

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

**ANNOUNCEMENT OF PUBLIC AUCTION FOR THE SALE OF STATE LAND
LOCATED IN BALDWIN 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 state property described below located in Baldwin County, Alabama will be conducted in the Gulf Shores Office of the Alabama Marine Resources Division located at 999 Commerce Dr., Gulf Shores, Alabama 36542 on **September 16, 2025, at 11:00 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, as well as members of their families, shall be excluded from bidding on any property described herein.

A parcel of land located along State Highway 59 in the South ½ of the Southeast ¼ of Section 17, Township 9 South, Range 4 East, Baldwin County, Alabama, commonly described as Parks Road Lot B, adjacent to 632 Gulf Shores Parkway along the southern property boundary, in Gulf Shores, Alabama, containing 0.38 acres more or less.

The Public Auction will begin at a **minimum bid of \$141,300**. 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.

To qualify as the successful high bidder, the initially announced high bidder must **immediately** deliver as **bid deposit** a certified or cashier's check (**NO PERSONAL CHECKS ACCEPTED**) in the amount of \$14,130 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 may resume at the discretion of the State Lands Division.

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 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 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 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, 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 Announcement. 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 (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 purposes of inspection may contact Matt Young with ADCNR at (251)284-5765. 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 applicable location map, deed, and plat at <https://www.outdooralabama.com/public-notice/land-sales-and-leasing-act>.



Patricia Powell McCurdy
State Lands Director

8-11-25

Date