



Notice of Land Sale

Wednesday, August 18, 2021

WHEN FILLING BY HAND, PLEASE PRINT CLEARLY & LEGIBLY

oklahoma.gov/odot

Project(s): 09482(05)

Rogers :County

Part of Parcel(s): 12

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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 **November 04, 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 **November 04, 2021 until 1:30 PM CST**. The bids will be opened and immediately read publicly on **November 04, 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 4 of Falcon Ridge in Rogers County. Said parcel of land being described by metes and bounds as follows:

BEGINNING at the NW corner of said Lot 1, thence N88°49'40"E along the North line of said Lot 1 a distance of 305.01 feet to the NE corner of said Lot 1; thence S01°25'21"E along the East line of said Lot 1 a distance of 116.53 feet; thence S89°03'31"W a distance of 304.53 feet; thence Northerly on a curve to the right having a chord bearing of N05°55'42"W and having radius of 40.00 feet and an arc distance of 6.28 feet to a point on the West line of said Lot 1; thence N01°25'22"W along said West line a distance of 109.04 feet to said **POINT OF BEGINNING**.

Containing 35,355 sq. ft. or 0.81 acres, more or less.

The Oklahoma Department of Transportation has set the **minimum bid** requirement at **\$46,350.00** 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 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