

STRONG

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Strong Lands is pleased to represent the Board of Trustees of The University of Alabama, in offering for sale, on a sealed bid basis the following described property:

All of Section 18 in Township 21 South, Range 4 West being Shelby County, Alabama parcel number 24-4-18-0-000-001.000.

Location: The property is located on Shelby County Highway 251, also known as River Road, just south of Shelby County Highway 13 near Helena, Alabama. Coordinates 33.21674 degrees N, 86.99452 degrees W.

Description: The property is approximately 640 +/- acres containing a mix of pine and hardwood timber with several wildlife food plots and a good internal road system. The desirable location in Shelby County, one of the fast growing counties in the state as well as the southeast, plus the property's proximity to Birmingham and Tuscaloosa make this an ideal place for a variety of uses. The surrounding area includes upscale estate homes and mini farms, making this an excellent development property or conservation easement candidate. Shopping, dining and all conveniences are just a few minutes away in the fast growing town of Helena, making this great for a private residence, retreat or investment, plus the property is zoned for Helena Schools. The deer, turkey and other wildlife are plentiful, plus the river adds fishing and canoeing opportunities making this a great year round recreational property as well. The property has approximately 4,140 linear feet of frontage on the Cahaba River and adjoins the Cahaba River-Shelby County Park which is a joint venture between the Alabama Forever Wild Land Trust and Shelby County. There is also approximately 8,840 linear feet of paved frontage on River Road with power. It is extremely rare to find land this size in this area with all these features and uses.

The sale of this property excludes any and all mineral rights, including, without limitation, any and all coal, oil, natural gas, aggregates, metal, non-metal, and other mineral reserves beginning at a depth of 500 feet below ground surface and any and all groundwater from unconfined or confined aquifers beginning at a depth of 200 feet below ground surface."

Bid Details: Sealed bids will open on October 3, 2022 at 10:00 am at The University of Alabama, 1115 14th Street, Office 237, Tuscaloosa, Alabama 35401. Bids must be accompanied by certified funds equaling one percent (1%) of the full offer and made payable to Strong Realty, LLC. Escrow Account as earnest money. The highest and best bid shall be decided upon and funds will be deposited in escrow with Strong Realty, LLC. **ALL BIDS MUST BE ON THE ENCLOSED BID FORM.**

NOTIFICATION: The highest and best bid shall be notified of acceptance or rejection on or before November 7, 2022 pending the approval of the Board of Trustees of The University of Alabama.

CLOSING: The property shall close within thirty days of approval by the Board of Trustees of The University of Alabama. The closing agent shall be specified in the sales agreement. The Seller shall be responsible for deed preparation and its own legal representation.

BROKERAGE: Strong Lands is the sole representative of the Seller. All interested brokers should contact Edward Lindsay for details on representing bidders.

ACCESS: Prospective bidders should contact Edward Lindsay for details on viewing the property.

THE SELLER RESERVES THE RIGHT TO REJECT ANY AND ALL BIDS.

Strong Realty LLC. Alabama real estate license number: 000076323

Edward Lindsay Alabama real estate license number: 000057862

(334) 507-4191

edward@stronglands.com

www.stronglands.com



McDonald Strong
STRONG REALTY

205.612.2848 | StrongLands.com

STATE OF ALABAMA

COUNTY OF SHELBY

October 3, 2022

I, _____ do submit a bid, with earnest money in the amount of \$_____ for the property described as ALL OF SECTION 18, Township 21 South, Range 4 WEST.

The property is being sold on an "AS IS WHERE IS" basis. Strong Lands and the Seller make no guarantee as to the accuracy of any information provided. Bidders are encouraged to make their own determinations and inspections and make no assumptions about information given herein.

