

Project(s): 11309(06)

Canadian :County

Part of Parcel(s): 9.2 & 10

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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 **October 09, 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 **October 09, 2025 until 1:30 PM CST**. The bids will be opened and immediately read publicly on **October 09, 2025 at 1:30 PM CST**. at the address above.

Description of Property:

A strip, piece, or parcel of land lying in part of Lots 45 & 46, Block 31 of Woodrun Addition to the City of Oklahoma City in Canadian County, Oklahoma. Said parcel of land being described by metes and bounds as follows:

COMMENCING at the Northwest corner of the NW/4 of Section 33, T12N, R5W, thence S 00°01'18" E along the West line of said NW/4 a distance of 1044.85 feet; thence N 89°58'42" E a distance of 160.00 feet to the **POINT OF BEGINNING**, said point being the intersection of the East Right-of-Way line of Czech Hall Road and the South Right-of-Way line of Interstate Highway No. 40; thence S 00°01'18" E along said East Right-of-Way line a distance of 366.18 feet to a point on the Southeasterly lot line of Lot 46; thence N 45°48'11" E along said lot line a distance of 103.59 feet to the Easterly line of said Lot 46; thence Northwesterly and Northeasterly along the Easterly lot lines of Lots 46 & 45 on a curve to the right having a radius of 50.00 feet and a chord bearing of N 10°23'25" E and an arc distance of 95.27 feet to the Northeasterly lot line of Lot 45; thence N 25°01'21" W along said lot line a distance of 201.45 feet; thence N 30°05'56" E along said lot line a distance of 25.13 feet to a point on the South right-of-way line of Interstate Highway No. 40; thence Northwesterly along said South Right-of-Way line on a curve to the right having a radius of 28,822.88 feet and a chord bearing of N 60°02'29" W and an arc distance of 19.05 feet to said **POINT OF BEGINNING**.

Containing 0.39 ac. (16,808.36 sq. ft.), more or less.

Controlled access is as previously acquired on Project No. 11309(06) and recorded in Book 2121 on Page 864 and Book 2120 on Page 405 of the County Clerk's records in Canadian County, Oklahoma, except, that grantor(s)/defendant(s), heirs, successors or assigns, shall have the right of access in and to the abutting **NORTHWEST 7TH STREET LOCAL ROAD** along the Easterly and Southerly sides of the above described property.

The Oklahoma Department of Transportation has set the **minimum bid** requirement at **\$7,000.00** 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

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STATE OF OKLAHOMA, DEPARTMENT OF TRANSPORTATION - by Tim Gatz