

Project(s): 00262(22)

Oklahoma :County

Part of Parcel(s):26

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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 **February 10, 2022 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 **February 10, 2022 until 1:30 PM CST**. The bids will be opened and immediately read publicly on **February 10, 2022 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 SW/4 SW/4 of Section 23, T11N, R7W, Oklahoma County, Oklahoma. Said parcel of land being described by metes and bounds as follows:

BEGINNING at a point 475.18 feet East of and 102.15 feet North of the SW corner of said SW/4 SW/4, said point being the intersection of the East right-of-way line of Interstate Highway No. 35 (US 77 Highway Bypass) and the North right-of-way line of SE 59th Street; thence Northeasterly along the East line of said Interstate Highway No. 35 right-of-way a distance of 542.10 feet to a point on the West right-of-way line of the A.T. & S.F. Railroad; thence Southeasterly along the West right-of-way line of said A.T. & S. F. Railroad a distance of 583.25 feet to a point on the North right-of-way line of SE 59th St; thence West parallel to and 100.00 feet North of the South line of said SW/4 SW/4 a distance of 397.71 feet to said **POINT OF BEGINNING**

Containing 2.36 acres more or less.

*Grantor, reserves and excepts unto itself, its successors and assigns all **PREVIOUSLY ACQUIRED RIGHTS OF ACCESS** from said 2.36 acres, more or less to the lands or rights-of-way covered by the abutting **Interstate I-35 LIMITED ACCESS FACILITY** along the Westerly side and the A.T. & S.F. Railway along the Easterly side and SE 59th Street along the Southernly side of the above described property, except that, Grantee shall have the **RIGHT OF INGRESS AND EGRESS** from the above described property to SE 59th Street from the East 359.51 feet of the West 859.51 feet of said SW/4 SW/4.*

The Oklahoma Department of Transportation has set the **minimum bid** requirement at **\$433,600.00** 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 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 said 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, Facilities Management Division, 200 N.E. 21st Street, Oklahoma City, Oklahoma 73105, or by calling (405) 522-5659