



Notice of Land Sale

Friday, February 12, 2021

WHEN FILLING BY HAND, PLEASE PRINT CLEARLY & LEGIBLY

www.odot.org/landforsale/

Project(s): 00008(02)

Tulsa :County

Parcel(s): 88 & 89

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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 **April 08, 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 **April 08, 2021 until 1:30 PM CST**. The bids will be opened and immediately read publicly on **April 08, 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 the SW/4 SW/4 SE/4 of Section 28, T22N, R14E in Tulsa County, Oklahoma. Said parcel of land being described by metes and bounds as follows:

*Commencing at the SE corner of said SW/4 SW/4 SE/4; thence N01°13'29"W along the East line of said SW/4 SW/4 SE/4 a distance of 140.53 feet to the **POINT OF BEGINNING**, said point being on the present East right-of-way line of US-169; thence N76°42'26"W along the permanent East right-of-way line of US-169 a distance of 482.31 feet; thence Northerly on a curve to the left having a radius of 43,196.84 feet and an arc length of 400.16 feet (having a chord of N03°42'12"W - 400.16 feet) along the permanent East right-of-way line of US-169 to a point on the North line of said SW/4 SW/4 SE/4, said point being on the present Northerly right-of-way line US-169; thence N88°52'48"E along said North line and the present Northerly right-of-way line of said SW/4 SW/4 SE/4 a distance of 484.22 feet to the NE corner of said SW/4 SW/4 SE/4; thence S01°13'29"E along the East line of said SW/4 SW/4 SE/4 and the present Easterly right-of-way line a distance of 519.47 feet to said **POINT OF BEGINNING**.*

Containing 5.01 acres (162,766 square feet), more or less.

*Grantor, reserves and excepts unto itself, its successors and assigns **ALL PREVIOUSLY ACQUIRED RIGHTS OF ACCESS** from said 5.01 acres, more or less to the lands or rights-of-way covered by the abutting **US HIGHWAY NO. 169 LIMITED ACCESS HIGHWAY** along the South and West sides of the above described property.*

The Oklahoma Department of Transportation has set the **minimum bid** requirement at **\$32,500.00** 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, 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. The balance of the bid will be due in certified funds within thirty (30) calendar days after the approval by the Oklahoma Transportation Commission. **Deposits submitted by non-successful bidders will be returned.** 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 Roesler III, Transportation Manager, 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