

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

**INVITATION FOR BIDS FOR THE SALE OF STATE LAND  
LOCATED IN MOBILE 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 located in Mobile County, Alabama will be received **until 4:00 P.M., APRIL 14, 2025**, as detailed below, by the office of the State Lands Division, Department of Conservation and Natural Resources. Pursuant to the above referenced Code Section, Officers and employees of the Department of Conservation and Natural Resources and the Department of Mental Health as well as members of their families, shall be excluded from bidding on any tract(s) described herein.

A parcel of land in Mobile County, Alabama, being more commonly known as the BOLTZ LANE PROPERTY, which is more particularly described as follows:

A tract of land located on the west side of Highway 45, a short distance south of Pleasant Avenue in the Touleminville Community in Section 44, Township 4 South, Range 1 West and identified by Tax Parcel Number 2902440033097XXX/Key Number 707505. This parcel contains 30,500 sq.ft, 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 the parcel is **\$84,000**.

EACH bid submitted must be accompanied by a certified or cashier's check (NO PERSONAL CHECKS ACCEPTED) in the amount of **\$8,400** as a bid deposit made payable to the State Lands Division which will be forfeited (pursuant to section 9-15-76) 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.

Each bid must be submitted in a separate envelope clearly marked on the outside "**SEALED BID FOR BOLTZ LANE PROPERTY – DO NOT OPEN**" and delivered to: State Lands Division, Room 464, Folsom Administrative Building, 64 North Union Street, Montgomery, Alabama 36130-1901. (36104 IF DELIVERED BY PRIVATE COURIER).

**NO BID SHALL BE RECEIVED FOR ANY REASON ANY TIME AFTER 4:00 P.M., APRIL 14, 2025** IT SHALL BE THE SOLE RESPONSIBILITY OF THE BIDDER TO ENSURE ACTUAL RECEIPT OF THE BID BY THE STATE LANDS DIVISION PRIOR TO THIS DEADLINE. All bids received by this deadline will be publicly opened and read on the following day, April 15, 2025, 2:00 P.M. in the office of the State Lands Division. If ADA accommodations are needed as to 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 bid opening date.

The successful bidder shall reimburse the Alabama Department of Mental Health for the cost of the appraisal in the amount of \$1,250 and 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 any improvements.

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 price with the highest bidder. In the event a successful bidder fails to complete the transaction, the State further reserves the right to negotiate with the next highest qualifying bidder.

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.

Potential bidders seeking information as to accessing the property for the purposes of inspection must contact Bryan Penn with the Department of Mental Health at (334) 353-7283. It is the sole responsibility of potential bidders to seek information regarding access sufficiently in advance of the bid opening.



Patricia Powell McCurdy  
State Lands Director

3-3-25

DATE

APPROVED LEGAL

