

Project(s): 27031(05)

Rogers :County

Part of Parcel(s): 05 & 09

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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 11, 2024 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 11, 2024 until 1:30 PM CST**. The bids will be opened and immediately read publicly on **January 11, 2024 at 1:30 PM CST**. 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, T21N, R15E, in Rogers County, Oklahoma. Said parcel of land being described by metes and bounds as follows:

COMMENCING at the NE corner of the NW/4 NW/4 of Section 8, T21N, R15E; thence S 01°12'34" E along the East line of said N/2 NE/4 NW/4 NW/4 a distance of 33.00 feet to the Permanent South Right-of-Way line of County Road 0480 (Former SH-20); thence S 88°43'49" W and parallel with the North line of said NW/4 NW/4, along the Permanent South Right-of-Way line of County Road 0480 (Former SH-20), a distance of 228.71 feet to the **POINT OF BEGINNING**; thence continuing S 88°43'49" W and parallel with the North line of said NW/4 NW/4, along the Permanent South Right-of-Way line of County Road 0480 (Former SH-20), a distance of 607.39 feet to a point on the Permanent North Right-of-Way line of SH-20; thence S 67°36'04" E along the Permanent North Right-of-Way line of SH-20 a distance of 622.12 feet; thence S 63°54'40" E along the Permanent North Right-of-Way line of SH-20 a distance of 42.01 feet; thence N 01°12'34" W a distance of 269.05 feet to said **POINT OF BEGINNING**.

Containing 1.86 acres (80,868.32 sq. ft.), more or less.

The Oklahoma Department of Transportation has set the **minimum bid** requirement at **\$70,355.00** 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 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 Frank V. Roesler III, Right-of-Way & Utilities Division, 200 N.E. 21st Street, Oklahoma City, Oklahoma 73105, or by calling (405) 521-2661

STATE OF OKLAHOMA, DEPARTMENT OF TRANSPORTATION - by Tim Gatz