



Notice of Land Sale

Tuesday, March 30, 2021

WHEN FILLING BY HAND, PLEASE PRINT CLEARLY & LEGIBLY

www.odot.org/landforsale/

Project(s): 10010(05)

Cherokee :County

Parcel(s): 76

Page 1 of 1

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 **May 13, 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 **May 13, 2021 until 1:30 PM CST**. The bids will be opened and immediately read publicly on **May 13, 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 part of the NW4 SW4 NE4 of Section 10, T15N, R22E, in Cherokee County, Oklahoma. Said parcel of land being described by metes and bounds as follows:

BEGINNING at a point 280.0 feet East of the Northwest Corner of the NW4 of the SW4 of the NE4 of said Section 10; thence South to the North side of Highway No. 82; thence East along said North side of Highway No. 82 a distance of 284.0 feet; thence North to the North line of the NW4 of the SW4 of the NE4; thence West a distance of 284.0 feet to said **POINT OF BEGINNING**. **LESS AND EXCEPT** Commencing at the Northwest Corner of the NW4 of the SW4 of the NE4 of said Section 10; thence N89°51'00"E a distance of 263.50 feet for the true **POINT OF BEGINNING**; thence N89°51'00"E a distance of 130.00 feet; thence S00°07'33"W a distance of 156.18 feet; thence S88°46'50"W a distance of 130.00 feet; thence N00°07'23"E a distance of 158.60 feet to the true **POINT OF BEGINNING**.

Containing 0.62 acres, more or less.

*Grantor, reserves and excepts, unto itself, its successors and assigns a **PERPETUAL UTILITY EASEMENT** upon, over, below, and across the Southerly 15.63 feet of the above described 0.62 acres, more or less.*

The Oklahoma Department of Transportation has set the **minimum bid** requirement at **\$16,750.00** 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 Lance Grant, 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