

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

**ANNOUNCEMENT OF PUBLIC AUCTION FOR THE LEASE OF STATE LAND  
LOCATED IN MONTGOMERY COUNTY, ALABAMA**

Notice is hereby given pursuant to Code of Alabama, 1975, Section 9-15-70 et seq. (Land Sales and Leasing Act) that a **Public Auction** for two individual leases of state property described below located in Montgomery County, Alabama will be conducted at the **State Farmer's Market Office, 1655 Federal Drive, Montgomery, Alabama 36107** on **September 24, 2025, at 10:00 AM**. Bidding will begin at this time. It is the sole responsibility of interested bidders to arrive sufficiently in advance of this start time.

Also pursuant to the above-referenced Code Sections, officers and employees of the Department of Conservation and Natural Resources and the Department of Agriculture and Industries, as well as members of their families, shall be excluded from bidding on any property described herein.

The two rental spaces to be separately auctioned are located at **1667 Federal Drive, Montgomery, Alabama, Montgomery County, Alabama**, being more commonly known as Wholesale Building Rental Space # 1 and # 2, each of which is more particularly described as follows:

**WHOLESALE BUILDING RENTAL SPACE # 1: Specifically, Bays 7 – 9 consisting of 6,000 square-feet, more or less.**  
**MINIMUM BID - \$21,000 for first-year Annual Rental.**

**WHOLESALE BUILDING RENTAL SPACE # 2: Specifically, Bays 10 – 12 consisting of 9,000 square-feet, more or less.**  
**MINIMUM BID - \$31,500 for first-year Annual Rental.**

The Public Auction as to each individual rental space will begin at the applicable Minimum Bid. Specification of a minimum bid amount to be considered does not suggest acceptance of any bid which may equal or exceed that amount. No bid below the applicable Minimum Bid will be accepted. Lump sum bids for both spaces will not be accepted.

To qualify as the successful high bidder, the initially announced high bidder must **immediately** deliver as a bid deposit a **certified or cashier's check (NO PERSONAL CHECKS ACCEPTED)** in the amount of **Space #1 – \$1,750 and Space #2 - \$2,625** made payable to the State Lands Division. If a high bidder fails to immediately present such bid deposit satisfactory to the State Lands Division, the bidder will be disqualified and bidding for that rental space may resume at the discretion of the State Lands Division.

A successful bidder must complete the transaction within thirty (30) days of award or forfeit the submitted bid deposit (pursuant to Section 9-15-76). The successful bidder's bid deposit will be applied to the first month of the first-year annual rental amount.

Any lease will be made subject to the following terms:

- 1) Reservation of all oil, gas, and mineral rights;
- 2) Reservation of rights associated with pore space and to all other restrictions of record;
- 3) Term will be five (5) years with option to renew for an additional five (5) year term upon written approval of the Department of Agriculture and Industries to be granted in its sole discretion;

- 4) Rent to be paid in equal monthly installments beginning October 1, 2025;
- 5) Each year's rental will increase by 3% over the previous year's rental; and
- 6) The WHOLESALE BUILDING rental spaces shall be leased for the sole purpose of the sale and storage of agricultural and food products.

The successful bidder for each individual rental space shall reimburse the Alabama Department of Agriculture and Industries for appraisal costs (\$1,000) and advertisement fees incurred for this notice as to each space.

If ADA accommodations are needed, please contact Galen Grider at (334) 242-3484. Requests should be made as soon as possible but at least seven (7) days prior to the auction date.

The State does not warrant nor guarantee title or access 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 No. 95-280), codified at Sections 9-15-70 et seq. (LSLA), and/or other laws of the State of Alabama governing this transaction whether or not included in this Announcement. The State reserves the right to reject any or all bids and further reserves the right to negotiate a higher lease amount with the highest bidder. In the event a successful bidder fails to complete the transaction, the State further reserves the right to further negotiate in accordance with the LSLA.

The Department of Conservation and Natural Resources (ADCNR) 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 a subsequent corrective advertisement, the terms and conditions as stated in this Announcement shall be controlling over this transaction.

Potential bidders seeking to access the property, for the purpose of inspection, can do so by contacting Michael Frazier by telephone (334) 850-1685 during normal business hours prior to September 22, 2025. Such requests should be made sufficiently in advance of the auction date and will be considered in accordance with staff availability. Potential bidders may obtain a copy of the complete Announcement, map, and the Alabama Department of Agriculture and Industries sample leases applicable to each of the rental spaces to <https://www.outdooralabama.com/public-notices/land-sales-and-leasing-act> or by contacting the State Lands Division at (334) 242-3484.

  
Patricia Powell McCurdy  
State Lands Director

8-21-25  
Date