

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

**INVITATION FOR BIDS FOR THE SALE OF STATE LAND
LOCATED IN AUTAUGA 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 June 29, 2010 at 2:30, 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.

Two parcels of land in Autauga County, Alabama, being more commonly known as MILLER NURSERY, which parcels are more particularly described as follows:

Parcel #1: A parcel of land located in Township 17 North, Range 14 East, the S/2 of the NE/4 of Section 32, containing a total of 80 acres, more or less, less and except any existing nursery plants located on the property. **MINIMUM BID FOR THIS PARCEL IS \$326,000.**

Parcel #2: (a) A parcel of land located in a portion of Township 17 North, Range 14 East, the NE/4 of the NW/4 of Section 32, less and except 1.80 acres, in the NW corner, more particularly described below:

Begin at the NW corner of the above forty, thence east along the north line 396.0 feet; thence south 45 degrees West 560.28 feet; thence North along the west line of the forty 396.0 feet to the point of beginning, thereby enclosing the 1.80 acres not included in the forty; And

(b) 3.24 acres at the SE corner of the SE/4 of the SW/4 of Section 29, Township 17 North, Range 14 East, more particularly described as follows:

Begin at a point on the south line of said forty 541.20 feet west of the SE corner of the forty; thence east 541.20 feet along the south line of the forty to the SE corner; thence north along the east line of said forty 521.50 feet; thence southwesterly 751.57 feet to the point of beginning, thereby enclosing 3.24 acres.

Total tract of Parcel #2 therefore consists of 38.20 acres in the NE/4 of the NW/4 of Section 32 and 3.24 acres in the SE/4 of the SW/4 of Section 29, all in Township 17 North, Range 14 East, St. Stephens Meridian, Autauga County, Alabama, containing a total of 41.44 acres, more or less. **MINIMUM BID FOR THIS PARCEL IS \$93,000.**

Any conveyance will be made subject to:

- 1) Reservation of all oil, gas and minerals rights; and
- 2) All other matters, reservations and restrictions of record; and
- 3) An existing Commercial Lease Agreement on Parcel #1 set to expire on April 30, 2011 (A copy is available for review upon request to the State Lands Division); and

- 4) No water well rights or any other guarantee as to water.

BIDS MUST BE SUBMITTED FOR INDIVIDUAL PARCELS ONLY.

Each bid submitted must be accompanied by a certified or cashier's check in the amount of \$65,000 for Parcel 1 or \$18,000 for Parcel 2 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.

Each bid submitted for an individual parcel must be clearly marked on the outside of the envelope "SEALED BID FOR MILLER NURSERY TRACT, PARCEL NO. _____, AUTAUGA COUNTY, ALABAMA, NOT TO BE OPENED UNTIL JUNE 29, 2010 AT 2:30 P.M." and mailed to: State Lands Division, Room 464, Folsom Administrative Building, 64 North Union Street, Montgomery, Alabama 36130. One envelope per 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 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 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 further reserves the right 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 property may be inspected before June 29, 2010 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

6-1-10
DATE