



LAND FOR SALE

**Vacant parcel North Hickory Street and West Hobson Avenue,
Sapulpa, OK 74066**

Bids must be received by June 10, 2019

LEGAL DESCRIPTION

All of Lot 5, less and except the East 31 feet thereof in Block 17, Original Town to the City of Sapulpa, Creek County, Oklahoma, according to the recorded plat thereof.

DIRECTIONS

From Interstate Highway 44 in Tulsa, take the Oklahoma Highway 97 exit 215, toward Sapulpa/Sand Springs. Then turn right onto North 9th Street/Oklahoma Highway 97. Continue to follow Oklahoma Highway 97 for 1.07 miles. Then turn right onto Dewey Avenue/Oklahoma Highway 66. Take third right onto North Hickory Street. Then take a right onto West Hobson Avenue. The subject property is located on the corner North Hickory Street and West Hobson Avenue.

PROPERTY CONDITION

The subject site is located at the northeast corner of the intersection of Hickory Street and Hobson Avenue. It is a near rectangular parcel with 100 feet of frontage on the east side of Hickory and a consistent depth of 100 feet. The south boundary contains 206.9 feet of frontage on the north side of Hobson with the rear boundary being 201.4 feet in length. This indicates a total size area of approximately 20,400 square feet or .47 acres. (Per appraiser) **PROPERTY SELLS "AS IS, WHERE IS."**

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TERMS AND CONDITIONS OF AUCTION

GENERAL INFORMATION: ANNOUNCEMENTS ON THE DAY OF SALE SUPERCEDE ALL OTHER ANNOUNCEMENTS, ORAL OR WRITTEN. Interested bidders may inspect the property by appointment with proper notice. The Office of Management and Enterprise Services reserves the right to reject any or all bids at the sealed bid auction. **NO BID IS OFFICIALLY ACCEPTED UNTIL APPROVAL BY THE DIRECTOR OF OMES REAL ESTATE AND LEASING SERVICES.** Bids will be opened at the Will Rogers Building, 2401 N. Lincoln Blvd., Oklahoma City, Oklahoma, in the second-floor conference room at **10 a.m. Monday, June 10, 2019.** OMES staff will publicly open and tabulate bids on the auction date and sale to the highest bidder with OMES approval.

APPRAISED VALUE: \$50,000. OMES may reject any bids under \$32,500.

1. **SEALED BIDS MUST BE DELIVERED BEFORE 10 A.M. MONDAY, JUNE 10, 2019. IF MAILED, THE BID MUST BE RECEIVED BY OMES REALS NO LATER THAN THE BID OPENING DATE AND TIME.** Mailing address: Office of Management and Enterprise Services, ATTN: OMES REALS, P.O. Box 53448, Oklahoma City, OK 73152, or hand-delivered by appointment only after calling 405-521-3819 to pre-arrange a drop-off time.
2. The official OMES Real Estate and Leasing Services bid form must be signed by the bidder or an authorized representative.
3. Each bid must be accompanied by a check in the amount of 10% of the bidder's bid amount as earnest money deposit, made payable to the Office of Management and Enterprise Services. Checks will be returned to unsuccessful bidders.
4. Bids must be enclosed in a SEALED envelope, bearing the notation on the outside of the envelope "BID for auction – Lot five (5) Block 17 Sapulpa, Creek County."
5. The State of Oklahoma makes no warranties or representations of any kind, and the property is being sold "as is, where is" and subject to all easements, rights of way and restrictions of record. Prospective bidders are advised to inspect the property for themselves prior to bidding. All acreages and square footage are approximate and should be measured prior to bidding by interested bidders.

POST AUCTION

Buyers will be responsible for paying all their own costs of closing, including abstract costs, and any other associated costs for the purchase of the property. The buyer is required to execute the sales contract within five days of the auction date. If the buyer fails to execute the sales contract, then the seller may, at the seller's option, retain all earnest money paid by the buyer. Closing will be set within 30 days of the execution of the sales contract, unless an alternative date is agreed upon between the parties.

Possession will be given to the purchaser after the closing of the sale at the title company and after full payment of the purchase price has been tendered to the Office of Management and Enterprise Services; conveyance will be by quitclaim deed, surface rights only.

Bid packets will be available at the walk-through, by phone at 405-521-3819 or by emailing infoREALS@omes.ok.gov.

This notice is also published electronically at: <http://omes.ok.gov/services/real-estate-leasing-services> and <http://omes.ok.gov/services/real-estate-leasing-services/underutilized-property-auctions>.



Official Sealed Bid Form
Sale of Real Property

I HEREBY SUBMIT MY SEALED BID FOR THE SALE OF THE PROPERTY DESCRIBED BELOW:

Property Address: Vacant parcel North Hickory Street and West Hobson Avenue, Sapulpa, OK 74066.

Legal Description: All of Lot five (5), less and except the east 31 feet thereof in Block 17, Original Town to the City of Sapulpa, Creek County, Oklahoma, according to the recorded plat thereof.

\$	DOLLARS
Bid Amount	

STATE OF OKLAHOMA, OFFICE OF MANAGEMENT AND ENTERPRISE SERVICES, REAL ESTATE AND LEASING SERVICES RESERVES THE RIGHT TO REJECT ANY AND ALL BIDS AND/OR WAIVE ANY INFORMALITY.

By making a formal bid, and by my signature below, I acknowledge and hereby certify that I have read, understood and agree to the TERMS OF THE PUBLIC NOTICE OF SEALED BID AUCTION FOR THE ABOVE DESCRIBED PROPERTIES, published by the State of Oklahoma, Office of Management and Enterprise Services for the above described property. I hereby approve and accept all of the terms and conditions of the Sealed Bid Notice. **My check made out to the Office of Management and Enterprise Services in the amount of 10% of my bid amount is enclosed.**

Date of Bid

(Bidder's Signature)

(Print Bidder's Name)

(Bidder's Signature)

(Print Bidder's Name)

(Physical Address – MUST be provided – no P.O. Boxes)

(Mailing Address, if different)

(Phone)

(Cell or Alternate Phone)

(Email Address)

Sealed bids must be delivered before 10 a.m. Monday, June 10, 2019. IF MAILED, THE BID MUST ALSO BE RECEIVED BY OMES REALS NO LATER THAN THE BID OPENING DATE AND TIME. By mail: OMES Real Estate and Leasing Services, P.O. Box 53448, Oklahoma City, Oklahoma 73152, or hand-delivered by appointment only after calling 405-521-3819 to pre-arrange a drop-off time. Bids will be opened at **10 a.m. Monday, June 10, 2019.**

Contact information: Call 405-521-3819 or email infoREALS@omes.ok.gov.