_____ Signature

_____ Date

Name (Print): _____

Company: _____

Address: _____

City, State, Zip: _____

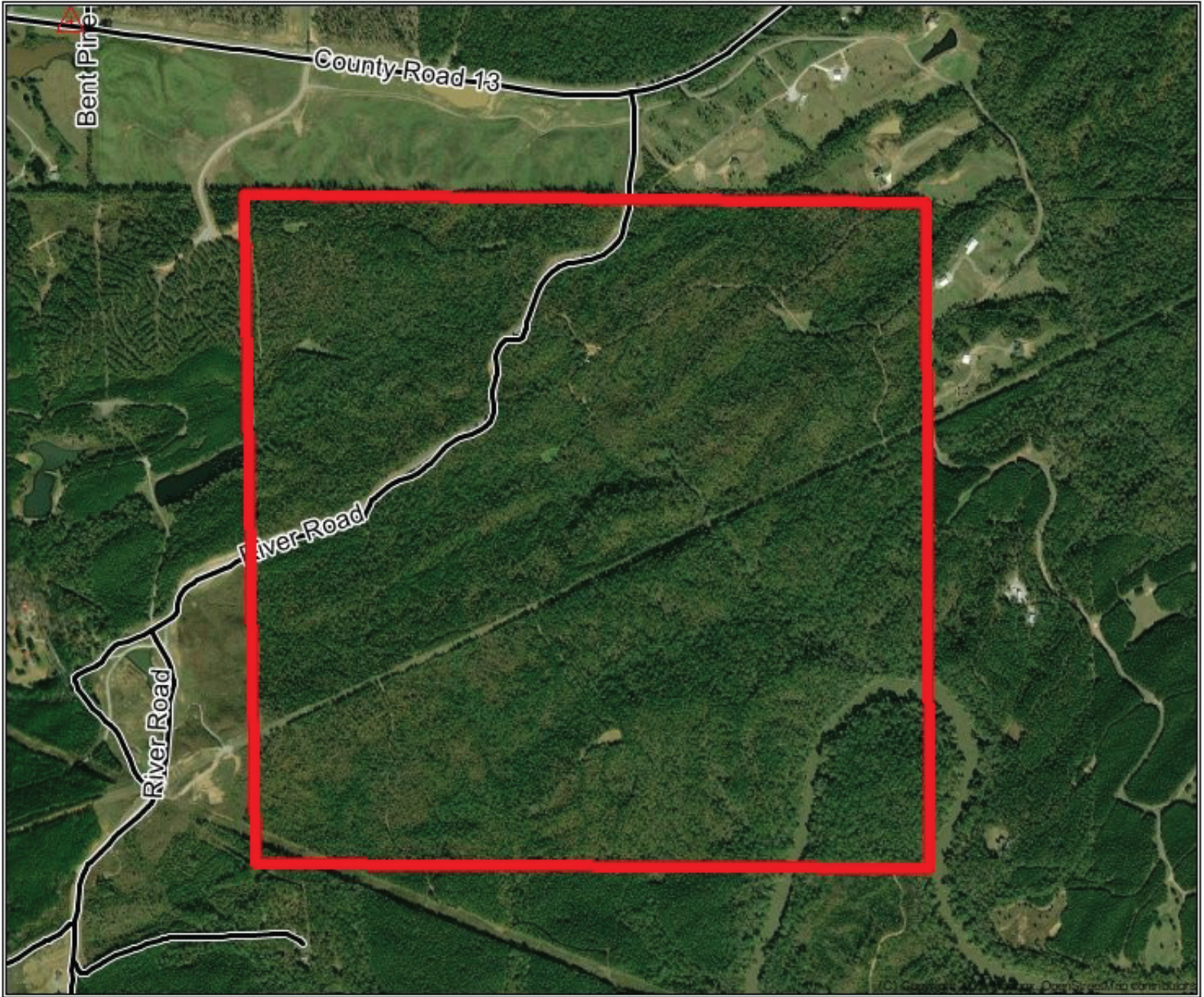
Phone: _____

