

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

**INVITATION FOR BIDS FOR THE SALE OF STATE LAND
LOCATED IN MONROE COUNTY, ALABAMA**

Notice is hereby given pursuant to Code of Alabama, 1975, Section 9-15-70 et seq. (Land Sales and Leasing Act) that sealed bids for the sale of state property located in Monroeville, Alabama, Monroe County, Alabama, will be received by the State Lands Director until **2:00 p.m. August 31, 2020** 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, 64 North Union Street, Montgomery, Alabama 36130-1901. Pursuant to the above referenced Code Section, Officers and employees of the Department of Conservation and Natural Resources and the Alabama Community College System, as well as members of their families, shall be excluded from bidding on any tract(s) described herein. If ADA accommodations are needed as to attending the bid opening, please contact Delicia Baker at (334)242-3484. Requests should be made as soon as possible but at least seven days prior to the date of the bid opening.

A certain parcel of land and improvements located at 2119 Alabama Highway 21 By-Pass, Monroeville, Alabama, lying in Section 12, Township 6 North, Range 7 East, Monroe County, Alabama, more commonly known as **VANITY FAIR PROPERTY**, containing 17.41 acres more or less.

Any conveyance will be made subject to

- 1) Reservation of all oil, gas and mineral rights;
- 2) All other reservations and restrictions of record.

The **MINIMUM BID** for this parcel is **\$1,282,700**.

EACH bid submitted must be accompanied by a certified or cashier's check in the amount of **\$128,270** 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 within thirty (30) days of award. 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 deposit will be applied to the purchase price of the successful bid.

Each bid must be submitted in a separate envelope clearly marked on the outside "**SEALED BID FOR THE VANITY FAIR PROPERTY, MONROEVILLE, MONROE COUNTY, ALABAMA, NOT TO BE OPENED UNTIL 2:00 P.M. AUGUST 31, 2020**" and mailed to: State Lands Division, Room 464, Folsom Administrative Building, 64 North Union Street, Montgomery, Alabama 36130-1901.

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 shall reimburse the Alabama Community College System for the advertisement fees incurred for this notice.

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 sale is conducted pursuant to the provisions of the Land Sales and Leasing Act 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 price 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, sex, national origin, disability, pregnancy, genetic information or veteran status in its hiring or employment practices nor in admission to, access to, or operations of its programs, services, or activities.

Unless specifically provided otherwise in subsequent corrective advertisement, the terms and conditions as stated in this notice shall be controlling over this transaction.

The property may be inspected before August 24, 2020. To schedule an inspection, contact the State Lands Division at (334) 242-3484.



Patricia Powell McCurdy
State Lands Director

7-15-20
DATE

APPROVED LEGAL

