

**Project(s):** 02070(06)

Grady :County

**Part of Parcel(s):** 4

Page 1 of 2

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 09, 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 **December 09, 2021 until 1:30 PM CST**. The bids will be opened and immediately read publicly on **December 09, 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 part of Lot 1, Block 7 of Four Lakes Phase I, a subdivision of the S½ Section 35, T8N, R5W, according to the recorded plat thereof, in Grady County, Oklahoma. Said parcel of land being described by metes and bounds as follows:*

*Beginning at the SW corner of said Lot 1, thence N 00°02'50" W along the West line of said Lot 1 a distance of 254.59 feet to a point on the present South right-of-way line of US Highway No. 62, thence Northeasterly along said line on a curve to the right having a chord bearing of N 77°16'23" E and having a radius of 3,845.14 an arc distance of 212.38 feet to a point on the North line of said Lot 1, thence N 89°40'06" E along said North line a distance of 29.89 feet to a point on the Easterly line of said Lot 1, thence S 54°04'12" E along said Easterly line a distance of 43.23 feet to a point on the East line of said Lot 1, thence S 00°12'54" E along said East line a distance of 113.17 feet, thence S 05°20'51" E along said East line a distance of 110.90 feet, thence S 00°12'55" W along said East line a distance of 26.24 feet to a point on the Southwesterly line of said Lot 1, thence S 44°50'16" W along said Southwesterly line a distance of 35.51 feet to a point on the South line of said Lot 1, thence S 89°44'26" W along said South line a distance of 257.44 feet to point of beginning.*

*Containing 77,589 Sq. Ft. or 1.78 acres, more or less.*

*Grantor, reserves and excepts unto itself, its successors and assigns **ALL RIGHTS OF INGRESS AND EGRESS** from said 1.78 acres, more or less to the lands or rights-of-way covered by the abutting U.S. Highway No. 62 facility along the Northerly side of the above described property.*

*Grantor, reserves and excepts, unto itself, its successors and assigns a **PERPETUAL UTILITY EASEMENT** upon, over, below, and across the Northerly 20.00 feet of the above described 1.78 acres, more or less, and being further described by metes and bounds as follows:*

*Commencing at the SW corner of said Lot 1, thence N 00°02'50" W along the West line of said Lot 1 a distance of 233.40 feet to the point of beginning, thence continuing N 00°02'50" W along said West line a distance of 21.19 feet to a point on the present South right-of-way line of US Highway No. 62, thence Northeasterly along said right-of-way line on a curve to the right having a chord bearing of N 77°16'23" E and having a radius of 3,845.14 an arc distance of 212.38 feet to a point on the North line of said Lot 1, thence N 89°40'06" E along said North line a distance of 29.89 feet to a point on the Easterly line of said Lot 1, thence S 54°04'12" E along said Easterly line a distance of 19.99 feet, thence Southwesterly on a curve to the left having a chord bearing of S 77°36'05" W and having a radius of 3,825.14 an arc distance of 253.38 feet, thence S 70°43'50" W a distance of 6.11 feet to said point of beginning.*

*This perpetual utility easement is granted for the sole purpose of enabling the Grantor, its officers, agents, employees, contractors, permittees, and assigns to go upon, survey, locate, construct, build and maintain utility facilities, and all necessary or convenient appurtenances thereto, and includes the permanent right of ingress and egress by the State of Oklahoma, its officers, agents, employees, contractors, permittees, and assigns.*

The Oklahoma Department of Transportation has set the **minimum bid** requirement at **\$37,500.00** for this sale. The

(Continued on next page)

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**Page 2 of 2**

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 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