

NOTICE OF LAND SALE

S-1056(11)
Part of Parcels 20 & 20.1
Rogers 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 November 15, 2018 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 November 15, 2018 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 SW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 30, T20N, R15E in Rogers County, Oklahoma. Said parcel of land being described by metes and bounds as follows:

Commencing at the SW corner of said SW $\frac{1}{4}$ SW $\frac{1}{4}$, thence N 88°47'10" E along the South line of said SW $\frac{1}{4}$ SW $\frac{1}{4}$ a distance of 1,160.19 feet, thence N 01°12'50" W a distance of 60.00 feet to the point of beginning, said point being on the permanent North right-of-way line of East Pine Street, thence S 88°47'10" W along said right-of-way line a distance of 645.67 feet to a point on the permanent East right-of-way line of State Highway No. 167, thence N 46°12'50" W along said permanent East right-of-way line a distance of 123.72 feet, thence N 07°36'02" E along said right-of-way line a distance of 928.34 feet, thence N 88°47'10" E a distance of 101.96 feet to a point on the present East right-of-way line of State Highway No. 167, thence S 36°23'07" E along said right-of-way line a distance of 563.66 feet, thence S 18°00'44" E along said right-of-way line a distance of 568.37 feet to said point of beginning.

Containing 472,626 sq. ft. or 10.85 acres, more or less.

Grantor, reserves and excepts unto itself, its successors and assigns ALL PREVIOUSLY ACQUIRED RIGHTS OF ACCESS from said 10.85 acres, more or less to the lands of rights-of-way covered by the abutting State Highway No. 167 Limited Access Highway facility on the West side, and East Pine Street on the South side of the above described property, except, that grantee, its successors and assignees shall have the right of ingress and egress to State Highway No. 167 from the North 742.34 feet of the South 1064.83 feet of the SW $\frac{1}{4}$ SW $\frac{1}{4}$ and from the East 550.19 feet of the West 1160.19 feet of the SW $\frac{1}{4}$ SW $\frac{1}{4}$.

The Oklahoma Department of Transportation has set the **minimum bid** requirement at **\$282,350.00** 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 Mike Patterson