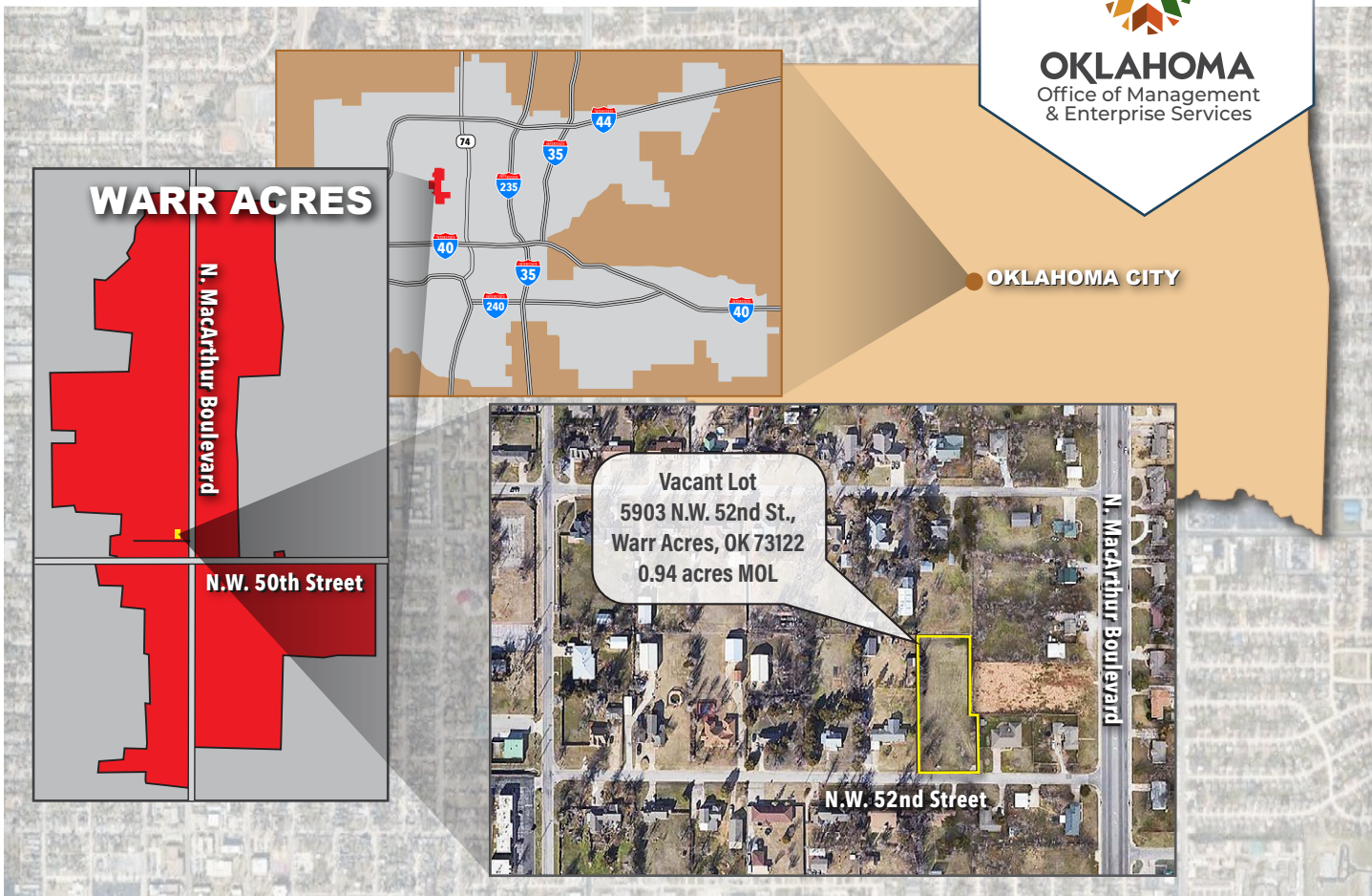




OKLAHOMA
Office of Management
& Enterprise Services



REAL ESTATE FOR SALE BY AUCTION

Vacant Lot - 5903 N.W. 52nd St., Warr Acres, OK 73122

Bids must be received before 5 p.m. Wednesday, April 3, 2024.

