

Project(s): 11694(05)

Le Flore :County

Parcel(s): 55, 56, & 57

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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 **April 08, 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 **April 08, 2021 until 1:30 PM CST**. The bids will be opened and immediately read publicly on **April 08, 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 Lots 8, 9 and 10 of Polk Creek Addition to the City of Poteau, Oklahoma being in Section 14, T7N, R25E in LeFlore County, Oklahoma. Said parcel of land being described by metes and bounds as follows:

*Commencing at the NW corner of Lot 10; thence N88°03'29"E along the North line of said Lot 10 a distance of 66.00 feet; thence S01°53'20"W, parallel with the East line of said Lot 10 a distance of 15.00 feet to the **POINT OF BEGINNING**, said point being on the present West right-of-way of the U.S. 59 Bypass; thence N88°03'29"E, parallel with the North line of said Lots 8-10, a distance of 236.06 feet to a point on the permanent West right-of-way of the U.S. 59 Bypass; thence S23°09'54"W along said right-of-way line and parallel with the Centerline of the U.S. 59 Bypass a distance of 272.58 feet; thence N59°02'06"W along said right-of-way line a distance of 32.57 feet; thence S63°13'18"W along said right-of-way line a distance of 32.23 feet; thence S51°03'07"W along said right-of-way line a distance of 54.48 feet; thence S39°20'15"W along said right-of-way line a distance of 27.18 feet to a point on the present West right-of-way of the U.S. 59 Bypass; thence N01°53'20"W along said right-of-way line and parallel with the East line of said Lot 10 a distance of 300.90 feet to said **POINT OF BEGINNING**.*

Containing 1.04 acres (45,186 square feet) more or less.

*Grantor, reserves, and excepts unto itself, its successors and assigns **ALL PREVIOUSLY ACQUIRED RIGHTS OF ACCESS** from said 1.04 acres, more or less, to the lands or right-of-way covered by the abutting **US-59 Bypass LIMITED ACCESS HIGHWAY** facility along the Southerly and Easterly sides of the above described property.*

The Oklahoma Department of Transportation has set the **minimum bid** requirement at **\$4,600.00** 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