

**Project(s):** 20307(05)

Atoka :County

**Part of Parcel(s):** 38

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Pursuant to Title 69 Oklahoma Statutes (2021), 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, Right-of-Way & Utilities Division on **November 13, 2025 until 1:00 PM CST**. Hand Delivered bids will be received at the Oklahoma Department of Transportation Building, Right-of-Way & Utilities Division, 200 N.E. 21st Street, Room 1-B7, Oklahoma City, Oklahoma 73105 on **November 13, 2025 until 1:30 PM CST**. The bids will be opened and immediately read publicly on **November 13, 2025 at 1:30 PM CST**. at the address above.

Description of Property:

*A strip, piece, or parcel of land lying in part of the NW/4 SW/4 of Section 29, T3S, R14E in Atoka County, Oklahoma. Said parcel of land being described by metes and bounds as follows:*

**COMMENCING** at Northwest corner of said NW/4 SW/4; thence S 01°02'57" E along the West line of said NW/4 SW/4 a distance of 1160.30 feet to the **POINT OF BEGINNING**, said point being where the Permanent South Right-of-Way line of SH-3 intersects the Present South Right-of-Way line of SH-3; thence S 83°13'34" E along said Permanent South Right-of-Way line of SH-3 a distance of 222.38 feet; thence S 88°54'44" E along said Permanent South Right-of-Way line of SH-3 a distance of 197.12 feet to a point on said Present South Right-of-Way line of SH-3; thence S 01°02'57" E and parallel with the West line of said NW/4 SW/4, along said Present South Right-of-Way line of SH-3, a distance of 159.67 feet; thence N 84°32'53" W along said Present South Right-of-Way line of SH-3 a distance of 420.00 feet to a point on the West line of said NW/4 SW/4; thence N 01°02'57" W along the West line of said NW/4 SW/4 and the Present South Right-of-Way line of SH-3 a distance of 149.74 feet to said **POINT OF BEGINNING**.

Containing 1.43 ac. ( 62,387.16 sq. ft. ), more or less.

Grantor reserves and excepts unto itself, its successors, and assigns any and all present SECTION LINE RIGHT-OF-WAY containing 0.06 acres, more or less, located along the West side of the above described property.

The Oklahoma Department of Transportation has set the **minimum bid** requirement at **\$9,617.00** 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 made payable to the "Oklahoma Department of Transportation." The balance of the successful high bid will be due in certified funds within thirty (30) calendar days after the approval by the Oklahoma Transportation Commission, and all **deposits submitted by non-successful bidders will be returned after said approval**. 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 V. Roesler III, Right-of-Way & Utilities Division, 200 N.E. 21st Street, Oklahoma City, Oklahoma 73105, or by calling (405) 521-2661