Interested bidders may inspect the property by appointment.

OKLAHOMA
Office of Management & Enterprise Services



REAL ESTATE FOR SALE BY AUCTION

8189 U.S. Highway 70, Waurika, OK 73573

Bids must be received before 5 p.m. Friday, April 22, 2022.

LEGAL DESCRIPTION:

A tract of land lying in the southwest quarter (SW/4) of Section Thirty-six (36), Township Four (4) South, Range Eight (8) West of the I.M., Jefferson County, Oklahoma, and being more particularly described as follows, to-wit: Commencing at the southwest corner of said SW/4; thence S89°58'42"E along the south line a distance of 1341.50 feet to the point of beginning; thence N89°58'42"W a distance of 479.90 feet to the easterly right-of-way line of the C.R.I.&P. Railway; thence N19°06'13"W on said easterly right-of-way line a distance of 461 feet (measured 461.45 feet); thence N70°46'37"E a distance of 448 feet (measured 449.25 feet); thence S19°29'18"E a distance of 619.63 feet to the point of beginning.

DIRECTIONS:

Property is located north of U.S. Highway 70 and west of Rotary Lane and east of South Main Street approximately one-half mile southeast of downtown Waurika.

PROPERTY CONDITION:

Existing, single story building built of tilt up concrete construction and containing a total of 8,960 square feet (6,193 square feet of office space and 2,767 square feet of warehouse space, MOL) situated on 5.62 acres MOL, which is mostly rectangular in shape. The building has a built-up roof system with five mounted central HVAC units, ductwork throughout with ADA accessible bathrooms in the office space. The warehouse portion is attached and located on the north end of the building with three overhead garage doors, pedestrian doors and an office area. Parking area has 38 parking spaces, including four handicap parking spaces. (Per appraiser) **PROPERTY SELLS AS IS, WHERE IS.**

OMES Real Estate and Leasing Services, P.O. Box 53448, Oklahoma City, OK 73152 infoREALS@omes.ok.gov 405-521-2112



OKLAHOMA
Office of Management & Enterprise Services

8189 U.S. Highway 70, Waurika, OK 73573

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 Thursday, April 28, 2022**, in the first-floor conference room of the Will Rogers Building, 2401 N. Lincoln Blvd., 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: $360,000. 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 FRIDAY, APRIL 22, 2022.** 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, Will Rogers Building, 2401 N. Lincoln Blvd., Room 126, 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 – 8189 U.S. Highway 70, Waurika, OK 73573.**
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 60 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.

For questions, contact REALS at 405-521-2112 or infoREALS@omes.ok.gov.
This notice is also published electronically at omes.ok.gov/services/real-estate-leasing-services.

Issue date: March 31, 2022.

This publication is issued by the Office of Management and Enterprise Services as authorized by Title 62, Section 34.
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OKLAHOMA
Office of Management
& Enterprise Services

Official Sealed Bid Form
Sale of Real Property

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

Property Address: 8189 U.S. Highway 70, Waurika, OK 73573

Legal Description: A tract of land lying in the southwest quarter (SW/4) of Section Thirty-six (36), Township Four (4) South, Range Eight (8) West of the I.M., Jefferson County, Oklahoma, and being more particularly described as follows, to-wit: Commencing at the southwest corner of said SW/4; thence S89°58'42"E along the south line a distance of 1341.50 feet to the point of beginning; thence N89°58'42"W a distance of 479.90 feet to the easterly right-of-way line of the C.R.I.&P. Railway; thence N19°06'13"W on said easterly right-of-way line a distance of 461 feet (measured 461.45 feet); thence N70°46'37"E a distance of 448 feet (measured 449.25 feet); thence S19°29'18"E a distance of 619.63 feet to the point of beginning.

$	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 hand delivered before 5 p.m., or postmarked, no later than Friday, April 22, 2022. ***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, Will Rogers Building, 2401 N. Lincoln Blvd., Room 126, Oklahoma City, OK 73105. Bids will be opened at **10 a.m. Thursday, April 28, 2022.**

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