

Project(s): 00008(02)

Tulsa :County

Part of Parcel(s): 11.1

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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 **April 10, 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 **April 10, 2025 until 1:30 PM CST**. The bids will be opened and immediately read publicly on **April 10, 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 E2 NE/4 NW/4 of Section 4, T21N, R14E in Tulsa County, Oklahoma. Said parcel of land being described by metes and bounds as follows:

COMMENCING at the Northeast corner of said E/2 NE/4 NW/4; thence S 88°39'02" W along the North line of said E/2 NE/4 NW/4 a distance of 610.00 feet; thence S 01°20'58" E and Parallel with the East line of said E/2 NE/4 NW/4 a distance of 456.10 feet to a point on the Permanent East Right-of-Way line of North 135th East Avenue and the **POINT OF BEGINNING**; thence continuing S 01°20'58" E and Parallel with said East line and the Permanent East Right-of-Way line of North 135th East Avenue a distance of 203.90 feet to a point on the Present East Right-of-Way line of US-169; thence N 88°39'02" E along said Present East Right-of-Way line of US-169 and Parallel with the North line of said E/2 NE/4 NW/4 a distance of 280.67 feet to a point on the Permanent East Right-of-Way line of US-169; thence Northwesterly on a curve to the Left along said Permanent East Right-of-Way line of US-169 having a radius of 497.96 feet and distance of 354.35 feet (Chord Bearing of N 55°21'07" W and Chord Length of 346.92 feet) to said **POINT OF BEGINNING**.

Containing 0.82 acres (35,873.97 sq. ft.), more or less.

*Grantor, reserves and excepts unto itself, its successors and assigns **ALL RIGHTS OF INGRESS AND EGRESS** from said 0.82 acres, more or less to the lands or rights-of-way covered by the abutting **UNITED STATES HIGHWAY NO. 169 LIMITED ACCESS HIGHWAY FACILITY** along the Northerly and Easterly side of the above described property, except that, Grantee, their successors and assigns shall have the right of access to the abutting **NORTH 135TH EAST AVENUE** along the Westerly side of the above described property.*

The Oklahoma Department of Transportation has set the **minimum bid** requirement at **\$179,370.00** 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