

FOR SALE - NOTICE OF AUCTION

ADDRESS: SE Corner of N. Lincoln Blvd. & Sheridan Ave.

AUCTION DATE: Thursday, June 13, 2019 at 1:30 p.m.

MINIMUM BID:

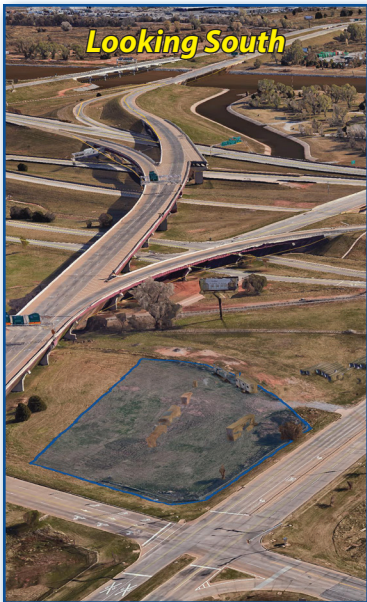
\$2,187,086.29



Oklahoma Department
of Transportation
Facilities Management Div.
Real Property Management
www.odot.org/landforsale/
landforsale@odot.org
(405) 522-5659

(405) 522-5659 - landforsale@odot.org

www.odot.org/landforsale/



Looking South



Looking West



Property Location

PROPERTY CONDITION

The current property is a 1.66 acre vacant lot acquired by ODOT during the construction of two different transportation projects. The last known use of this property was as a staging area for the construction of the east connection to the Downtown Boulevard.

ODOT controls the Access Rights in this intersection, and as such, access to the property is limited to a 75' access area located on the south side of the property on N. Lincoln Blvd. and no other access points to the property are allowed.

Any building and development in the area will be subject to the Bricktown Core Development Zoning restriction, if any.

PROPERTY SELLS "AS IS, WHERE IS."

Lot Size:	1.66 acres
Known Easements:	None
Zoning:	Bricktown Core Development



TERMS & CONDITIONS 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 SW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 34, T12N, R3W in Oklahoma County, Oklahoma. Said parcel of land being described by metes and bounds as follows:

Commencing at the SW Corner of the SW $\frac{1}{4}$ SE $\frac{1}{4}$, thence N89°24'35"E a distance of 959.41 feet, thence N00°35'28"W a distance of 412.94 feet to a point on the permanent Westerly right-of-way line of Interstate Highway No. 235, thence N31°30'15"W along said right-of-way line a distance of 20.00 feet to the **POINT OF BEGINNING**, thence continuing N31°30'15"W along said right-of-way line a distance of 329.93 feet to a point on the present South right-of-way line of East Sheridan Avenue, thence S89°49'46"W along said right-of-way line a distance of 187.35 feet, thence S37°59'10"W along said right-of-way line a distance of 30.89 feet to a point on the present East right-of-way line of North Lincoln Boulevard, thence S13°51'26"E along said right-of-way line a distance of 192.62 feet, thence S62°30'02.50"E a distance of 99.71 feet, thence Southeasterly on a curve to the left having a chord bearing of S74°21'59.15"E and a radius of 409.28 feet an arc distance of 167.68 feet, thence N75°36'02.79"E a distance of 86.57 feet to said **POINT OF BEGINNING**.

Containing 72100.23 sq. ft. or 1.66 acres, more or less.

Grantor, reserves and excepts unto itself, its successors and assigns **ALL EXISTING RIGHTS OF INGRESS AND EGRESS** from said 1.66 acres, more or less to the lands or rights-of-way covered by the abutting Interstate Highway No. 235 Limited Access Highway facility on the Easterly side, East Sheridan Avenue facility on the North side, and North Lincoln Boulevard Facility on the Westerly side, except that, Grantee, their successors and assigns shall have the right of access to the North Lincoln Boulevard facility, Commencing at the SW Corner of the SW $\frac{1}{4}$ SE $\frac{1}{4}$, thence N89°24'35"E a distance of 959.41 feet, thence N00°35'28"W a distance of 412.94 feet to a point on the permanent Westerly right-of-way line of Interstate Highway No. 235, thence N31°30'15"W along said right-of-way line a distance of 20.00 feet to the point of beginning, thence continuing N31°30'15"W along said right-of-way line a distance of 329.93 feet to a point on the present South right-of-way line of East Sheridan Avenue, thence S89°49'46"W along said right-of-way line a distance of 187.35 feet, thence S37°59'10"W along said right-of-way line a distance of 30.89 feet to a point on the present East right-of-way line of North Lincoln Boulevard, thence S13°51'26"E along said right-of-way line a distance of 117.62 feet to the **POINT OF BEGINNING**, thence S13°51'26"E along said right-of-way a distance of 75.00 feet to the **POINT OF ENDING**.

APPRAISED VALUE & BIDDING

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 THURSDAY, JUNE 13, 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 - U-369(61) & AA-55(5) - Part of Parcels 69 & 1 - Oklahoma 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.