



OKLAHOMA
Office of Management
& Enterprise Services



REAL ESTATE FOR SALE BY AUCTION

Vacant Land, Tulsa, OK

Bids must be received before 5 p.m. Thursday, Aug. 28, 2025.

LEGAL DESCRIPTION:

A part of the North Half of the Northwest Quarter (NW/4) of the Northwest Quarter (N/2 NW NW) of Section Twenty (20), Township Twenty (20) North, Range Thirteen (13) East of the Indian Meridian, Tulsa County, Oklahoma, more particularly described as follows: Beginning at the Northeast corner of the Northwest Quarter of the Northwest Quarter (NW/4 NW/4) of said Section 20; thence West along the North line of the said Northwest Quarter (NW/4) a distance of 405.00 feet; thence South and parallel to the East line of said Northwest Quarter (NW/4) a distance of 615.53 feet; thence East and parallel to the North line of the Northwest Quarter (NW/4) a distance of 405.00 feet to a point in the East line of the said Northwest Quarter of the Northwest Quarter (NW/4 NW/4), said point being 615.53 feet South of the Northeast corner of the said Northwest Quarter of the Northwest Quarter (NW/4 NW/4); thence North along the East line of the said Northwest Quarter of the Northwest Quarter (NW/4 NW/4) a distance of 615.53 feet to the point of beginning.

DIRECTIONS:

The subject property is located on the south side of East 36th Street North, which is less than one-half mile west of U.S. Highway 75 and one-half mile north of State Highway 11 (Gilcrease Expressway) with easy access from both these highways.

PROPERTY CONDITION:

Vacant parcel of commercial land with two curb cuts along the south side of East 36th Street North and one along the west side of North Birmingham Avenue. The parcel is mostly flat with a slight slope from the west to the east and is all grass with the exception of the three concrete entrance drives. There is no fencing located on the property, and it is approximately 5.29 acres, or 230,432 sq. ft., of land.



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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 only. 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 receiving approval from the director of Real Estate and Leasing Services.** Bids will be opened at **10 a.m. on Friday, Sept. 5, 2025**, in the third-floor conference room (Houston Room-380A) of the 201 Building, 201 W. 5th St., Tulsa, OK 74103. OMES staff will publicly open and tabulate bids on the auction date; sale will be made to the highest bidder with OMES approval.

APPRAISED VALUE: \$185,000.00. The property may not be sold for less than 100% of the appraised value.

- 1. SEALED BIDS MUST BE HAND-DELIVERED BEFORE 5 P.M., OR POSTMARKED, NO LATER THAN Thursday, Aug. 28, 2025.** If postmarked by the deadline, **the bid must also be received by OMES 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.** Hand-delivery to: **REALS, Denver Davison Building, 1915 N. Stiles Ave., 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 – Tulsa Vacant Land.**
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 values 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 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 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.

Request a bid packet: Call 405-521-2112 or email eva.thurman@omes.ok.gov.

This notice is also published electronically at <https://oklahoma.gov/omes/divisions/capital-assets-management/real-estate-leasing-services/opportunities.html>.

Issue date: Aug. 7, 2025

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

Legal description:

A part of the Northwest Quarter of the Northwest Quarter (NW/4 NW/4) of Section 20, Township 20 North, Range 13 East of the Indian Meridian, Tulsa County, Oklahoma, more particularly described as follows: beginning at the Northwest corner of the said Section 20; thence South 00°7'58" East along the westerly line of the said Section 20 a distance of 659.68 feet to a point on the westerly extension of the northerly line of ATLANTA CIRCLE ADDITION, an addition to the City of Tulsa, according to the recorded plat thereof; thence North 89°58'32" East along the said extension and along the said northerly line a distance of 310.67 feet to the point of beginning; thence North 00°07'58" West and parallel to the westerly line of the said Section 20 a distance of 142.64 feet; thence North 55°51'16" East parallel to the southeasterly right-of-way line of Mohawk Boulevard a distance of 150.00 feet; thence North 34°08'44" West a distance of 140.00 feet to a point on the said southeasterly right-of-way line of Mohawk Boulevard; thence North 55°51'16" East along the said right-of-way line of Mohawk Boulevard a distance of 300.00 feet; thence South 34°08'44" a distance of 187.75 feet; thence North 89°52'37" East and parallel to the northerly line of the said Section 20 a distance of 204.92 feet to a point that is 405.00 feet West of the easterly line of the said Northwest Quarter of the Northwest Quarter (NW/4 NW/4); thence South 00°02'019" East and parallel to the said easterly line a distance of 355.89 feet to a point on the northerly line of the said ATLANTA CIRCLE ADDITION; thence South 89°58'32" West along the said northerly line a distance of 604.06 feet to the point of beginning.

\$	DOLLARS
Bid amount	

THE 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 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)

(Bidder's printed name)

(Bidder's signature)

(Bidder's printed name)

(Physical address – **must** be provided – no P.O. Boxes)

(Mailing address, if different)

(Phone)

(Cell or alternate phone)

(Email address)

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