

Project(s): 10164(18)

Pontotoc :County

Part of Parcel(s): 05, 10, 12, 15, & 16

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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 **October 14, 2021 until 1:00 PM CST**. 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 **October 14, 2021 until 1:30 PM CST**. The bids will be opened and immediately read publicly on **October 14, 2021 at 1:30 PM CST** in the ODOT Project Management Conference Room located at the address above.

Description of Property:

*A strip, piece, or parcel of land lying in Section 29, T4N, R6E, in Pontotoc County, Oklahoma. Said Parcel of land being described as follows:*

**BEGINNING** at the Northwest corner of the S/2 NW/4 SW/4 NW/4; thence N 89°25'49" E along the North line of said S/2 NW/4 SW/4 NE/4 a distance of 338.70 feet to a point on the present Right-of-Way line of SH-1 / SH-3E / SH-99 / US-377; thence S 30°03'49" W a distance of 383.05 feet to a point on the South line of said S/2 NW/4 SW/4 NE/4, said point being on Right-of-Way line of SH-1 / SH-3E / SH-99 / US-377; thence S 13°25'27" W a distance of 232.00 feet; thence S 17°46'43" E a distance of 188.00 feet; thence S 37°43'48" E a distance of 172.00 feet; thence S 61°28'38" E a distance of 160.00 feet; thence S 75°24'16" E a distance of 152.00 feet to a point on the South line of said SW/4 SW/4 NE/4; thence N 89°27'26" E along the South line of said SW/4 SW/4 NE/4 a distance of 160.00 feet; thence N 17°05'48" W a distance of 344.45 feet; thence S 34°41'50" W a distance of 406.09 feet; thence S 89°27'37" W a distance of 347.96 feet to a point on the West line of said NW/4 SE/4, said point being on the present Right-of-Way line of SH-1 / SH-3E / SH-99 / US-377; thence N 00°47'47" W along the West line of said NW/4 SE/4 a distance of 1,648.59 feet to said **POINT OF BEGINNING**.

**ALSO**

*The Southeast Quarter of the Northwest Quarter.*

**ALSO**

*The Northeast Quarter of the Southwest Quarter.*

**LESS AND ACCEPT** a tract **BEGINNING** at the SE/4 NE/4 SW/4; thence S 89°22'19" W along the South line of said NE/4 SW/4 a distance of 76.69 feet to a point on the present Right-of-Way line of SH-1 / SH-3E / SH-99 / US-377; thence N 00°47'47" W, parallel with the East line of said NE/4 SW/4, a distance of 118.37 feet; thence N 34°59'19" E a distance of 131.41 feet to a point on the East line of said NE/4 SW/4, said point being on the present Right-of-Way line of SH-1 / SH-3E / SH-99 / US-377; thence S 00°47'47" E along the East line of said NE/4 SW/4 a distance of 225.20 feet to said **POINT OF BEGINNING**.

*Containing 92.24 acres (4,017,950.88 square feet) more or less.*

**Grantor, reserves, and excepts unto itself, its successors and assigns ALL PREVIOUSLY ACQUIRED RIGHTS OF ACCESS** from said 92.24 acres, more or less, to the lands or right-of-way covered by the abutting **SH-1 / SH-3E / SH-99 / US-377 LIMITED ACCESS HIGHWAY FACILITY** along the East side of the above described property.

The Oklahoma Department of Transportation has set the **minimum bid** requirement at **\$186,480.00** 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.

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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 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 Lance Grant, Facilities Management Division, 200 N.E. 21st Street, Oklahoma City, Oklahoma 73105, or by calling (405) 522-5659

STATE OF OKLAHOMA, DEPARTMENT OF TRANSPORTATION - by Tim Gatz