

Project(s): I-235-3(2)127

Oklahoma :County

Part of Parcel(s): 548

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 **August 12, 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 **August 12, 2021 until 1:30 PM CST**. The bids will be opened and immediately read publicly on **August 12, 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 NW/4 of Section 2, T11N, R3W in Oklahoma County, Oklahoma. Said parcel of land being described by metes and bounds as follows:

*Commencing at the NW corner of the NW/4 NW/4 NW/4, thence S 00°02'43" W along the West line of said NW/4 NW/4 NW/4 a distance of 33.00 feet to a point on the present South right-of-way line of E. Reno Ave., thence S 89°06'48" E along said right-of-way line a distance of 33.00 feet to a jog in said right-of-way line, thence S 00°02'43" W along said jog a distance of 17.00 feet to the **POINT OF BEGINNING**, thence continuing S 89°06'48" E along said right-of-way line a distance of 80.01 feet, thence S 00°02'43" W a distance of 117.00 feet to a point on the permanent North right-of-way line of Interstate Highway No. 40, thence N 64°26' 56" W along said permanent North right-of-way line a distance of 88.64 feet to a point 33.00 feet East of the West line of said NW/4 NW/4 NW/4, thence N 00°02'43 E along said permanent North right-of-way line and 33.00 feet parallel to the West line of said NW/4 NW/4 NW/4 a distance of 80.01 feet to said **POINT OF BEGINNING**.*

Containing 7880 sq. ft. or 0.18 acres, more or less.

*Grantor, reserves and excepts, unto itself, its successors and assigns **ALL PREVIOUSLY ACQUIRED RIGHTS OF ACCESS** from said 0.18 acres, more or less to the lands or rights-of-way covered by the abutting Interstate Highway No. 40 Limited Access highway facility along the south side and the west side of the above described property.*

Also, this transaction is inclusive of an existing ROW Use Agreement (Lease) for a Cell Tower with ATC Ponderosa B-I, LLC, a Delaware limited liability company.

The Oklahoma Department of Transportation has set the **minimum bid** requirement at **\$40,375.00** 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