

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

**INVITATION FOR BIDS FOR THE SALE OF STATE LAND
LOCATED IN MADISON 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 Madison County, Alabama will be received **until MARCH 17, 2025, 4:00 P.M.**, 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 Forensic Sciences, as well as members of their families, shall be excluded from bidding on any tract(s) described herein.

A parcel of land in Madison County, Alabama, being more commonly known as the ALABAMA DEPARTMENT OF FORENSIC SCIENCES HUNTSVILLE REGIONAL OFFICE/LABORATORY, which is more particularly described as follows:

A tract of land with improvements located at 716 Arcadia Circle, Huntsville, Madison County, Alabama in Township 3 South, Range 1 West, Section 26, identified by Parcel IDs: 47-14-07-26-4-004-019.000, 47-14-07-26-4-004-020.000, 47-14-07-26-4-004-021.000, and 47-14-07-26-4-004-022.000, containing approximately 2.47 acres with a +/- 25,517 square feet office/lab building.

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 **\$2,183,200**.

EACH bid submitted must be accompanied by a certified or cashier's check (NO PERSONAL CHECKS ACCEPTED) in the amount of **\$218,320** 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 ALABAMA DEPARTMENT OF FORENSIC SCIENCES HUNTSVILLE REGIONAL OFFICE/LAB – 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 MARCH 17, 2025, 4:00 P.M. 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, March 18, 2025, 1:30 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 Forensic Sciences for the cost of the appraisal in the amount of \$12,000 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 amount 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 Marc Bass with the Department of Forensic Sciences at (334) 821-6254 ext. 253. 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

1-31-25

DATE

APPROVED LEGAL
