

NOTICE OF LAND SALE

S-1056(11)
Part of Parcel 20
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 July 19, 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 July 19, 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 1/4 SW 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 1/4 SW 1/4, thence North along the West line of said SW 1/4 SW 1/4 a distance of 60.00 feet, thence East parallel to the South line of said SW 1/4 SW 1/4 a distance of 16.50 feet to the point of beginning, said point being the intersection of the present East right-of-way line of North 193rd East Ave. and the permanent North right-of-way line of East Pine Street, thence N 01°14'03" W along said present right-of-way line a distance of 930.85 feet to a point on the present West right-of-way line of State Highway No. 167, thence S 82°15'58" E along said right-of-way line a distance of 315.62 feet to a point on the permanent West right-of-way line of State Highway No. 167, thence S 07°36'00" W along said right-of-way line a distance of 892.30 feet to a point 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 174.72 feet to said point of beginning.

Containing 222,132 Sq. Feet or 5.10 acres, more or less.

Grantor, reserves and excepts unto itself, its successors and assigns ALL PREVIOUSLY ACQUIRED RIGHTS OF ACCESS from said 5.10 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 East side, N 193rd E Ave on the West Side, and East Pine Street on the South side of the above described property, except, that grantee, its successors and assigns shall have the right of ingress and egress to State Highway No. 167 from the North 645.45 feet of the South 941.98 feet of the SW 1/4 SW 1/4, also, except, that grantee, its successors and assigns shall have the right of ingress and egress to N 193rd E Ave along the West side of the above described property.

The Oklahoma Department of Transportation has set the **minimum bid** requirement at **\$133,279.20** 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