

**TENNESSEE VALLEY AUTHORITY  
NOTICE OF PUBLIC AUCTION**

**MUSCLE SHOALS RESERVATION  
TVA TRACT NO. X2NPT-25**

WHEREAS, in accordance with Section 31 of the Tennessee Valley Authority ("TVA") Act of 1933, as amended, the TVA Board of Directors has approved the sale of a tract of land, containing approximately 1.965 acres, more or less, improved with a single story commercial office building of approximately 7,880 square feet, located on the Muscle Shoals Reservation in Colbert County, Alabama, specifically described in Exhibit B and shown on Exhibit C, both of which are attached hereto and made a part hereof, and identified in TVA land records as TVA Tract No. X2NPT-25 (the "Property");

NOW, THEREFORE, notice is hereby given that TVA, as legal agent of the United States of America, will sell the Property at public auction in accordance with the Terms of Public Auction contained in Exhibit A, which is attached hereto and made a part hereof.

The auction will be held at the TVA Multipurpose Building located on the TVA Reservation in Muscle Shoals, Alabama, on August 28, 2015, at 9:00 a.m. CDT.

The Property will be sold to the qualified bidder offering the highest bid in the form of certified cashier's check or wire transfer of immediately available funds.

In order to qualify to bid, TVA must receive from each prospective bidder no later than 11:59 p.m. EDT on August 24, 2015, (1) a \$25,000.00 earnest money deposit, (2) a letter of intent to bid at the auction setting forth the bidder's legal entity name, address, phone number, and e-mail address, and (3) credentials, satisfactory to TVA in its sole discretion, evidencing the ability of the prospective bidder to close the sale. The deposit, letter of intent to bid, and credentials must be sent by a recognized overnight courier service that provides a receipt of delivery. Prospective bidders who fail to qualify will be notified prior to the auction.

The Property will be conveyed by Special Warranty Deed subject to such terms and conditions, covenants, restrictions, reservations, exceptions, and/or limitations as are specifically set forth in said Exhibit A and as may be announced on the day of the auction. The property will be sold subject to a 50-year term easement to the Muscle Shoals TVA Employees Federal Credit Union, dated December 12, 1977, of record in Deed Book 365, page 536, in the office of the Judge of Probate of Colbert County, Alabama, as corrected by Correction of Grant of Easement dated February 13, 1978, of record in Deed Book 367, page 24, in said office of the Judge of Probate.

Signed this 3rd day of August, 2015.

TENNESSEE VALLEY AUTHORITY,  
legal agent of the  
UNITED STATES OF AMERICA



AARON B. NIX  
Senior Manager  
Realty and GIS Services

The Notice of Public Auction can be obtained from the TVA website at [www.tva.gov/surplus/realestate.htm](http://www.tva.gov/surplus/realestate.htm). For further information regarding the sale and bid requirements, to inspect the Property, or to submit bid qualifications, contact: Gregory C. Hadden, CCIM, Tennessee Valley Authority, 1101 Market Street, BR 4A, Chattanooga, TN 37402-2801. Telephone: 423.751.8305 Fax: 423.751.7011 E-mail: [gchadden@tva.gov](mailto:gchadden@tva.gov)