

Project(s): DP-404(41)

Muskogee :County

Parcel(s): 36

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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 **March 11, 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 **March 11, 2021 until 1:30 PM CST**. The bids will be opened and immediately read publicly on **March 11, 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 NW/4 NW/4 of Section 8, T15N, R20E in Muskogee County, Oklahoma. Said parcel of land being described by metes and bounds as follows:

BEGINNING at the NW corner of said NW/4 NW/4; thence N88°23'24"E along the North line of said NW/4 NW/4 a distance of 918.86 feet to a point on the permanent Northerly right-of-way line US Highway No. 62; thence along said permanent Northerly right-of-way line on a curve to the left having a radius 5,904.06 feet and an arc length of 875.87 feet (having a chord bearing of S73°40'42"W and distance of 875.07 feet); thence N43°43'54"W along said permanent Northerly right-of-way line a distance of 107.41 feet to a point on the West line of said NW/4 NW/4; thence N01°47'15"W along said West line a distance of 142.56 feet to the **POINT OF BEGINNING**.

Containing 2.24 acres (97,741 square feet), inclusive of the 16.50 feet of statutory section line right-of-way, more or less, located along the North and West sides of the above described property.

*Grantor, reserves, and excepts unto itself, its successors and assigns **ALL PREVIOUSLY ACQUIRED RIGHTS OF ACCESS** from said 2.24 acres, more or less, to the lands or right-of-way covered by the abutting **US-62 LIMITED ACCESS HIGHWAY** facility along the South side of the above described property.*

The Oklahoma Department of Transportation has set the **minimum bid** requirement at **\$16,350.00** 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 Frank Roesler III, Transportation Manager, 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