more particularly described as follows:

**Parcel 1:** Those lands located in Township 3 South, Range 3 West, the S/2 of the S/2 of Section 1, less and except Nick Davis Road ROW. This parcel contains 185 acres, more or less. The minimum bid for this parcel is \$5,087,500.

**Parcel 2:** Those lands located in Township 3 South, Range 3 West, the W/2 of the NE/4 of Section 1, less and except Love Branch Road and Oliver Smith Road ROW's; and the NW/4 of the SE/4 of Section 1, less and except:

- a) Nick Davis Road and Love Branch Road ROW's,
- b) Existing transmission line easements,
- c) The following described parcel:

Beginning at the SE corner of the NW/4 of the SE/4, proceed westerly 800 ft to a point on the N ROW of Nick Davis Road and the POINT OF BEGINNING; thence proceed N1° 25' E a distance of 1,100 ft to a point; thence proceed N87°00'W a distance of 735 ft more or less to the E ROW of Love Branch Road; thence proceed S along said ROW 1,100 feet more or less to the intersection of Love Branch and Nick Davis Roads; thence proceed E along the N ROW of Nick Davis Road 735 feet more or less to the Point of Beginning. Excepted parcel contains 18.6 acres more or less.

Parcel 2 contains 122 acres more or less. The minimum bid for this parcel is \$3,355,000.

**Parcel 3:** Those lands located in Township 2 South, Range 3 West, Section 36, the NE/4 of the SW/4, the NW/4 of the SE/4, less and except Love Branch Road ROW; and the SW/4 of the SE/4 of Section 36, less and except Love Branch Road and Oliver Smith Road ROW's and the following described parcel:

Beginning at the SE corner of Section 36 proceed N87°48'02W 1,566 feet along said section line to the SW corner of the SE/4 of said section, thence proceed N1°16'31"E 30 feet more or less to the N ROW of Oliver Smith Road and the POINT OF BEGINNING;

thence continue N1°16'31"E a distance of 800 feet to a point; thence proceed N87°48'W a distance of 950 feet to a point; then proceed S1°16'W 800 feet more or less to the N ROW of Oliver Smith Road; thence proceed E along said N ROW a distance of 950 feet more or less to the Point of Beginning. Excepted parcel contains 17.4 acres more or less.

**Parcel 3 contains 120 acres more or less. The minimum bid for this parcel is \$3,300,000.**

**Parcels are located in irregular-size sections.**

**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.**

**The minimum bid for each parcel is listed above.**

**Each bid submitted must be accompanied by a certified or cashier's check in the amount of \$600,000, 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 purchase price of the successful bid.**

**Bids must be submitted for individual parcels only. All bids submitted must be clearly marked on the outside of the envelope "SEALED BID FOR LIMESTONE CORRECTIONAL FACILITY TRACT, PARCEL NO(S). \_\_\_\_\_, LIMESTONE COUNTY, ALABAMA, NOT TO BE OPENED UNTIL FEBRUARY 24, 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.**

**At the request of the successful bidder, the Department of Corrections will petition the City of Huntsville to annex the subject parcel(s).**

**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 sale 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 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 24, 2009 at 2:30 p.m. by contacting the State Lands Division. Persons desiring further information regarding this sale may contact the State Lands Division at the above address, or by telephone at (334) 242-3484.

  
Patricia J. Powell  
State Lands Director

1/16/09  
DATE