

Project(s): 18847(10)

Bryan :County

Part of Parcel(s): 38 & 39

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Pursuant to Title 69 Oklahoma Statutes (2021), 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, Right-of-Way & Utilities Division on **January 12, 2023 until 1:00 PM CST**. Hand Delivered bids will be received at the Oklahoma Department of Transportation Building, Right-of-Way & Utilities Division, 200 N.E. 21st Street, Room 1-B7, Oklahoma City, Oklahoma 73105 on **January 12, 2023 until 1:30 PM CST**. The bids will be opened and immediately read publicly on **January 12, 2023 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 NE/4 of Section 7, T7S, R9E in Bryan County, Oklahoma. Said parcel of land being described by metes and bounds as follows:

*COMMENCING at the NW corner of said NE/4, thence N88°49'30"E along the North line of said NE/4 a distance of 1,173.13 feet, thence S27°28'44"W a distance of 446.71 feet to a point on the old South right-of-way line of the former Big Lots Parkway, said point being the **POINT OF BEGINNING**, thence S56°21'38"E along said right-of-way line a distance of 465.60 feet to a point on the Westerly line of the permanent right-of-way of South 9th Avenue (Formerly US Highway No. 69B / US Highway No. 75B facility), thence S34°22'59"W along said right-of-way a distance of 94.76 feet to a point on the present Northerly right-of-way line of US Highway No. 70, thence S77°14'35"W along said right-of-way a distance of 37.73 feet, thence N55°37'01"W along said right-of-way a distance of 266.49 feet, thence Northwesterly along said right-of-way on a curve to the left having a chord bearing of N67°52'09"W and having a radius of 375.00 feet an arc distance of 160.38 feet, thence N27°35'46"E a distance of 151.21 feet to said **POINT OF BEGINNING**.*

Also:

*COMMENCING at the NW corner of said NE/4, thence N88°49'30"E along the North line of said NE/4 a distance of 1,173.13 feet, thence S27°28'44"W a distance of 263.27 feet to a point on the present South right-of-way line of the current Big Lots Parkway, said point being the **POINT OF BEGINNING**, thence S58°29'38"E along said right-of-way line a distance of 446.19 feet to a point on the Westerly line of the permanent right-of-way of South 9th Avenue (Formerly US Highway No. 69B / US Highway No. 75B facility), thence S17°24'53"E along said right-of-way a distance of 53.43 feet, thence S34°22'59"W along said right-of-way a distance of 84.98 feet to a point on the old North right-of-way line of the former Big Lots Parkway, thence N56°24'44"W along said right-of-way a distance of 475.28 feet, thence N27°28'44"E a distance of 102.98 feet to said **POINT OF BEGINNING**.*

Containing in both parcels 2.50 acres, more or less.

*Grantor, reserves and excepts unto itself, its successors and assigns **ALL RIGHTS OF ACCESS** from said 2.50 acres, more or less to the lands or rights-of-way covered by the abutting South 9th Avenue (Formerly US Highway No. 69B / US Highway No. 75B facility) along the Easterly side and by the abutting US Highway No. 70 facility along the Southerly side of the above described property.*

The Oklahoma Department of Transportation has set the **minimum bid** requirement at **\$65,250.00** 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 made payable to the "Oklahoma Department of Transportation." The balance of the successful high bid will be due in certified funds within thirty (30) calendar days after the approval by the Oklahoma Transportation Commission, and all **deposits submitted by non-successful bidders will be returned after said**

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approval. 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, Right-of-Way & Utilities Division, 200 N.E. 21st Street, Room 1-B7, Oklahoma City, Oklahoma 73105, or by calling (405) 522-5659

STATE OF OKLAHOMA, DEPARTMENT OF TRANSPORTATION - by Tim Gatz