

Project(s): 00174(02)

Tulsa :County

Part of Parcel(s):25

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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 **March 09, 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 **March 09, 2023 until 1:30 PM CST**. The bids will be opened and immediately read publicly on **March 09, 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 Lot 13, Block 5 of the Mohawk-Harvard Addition to the City of Tulsa in Tulsa County, Oklahoma. Said parcel of land being described by metes and bounds as follows:

All of said Lot 13, Block 5.

LESS AND EXCEPT a strip, piece, or parcel of land lying in the Southwest corner of Lot 13, Block 5 of the Mohawk-Harvard Addition to the City of Tulsa in Tulsa County, Oklahoma. Said parcel of land being described by metes and bounds as follows:

BEGINNING at the Southwest corner of Lot 13, Block 5 of the Mohawk-Harvard Addition to the City of Tulsa; thence North along the West line of said Lot 13 a distance of 35 feet to a point on the present East Right-of-Way line of North Harvard Avenue; thence Southeasterly a distance of 49.5 feet along the permanent Southerly Right-of-Way line of State Highway 11 to a point on the South line of said Lot 13 and the present South Right-of-Way line of State Highway 11; thence West along the South line of said Lot 13 a distance of 35 feet to said **POINT OF BEGINNING**.

Containing 0.16 acres (6,947.50 sq. ft.), more or less.

*Grantor, reserves and excepts unto itself, its successors and assigns **ALL PREVIOUSLY ACQUIRED RIGHTS OF ACCESS** from said 0.16 acres, more or less to the lands or rights-of-way covered by the abutting **U.S. HIGHWAY NO. 11 LIMITED ACCESS HIGHWAY FACILITY** along the Southerly side of the above described property.*

The Oklahoma Department of Transportation has set the **minimum bid** requirement at **\$4,030.00** 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 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