Email: _____



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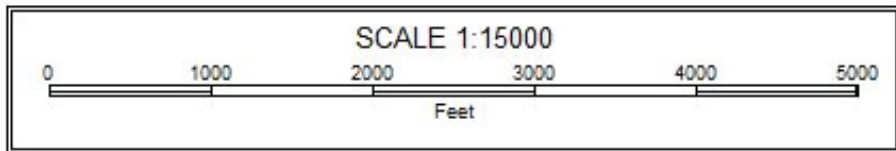
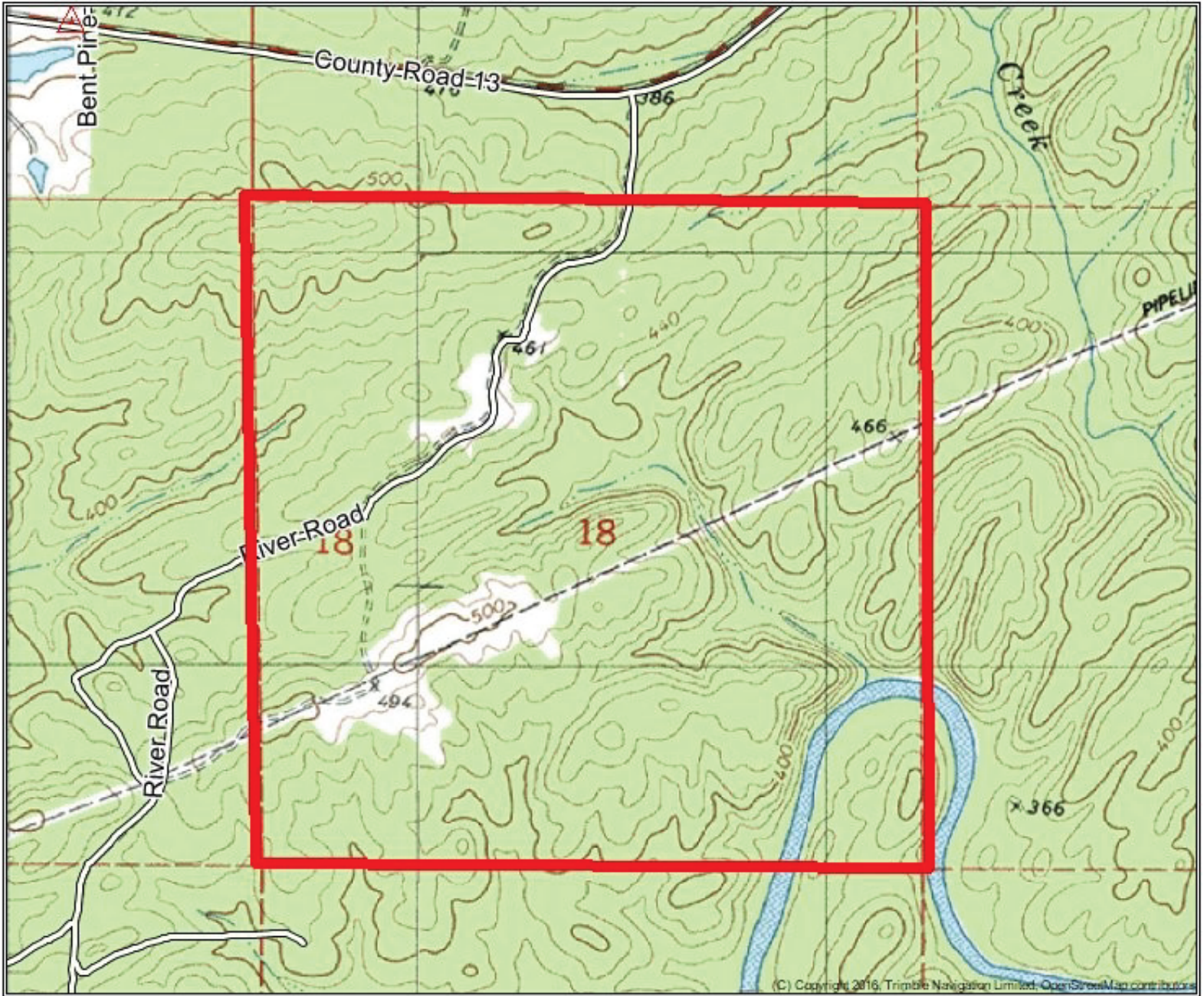


