

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

**ANNOUNCEMENT OF AUCTION FOR THE SALE OF LAND
LOCATED IN LIMESTONE COUNTY, ALABAMA**

Notice is hereby given pursuant to Code of Alabama, 1975, Section 9-15-70 et seq. that a PUBLIC AUCTION for the sale of property described below located in Limestone County, Alabama will be conducted on the Limestone County Courthouse lawn, 200 West Washington Street, Athens, Alabama 35611 on April 1, 2025, 9:00 A.M. Bidding will begin promptly 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, the Limestone County Sheriff's Office, the Limestone County District Attorney's Office, and the Athens Police Department, as well as members of their families, shall be excluded from bidding on any property described herein.

Four (4) parcels of land in Limestone County, Alabama, being more commonly known as PLATO JONES STREET PARCELS, which are more particularly described as follows:

Parcel 1: A tract of land located along Plato Jones Street, Athens, Alabama in Township 33 North, Range 4 West, Section 7 identified by Parcel ID: 10-03-07-4-002-004.000, containing approximately 6,600 square feet. **The MINIMUM BID FOR THIS TRACT IS \$9,900.**

Parcel 2: A tract of land located along Plato Jones Street, Athens, Alabama in Township 33 North, Range 4 West, Section 7 identified by Parcel ID: 10-03-07-4-002-003.000, containing approximately 7,750 square feet. **The MINIMUM BID FOR THIS TRACT IS \$11,600.**

Parcel 3: A tract of land located along Plato Jones Street, Athens, Alabama in Township 33 North, Range 4 West, Section 7 identified by Parcel ID: 10-03-07-1-002-049.000, containing approximately 5,225 square feet. **The MINIMUM BID FOR THIS TRACT IS \$7,800.**

Parcel 4: A tract of land located along Plato Jones Street, Athens, Alabama in Township 33 North, Range 4 West, Section 7 identified by Parcel ID: 10-03-07-1-002-048.000, containing approximately 4,750 square feet. **The MINIMUM BID FOR THIS TRACT IS \$7,100.**

The Public Auction will begin at a minimum bid for each parcel as shown above. 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 minimum bid will be accepted.

Each bidder shall present with the bid, a bid deposit in the form of a certified or cashier's check (NO PERSONAL CHECKS ACCEPTED) in the amount of **Parcel 1 - \$990; Parcel 2 - \$1,160; Parcel 3 - \$780; Parcel 4 - \$710** made payable to the State Lands Division. If a bidder fails to immediately present such bid deposit satisfactory to the State Lands Division, bidding may resume at the discretion of State Lands.

The successful bidder for each parcel shall reimburse the Limestone County District Attorney's Office for the cost of the appraisal and for the advertisement fees incurred for this notice. Appraisal cost and advertisement fees will be assessed at twenty-five percent (25%) due for each parcel.

The 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 purchase price.

Any conveyance will be made subject to:

- 1) Reservation of all oil, gas and mineral rights;
- 2) All easements, covenants, reservations, and restrictions;

If ADA accommodations are needed, please contact Delicia Baker 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/Grantor/Seller does not 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/Grantor/Seller's title, accuracy of acreage offered, tract condition, and tract accessibility.

This sale is conducted pursuant to the provisions of the Alabama Land Sales and Leasing Act (Act 95-280), codified at Sections 9-15-70 et seq., and/or other laws of the State of Alabama governing this transaction whether or not included in this notice. The State/Grantor/Seller 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/Grantor/Seller further reserves the right to negotiate with the next highest qualifying bidder.

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 notice shall be controlling over this transaction.

Potential bidders seeking to access a parcel for the purposes of inspection must contact Brian Jones, Limestone County District Attorney at (256) 233-6416. 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 map showing the location of the auction at <https://www.outdooralabama.com/public-notices/land-sales-and-leasing-act>.


Patricia Powell McCurdy
State Lands Director

2-27-25
DATE

APPROVED LEGAL
