



Facilities Management Division NOTICE OF LAND SALE

Tuesday: October 22, 2019

Project(s): SU-7229(111)

Tulsa :County

Parcel(s): 47 & 48

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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. Bid proposals sent by REGISTERED MAIL will be received through the Oklahoma Department of Transportation, Facilities Management Division on **December 12, 2019 until 01:00 PM**. Hand Delivered bids will be received at the Oklahoma Department of Transportation Building, Facilities Management Division, 200 N.E. 21st Street, Room 1-B7, Oklahoma City, Oklahoma 73105 on **December 12, 2019 until 1:30 PM**. The bids will be opened and immediately read publicly on **December 12, 2019 at 1:30 PM** in the ODOT Project Management Conference Room located at the address above.

Description of Property:

A strip, piece, or parcel of land lying in part of the NW/4 of Section 26, T19N, R11E in Tulsa County, Oklahoma. Said parcel of land being described by metes and bounds as follows:

The West 200 feet of the South 225 feet of the North 300 feet of the NE/4 NW/4 NW/4, and the East 20 feet of the South 225 feet of the North 300 feet of the NW/4 NW/4 NW/4 of Section 26, T19N, R11 E, IB&M, Tulsa County, State of Oklahoma.

Containing 1.13 Acres (49,500 sq. ft.), more or less.

*Grantor, reserves and excepts unto itself, its successors and assigns **ALL RIGHTS OF INGRESS OR EGRESS** from said 1.13 acres, more or less to the lands or rights-of-way covered by the abutting State Highway No. 97 Highway facility on the Westerly side and the abutting West 41st Street South on the Northerly side, except that, Grantee, their successors and assigns shall have the right of access to the Southerly 60 feet of the above described property, said access being along the Easterly right-of-way line of State Highway No. 97, and shall also have the right of access to the Easterly 60 feet of the above described property, said access being along the Southerly right-of-way line of West 41st Street South.*

The Oklahoma Department of Transportation has set the **minimum bid** requirement at **\$723,500.00** for this sale. The parcel is being sold "**as is-where 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: LABEL THE OUTSIDE OF THE ENVELOPE WITH "SEALED BID".

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 Frank Roesler III, Transportation Manager, Facilities Management Division, 200 N.E. 21st Street, Oklahoma City, Oklahoma 73105, or by calling (405) 522-5659