LEGAL DESCRIPTION:

The west 10 feet of Lot 5 and all of Lot 19, Block 2, Warr Acres, Oklahoma County, Oklahoma, according to the recorded plat thereof.

DIRECTIONS:

The vacant lot is situated along the north side of N.W. 52nd Street and approximately 300 feet west of N. MacArthur Boulevard and located within the City of Warr Acres.

PROPERTY CONDITION:

Vacant lot is rectangular in shape with 132 feet of frontage and is approximately 300 feet deep comprising 40,798 square feet or 0.94 acres more or less. Mostly flat with grass and some trees. (Per Appraiser)

PROPERTY SELLS AS IS, WHERE IS.”



Vacant lot – 5903 N.W. 52nd St., Warr Acres, OK 73122

TERMS AND CONDITIONS OF AUCTION

GENERAL INFORMATION: Announcements on the day of sale supersede all other announcements, oral or written. Interested bidders may inspect the property by appointment. 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 Real Estate and Leasing Services.** Bids will be opened at **10 a.m. on April 10, 2024**, in the third-floor conference room of the Denver Davison Building, 1915 N. Stiles, Oklahoma City, OK 73105. OMES staff will publicly open and tabulate bids on the auction date; sale to the highest bidder with OMES approval.

APPRAISED VALUE: \$115,000. Pursuant to state statute, the property may not be sold for less than 90% of the appraised value.

- 1. SEALED BIDS MUST BE HAND DELIVERED BEFORE 5 P.M., OR POSTMARKED, NO LATER THAN APRIL 3, 2024.** If postmarked by the deadline, **the bid must also be received by OMES no later than the bid opening date and time.** Mailing address: **Office of Management and Enterprise Services, ATTN: REALS, P.O. Box 53448, Oklahoma City, OK 73152, or hand delivered to REALS, Denver Davison Building, 1915 N. Stiles, Room 305, Oklahoma City, OK 73105.**
2. 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 – 5903 N.W. 52nd Street, Warr Acres, OK 73122.**
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, right-of-ways 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 are responsible for paying their own closing costs, and any other costs associated with the purchase of the property. The buyer is required to execute the sales contract within five days from 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 is 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 Quit Claim deed, surface rights only.

Bid packets are available by phone at 405-521-2112 or email Eva.thurman@omes.ok.gov.

This notice is also published electronically at oklahoma.gov/omes/divisions/capital-assets-management/real-estate-leasing-services/opportunities/sealed-bid-auctions-property-sales.html.

Issue date: March 13, 2024.

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

Property Address: Vacant lot – 5903 N.W. 52nd St., Oklahoma City, OK 73122.

Legal Description: The west 10 feet of Lot 5 and all of Lot 19 in Block 2, Warr Acres, Oklahoma County, Oklahoma, according to the recorded plat thereof.

\$	DOLLARS
<i>Bid amount</i>	

STATE OF OKLAHOMA, OFFICE OF MANAGEMENT AND ENTERPRISE SERVICES (OMES), 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 PROPERTY, 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

Sealed BIDS must be hand delivered before 5 p.m., or postmarked, no later than Wednesday, April 3, 2024. If postmarked by the deadline, the bid must also be received by REALS no later than the bid opening date and time. Mailing address: Office of Management and Enterprise Services, ATTN: REALS, P.O. Box 53448, Oklahoma City, OK 73152, or hand delivered to REALS, Denver Davison Building, 1915 N. Stiles, Rm. 305, Oklahoma City, OK 73105. Bids will open at **10 a.m. Wednesday, April 10, 2024.**

Contact information:
Phone 405-521-2112 or email eva.thurman@omes.ok.gov.