

Project(s): SAP-12(12)

Choctaw :County

Part of Parcel(s): 51

Page 1 of 1

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 **January 12, 2023 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 **January 12, 2023 until 1:30 PM CST**. The bids will be opened and immediately read publicly on **January 12, 2023 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 the SE/4 SE/4 of Section 9, Township 7 South, Range 17 East in Choctaw County, Oklahoma. Said parcel of land is described by metes and bounds as follows:

Commencing at the Southwest corner of said SE/4 SE/4, Thence North 01°30'04 West along the West line of said SE/4 SE/4 a distance of 387.36 feet to a point on the present West right-of-way line of US-271, Thence North 28° 43'40" East along said right-of-way line a distance of 135.49 feet to the Point of Beginning, Thence North 88° 28'22" East and parallel with the South line of said SE/4 SE/4 a distance of 274.61 feet, Thence Northwesterly on a curve to the left having a radius of 8,394.52 feet and an arc length of 213.99 feet, Thence South 88°28'22" West and parallel with the South line of said SE/4 SE/4 as distance of 170.50 feet to a point on the present West right-of-way line of US-271, Thence South 13°36'41 West along said right-of-way line a distance of 189.49 feet, Thence South 28°43'40" West along said right-of-way line a distance of 31.80 feet to said Point of Beginning.

Containing 1.06 acres or 46,132.19 SF more or less.

The Oklahoma Department of Transportation has set the **minimum bid** requirement at **\$5,300.00** 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 Lance Grant, Right-of-Way & Utilities Division, 200 N.E. 21st Street, Room 1-B7, Oklahoma City, Oklahoma 73105, or by calling (405) 522-5659

STATE OF OKLAHOMA, DEPARTMENT OF TRANSPORTATION - by Tim Gatz