

**Project(s):** 06374(60)

Tulsa :County

**Part of Parcel(s):** 140 & 141

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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 **October 12, 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 **October 12, 2023 until 1:30 PM CST**. The bids will be opened and immediately read publicly on **October 12, 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 part of the W/2 SE/4 SW/4 SW/4, Section 28, T19N, R13E in Tulsa County, Oklahoma. Said parcel of land being described by metes and bounds as follows:*

**COMMENCING** at the NW corner of said W/2 SE/4 SW/4 SW/4; thence S00°07'07"E along the west line of said W/2 SE/4 SW/4 SW/4 a distance of 16.00 feet to the **POINT OF BEGINNING**; thence continuing S00°07'07"E along said West line a distance of 160.85 feet to a point on the Present North Right-of-Way line of Skelly Drive (I-44 Frontage Road); thence N80°09'33"E along the North Right-of-Way of Skelly Drive a distance of 304.71 feet to a point 30.00 feet West of the East line of said W/2 SE/4 SW/4 SW/4; thence N00°06'28"W parallel to and 30.00 feet West of said East line a distance of 108.74 feet; thence N89°59'39"W parallel to and 16.00 feet South of the North line of said W/2 SE/4 SW/4 SW/4 a distance of 300.35 feet to said **POINT OF BEGINNING**.

Containing in both parcels 0.92 acres (40,484.80 sq. ft.), more or less.

Grantor, reserves, and excepts unto itself, its successors and assigns **ALL PREVIOUSLY ACQUIRED RIGHTS OF ACCESS** from said 0.92 acres, more or less, to the lands or right-of-way covered by the abutting **I-44 LIMITED ACCESS INTERSTATE HIGHWAY FACILITY** along the South side of the above described property.

**ALSO**

Grantor, reserves and excepts, unto itself, its successors and assigns a **PERPETUAL UTILITY EASEMENT** on, over, upon, and across the Southern 15.00 feet of the above described 0.92 acres, more or less.

*This perpetual utility easement is granted for the sole purpose of enabling the Grantor, its officers, agents, employees, contractors, permittees, and assigns to go upon, survey, locate, construct, build, and maintain utility facilities and all necessary or convenient appurtenances thereto, and includes the permanent right to ingress and egress by the Grantor, its officers, agents, employees, contractors, permittees, and assigns.*

The Oklahoma Department of Transportation has set the **minimum bid** requirement at **\$222,670.00** 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.

(Continued on next page)

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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