

Project(s): 06374(59)

Tulsa :County

Part of Parcel(s): 215 - 216

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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, Facilities Management Division on **September 08, 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 **September 08, 2022 until 1:30 PM CST**. The bids will be opened and immediately read publicly on **September 08, 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 Lot 3, Block 1, Jen-Ash Park, an addition to the City of Tulsa, according to the recorded plat thereof, and part of the NE/4 NE/4 of Section 36, T19N, R12E, in Tulsa County, Oklahoma. Said parcel of land being described by metes and bounds as follows:

BEGINNING at the SW corner of said Lot 3, said point being on the present Southerly right-of-way line of I-44; thence N 01°05'52" W along the West line of said Lot 3 and said present Southerly right-of-way line a distance of 104.22 feet to a point on the permanent Southerly right-of-way line of I-44; thence S 80°31'57" E along said permanent right-of-way line a distance of 181.19 feet to a point on the present Westerly right-of-way line of South Peoria Ave.; thence S 01°26'33" W along said present Westerly right-of-way line a distance of 71.09 feet to a point on the South line of said Lot 3 and to a point on the present Southerly right-of-way line of I-44; thence S 88°54'42" W along said South line and said present Southerly right-of-way line a distance of 174.97 feet to said **POINT OF BEGINNING**.

Containing 0.36 acres (15,496 sq. ft.), more or less.

Grantor, reserves, and excepts unto itself, its successors and assigns **ALL PREVIOUSLY ACQUIRED RIGHTS OF ACCESS** from said 0.36 acres, more or less, to the lands or right-of-way covered by the abutting **I-44 LIMITED ACCESS HIGHWAY** facility along the North side of the above described property and to the lands or right-of-way covered by the abutting **SOUTH PEORIA AVENUE** facility along the East side of the above described property.

The Oklahoma Department of Transportation has set the **minimum bid** requirement at **\$234,450.00** 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