

NOTICE OF LAND SALE

02070(06)
Part of Parcel 37
Grady County

Pursuant to Title 69 Oklahoma Statutes (2011), Section 1001, the Oklahoma Department of Transportation offers the following property for sale by sealed bid to the highest bidder. Bid proposals sent by REGISTERED MAIL will be received through the Oklahoma Department of Transportation, Facilities Management Division on January 16, 2020 until 1:30 PM. Hand Delivered bids will be received at the Oklahoma Department of Transportation Building, Facilities Management Division, 200 NE 21st Street, Room B-7, Oklahoma City, Oklahoma 73105 on January 16, 2020 until 1:30 PM. Bids will be opened and publicly read at 1:30 PM.

Description of Property:

A strip, piece or parcel of land lying in part of the NW1/4 NW1/4 of Section 20, T7N, R5W in Grady County, Oklahoma. Said parcel of land being described by metes and bounds as follows:

Beginning at the point where the present East right-of-way of line of Old U.S. Highway No. 62 intersects the North line of said NW1/4 NW1/4 a distance of 373.41 feet N 89°37'23" E of the NW corner of said NW1/4 NW1/4, thence S 21°22'46" W along said right-of-way line a distance of 781.80 feet to a point where the Easterly right-of-way line of the Old U.S. Highway No. 62 intersects the permanent Northerly right-of-way line of New U.S. Highway No. 62, thence N 44°31'34" E along said right-of-way line a distance of 454.66 feet, thence N 38°33'29" E along said right-of-way a distance of 228.17 feet, thence N 50°54'34" E along said right-of-way a distance of 362.31 feet to a point on the North line of said NW1/4 NW1/4, thence S 89°37'23" W along said North line a distance of 457.25 feet to the point of beginning.

Containing 3.52 acres, more or less.

Grantor, reserves and excepts unto itself, its successors and assigns **ALL RIGHTS OF INGRESS AND EGRESS** from said 3.52 acres, more or less to the lands or rights-of-way covered by the abutting U.S. Highway No. 62 facility along the Easterly side of the above described property.

Grantor reserves and excepts unto itself, its successors or assigns a 25 foot **PERPETUAL COUNTY ROADWAY EASEMENT** containing 0.26 acres, more or less, inclusive of the 16.50 feet of section line right-of-way located along the North side of the above described property.

The Oklahoma Department of Transportation has set the **minimum bid** requirement at **\$18,915.00** for this sale. The parcel is being sold "**as is**", with the buyer being responsible for their own due diligence in regards to zoning, licenses, permits, environmental, land uses, etc.

Terms of the sale are ten percent (10%) of the bid price in **non-refundable certified funds** and must accompany each bid in the form of a bid deposit. The balance of the bid will be due in certified funds within thirty (30) calendar days after the approval by the Oklahoma Transportation Commission. **Deposits submitted by non-successful bidders will be returned.** The successful high bidder will also be required to pay for any and all advertising costs associated with the sale of this land. After approval of the sale, an executed and recorded Quitclaim Deed will be mailed to the highest bidder. **IMPORTANT: ENCLOSE BID IN ENVELOPE AS PROVIDED.**

All sales of surplus lands, or interests therein, is subject to the confirmation of the Oklahoma Transportation Commission. The Oklahoma Transportation Commission reserves the right to reject any and all bids.

All inquiries should be made to David Winfree, Transportation Manager, Facilities Management Division, 200 N.E. 21st Street, Oklahoma City, Oklahoma 73105, or by calling (405) 522-3772.

STATE OF OKLAHOMA, DEPARTMENT OF TRANSPORTATION - by Tim Gatz.