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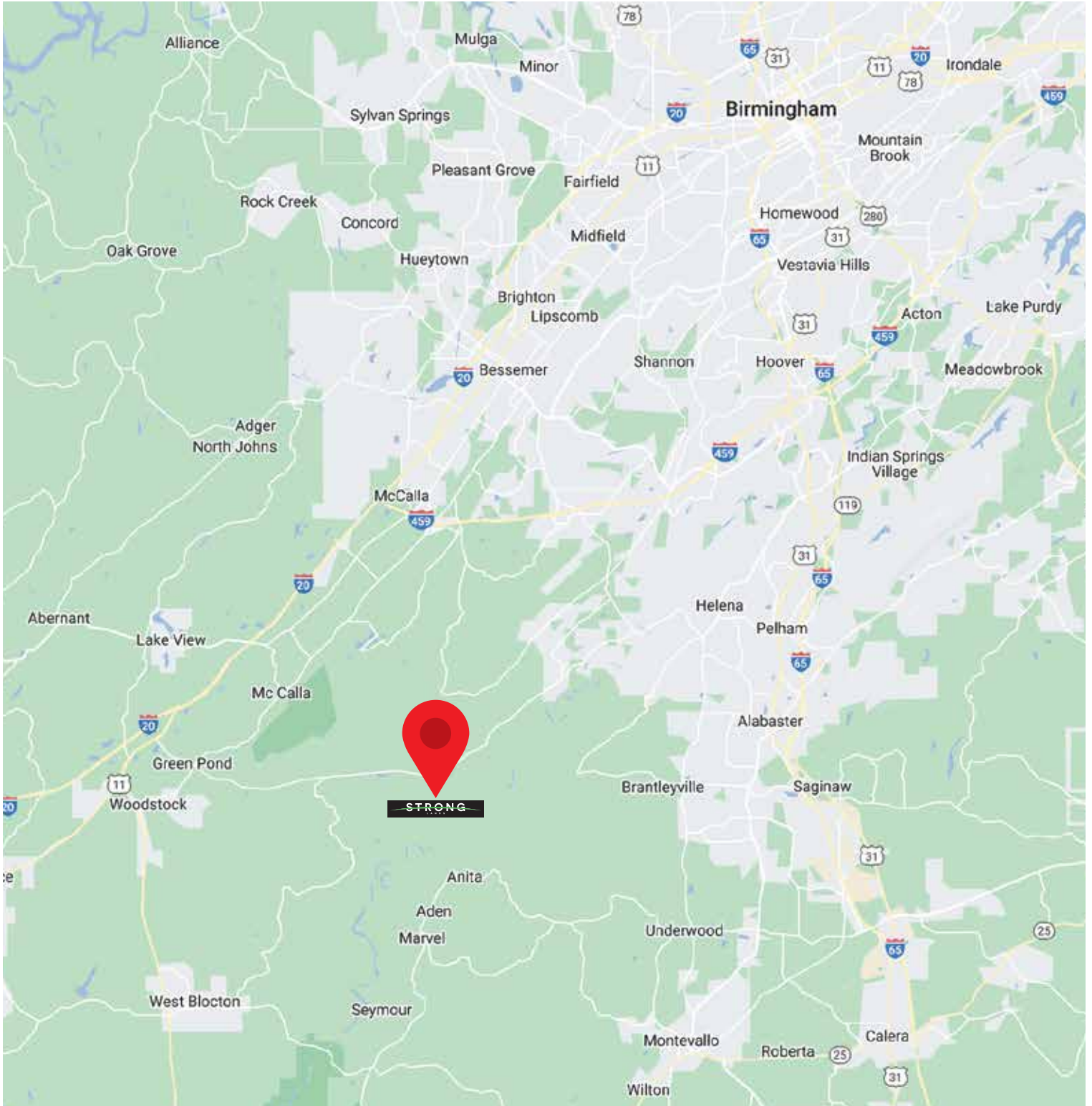
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REAL ESTATE BROKERAGE SERVICES DISCLOSURE

Alabama law requires you, the consumer, to be informed about the types of services which real estate licensees may perform. The purpose of this disclosure is to give you a summary of these services.

A **SINGLE AGENT** is a licensee who represents only one party in a sale. That is, a single agent represents his/her client. The client may be either the seller or the buyer. A single agent must be completely loyal and faithful to the client.

A **SUB-AGENT** is another agent/licensee who also represents only one party in a sale. A sub-agent helps the agent represent the same client. The client may be either the seller or the buyer. A sub-agent must also be completely loyal and faithful to the client.

A **LIMITED CONSENSUAL DUAL AGENT** is a licensee for both the buyer and the seller. This may only be done with the written, informed consent of all parties. This type of agent must also be loyal and faithful to the client, except where the duties owed to the clients conflict with one another.

A **TRANSACTION BROKER** assists one or more parties in a sale. A transaction broker is not an agent and does not have the same obligations as an agent. The transaction broker and licensees working with him/her perform the services set out in their contract.

Alabama law imposes the following obligations on all real estate licensees to all parties, no matter their relationship:

1. To provide services honestly and in good faith;
2. To exercise reasonable care and skill;
3. To keep confidential any information gained in confidence, unless disclosure is required by law or duty to a client, the information becomes public knowledge, or disclosure is authorized in writing;
4. Present all written offers promptly to the seller;
5. Answer your questions completely and accurately.

Further, even if you are working with a licensee who is not your agent, there are many things that the licensee may do to assist you, the customer. Some examples are:

1. Provide information about properties
2. Show properties;
3. Assist in making a written offer;
4. Provide information on financing.

You should choose which type of service you want from a licensee and sign a brokerage service agreement. If you do not sign an agreement, by law the licensee working with you is a transaction broker.

The licensee's broker is required by law to have on file an office policy describing the company's brokerage services. You should feel free to ask any questions you have.

The Alabama Real Estate Commission requires the real estate licensee to sign, date and provide you a copy of this form. Your signature is not required by law or rule, but would be appreciated.

Name of Licensee: _____

Signature: _____ Date: _____

Consumer Name: _____

Signature: _____ Date: _____

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