



Oklahoma Department  
of Transportation

Facilities Management Div.  
Real Property Management  
[www.odot.org/landforsale](http://www.odot.org/landforsale)  
[landforsale@odot.org](mailto:landforsale@odot.org)  
(405) 522-5659

# FOR SALE - NOTICE OF AUCTION

ADDRESS:

9640 N. 59 Hwy. , Grove, Oklahoma 74344

AUCTION DATE:

October 17th, 2019 at 1:30pm

MINIMUM BID:

**\$323,500.00**



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## PROPERTY CONDITION

The quality and condition of the subject is considered to be consistent with that of competing properties. The property was formerly used as a Kawasaki dealership and also carried a full line of outdoor sports equipment. The building has two small offices, a breakroom with refrigerator, sink and stove, and a two-bay shop with overhead doors. The entry/front area of the building was used as a customer service area with ample room for display of equipment and accessories. A built-in fish pond with waterfall remains in

this middle of the retail area of the building. The paved lot to the west of the building is partially fenced with chain link and three strand barbed wire at the top with double swinging gates.

**PROPERTY SELLS "AS IS, WHERE IS."**

**Lot Size:**

**1.73 acres**

**Building Size:**

**11,280 sf**

**Zoning:**

**C-3**

# TERMS & CONDITION OF AUCTION

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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.

## LEGAL DESCRIPTION

A strip, piece or parcel of land lying in part of the E½ of Government Lot 4 and the W½ of Government Lot 3 of Section 26, T25N, R23E in Delaware County, Oklahoma. Said parcel of land being described by metes and bounds as follows:

Commencing at the NE corner of said W½, thence N 89°52' W along the North line of said Section 26 a distance of 786.14 to the original West right-of-way of State Highway No. 59 and the point of beginning, thence N 89°52' W a distance of 542.92 feet to the NW corner of the E½ of Gov. Lot 4, thence S 00°12'59" E along the West line of said E½ a distance of 17.26 feet, thence S 87°47'06" E a distance of 154.69 feet, thence S 10°14'44" E a distance of 228.19 feet, S 89°59'56" E a distance of 359.68 feet to a point on the original West right-of-way of State Highway No. 59, thence Northeasterly along said right-of-way line on a curve to the right having a radius of 3,569.70 feet and a distance of 246.86 feet to said point of beginning.

Less and except the Easterly 41.00 feet and Northerly 23.00 feet of the above described tract.

Containing 1.73 acres, more or less.

## APPRAISED VALUE & BIDDING

Fair Market Value for this property has been established and the minimum bid is **\$323,500.00**.

### HIGHEST BIDDER WINS

- **SEALED BIDS MUST BE HAND DELIVERED BEFORE 1:30 p.m., OR SENT BY REGISTERED MAIL AND RECEIVED NO LATER THAN 1:00 p.m. ON OCTOBER 17th, 2019.** Bids need to be sent or delivered to the Oklahoma Department of Transportation, Facilities Management Division, 200 N.E. 21st Street, Room 1-B7, Oklahoma City, OK 73105-4825.
- Official ODOT Facilities Management bid form must be signed by the bidder or an authorized representative.
- Each bid must be accompanied by a check, in the amount of 10 percent (10%) of the bid price in non-refundable certified funds and must accompany each bid in the form of a bid deposit. Deposits submitted by non-successful bidders will be returned.
- Bids must be enclosed in a SEALED envelope, bearing the notation on the outside of the envelope **"SEALED BID for Auction - 15015(05) - Part of Parcel 159.1 - Delaware County."**
- 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.
- The State of Oklahoma makes no warranties or representation of any kind, and the property is being sold "as is-where is" and subject to all easements, right-of-ways, and restrictions of record. Prospective bidders are advised to inspect the property for themselves prior to bidding.

## AFTER THE AUCTION

After the end of the auction, the balance of the bid will be due in certified funds within thirty (30) calendar days after the approval by the Oklahoma Transportation Commission. 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.