

Project(s): 18887(18)(19)

Rogers :County

Part of Parcel(s): 1, 27, & 28

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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 **August 10, 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 **August 10, 2023 until 1:30 PM CST**. The bids will be opened and immediately read publicly on **August 10, 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 NE/4 SE/4 of Section 35, T21N, R16E in Rogers County, Oklahoma. Said parcel of land being described by metes and bounds as follows:

COMMENCING at the NE corner of said NE/4 SE/4; thence S01°22'44"E along the East line of said NE/4 SE/4 a distance of 589.76 feet to a point on the Permanent West Right-of-Way line for SH-88 and the **POINT OF BEGINNING**; thence continuing S01°22'44"E along the East line of said NE/4 SE/4 a distance of 211.53 feet to a point on the Permanent East Right-of-Way line for County Line Road (Meadow Road); thence N42°16'27"W along the Permanent East Right-of-Way line for County Line Road (Meadow Road) a distance of 345.46 feet; thence Northwesterly along the Permanent East Right-of-Way line for County Line Road (Meadow Road) on an curve to the right having a radius of 235.44 feet and an arc distance of 376.19 feet (Chord Bearing of N03°29'58"E and a Chord Distance of 337.43 feet) to a point on the Permanent West Right-of-Way line for SH-88; thence S28°29'01"E along the the Permanent West Right-of-Way line for SH-88 a distance of 433.41 feet to a point on the East line of said NE/4 SE/4 and said **POINT OF BEGINNING**.

ALSO:

A strip, piece, or parcel of land lying in part of the NW/4 SW/4 of Section 36, T21N, R16E in Rogers County, Oklahoma. Said parcel of land being described by metes and bounds as follows:

COMMENCING at the NW corner of said NW/4 SW/4; thence S01°22'44"E along the West line of said NW/4 SW/4 a distance of 589.76 feet to a point on the Permanent West Right-of-Way line for SH-88 and the **POINT OF BEGINNING**; thence continuing S01°22'44"E along the West line of said NW/4 SW/4 a distance of 211.53 feet to a point on the Permanent East Right-of-Way line for County Line Road (Meadow Road); thence S42°16'27"E along the Permanent East Right-of-Way line for County Line Road (Meadow Road) a distance of 25.20 feet; thence N01°22'44"W a distance of 198.35 feet to a point on the Permanent West Right-of-Way line for SH-88; thence N28°29'01"W along the the Permanent West Right-of-Way line for SH-88 a distance of 36.21 feet to a point on the West line of said NW/4 SW/4 and said **POINT OF BEGINNING**.

Containing in both parcels 1.90 ac. (82,612.04 sq. ft.), more or less.

Grantor reserves and excepts unto itself, its successors, and assigns any and all present **SECTION LINE RIGHT-OF-WAY**, Containing 0.16 ac. (6,980.61 sq. ft.), more or less, located along the East side of the above described property.

Grantor, reserves and excepts unto itself, its successors and assigns **ALL PREVIOUSLY ACQUIRED RIGHTS OF ACCESS AND ALL RIGHTS OF INGRESS AND EGRESS** from said 1.90 acres, more or less to the lands or rights-of-way covered by the abutting **STATE HIGHWAY NO. 88 LIMITED ACCESS HIGHWAY FACILITY** along the Easterly side of the above described property.

The Oklahoma Department of Transportation has set the **minimum bid** requirement at **\$11,500.00** 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,

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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

STATE OF OKLAHOMA, DEPARTMENT OF TRANSPORTATION - by Tim Gatz