

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

**NOTICE OF INVITATION FOR BIDS FOR THE SALE OF STATE LAND
LOCATED IN TUSCALOOSA 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 Tuscaloosa County, Alabama will be **received until October 28, 2026, 4:00 P.M.**, as detailed below, by the office of the State Lands Division, Department of Conservation and Natural Resources.

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

A parcel of land located in the Southeast Quarter of the Southeast Quarter of Section 24; the North Half of the Northeast Quarter and the Southwest Quarter of the Northeast Quarter of Section 25, all in Township 20 South, Range 10 West in Tuscaloosa County, Alabama containing 42.23 acres more or less.

The **MINIMUM BID** for the sale is **\$2,110,000**. 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.

EACH bid submitted must be accompanied by a certified or cashier's check (**NO PERSONAL CHECKS ACCEPTED**) in the amount of **\$211,000** 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 bid 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 WATERMELON ROAD 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., October 28, 2026. 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, **October 29, 2026, 10:00 A.M.** in the office of the State Lands Division.

The successful bidder shall reimburse the Department of Mental Health for the cost of the appraisal, \$2,800, for the cost of the survey, \$26,960, and for the advertisement fees incurred for this notice.

Any conveyance will be made subject to reservation of all oil, gas, and mineral rights as well as rights associated with pore space and to all other restrictions of record

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

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. All bidders should satisfy themselves as to the State's title, accuracy of acreage offered, tract condition/improvements, and tract accessibility.

This sale 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 Invitation. 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 further negotiate in accordance with the LSLA.

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 a subsequent corrective advertisement, the terms and conditions as stated in this Invitation shall be controlling over this transaction.

Potential bidders seeking to access the property for the purposes of inspection may contact Bryan Penn with the Department of Mental Health at (334) 353-7283. Such requests should be made sufficiently in advance of the bid submittal deadline and will be considered in accordance with staff availability. Potential bidders may obtain a copy of the applicable location map at <https://www.outdooralabama.com/public-notices/land-sales-and-leasing-act>.


Patricia Powell McCurdy
State Lands Director

9-24-26
Date

APPROVED BY LEGAL
