

**Project(s):** 06374(59)

Tulsa :County

**Part of Parcel(s):** 242

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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 **April 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 **April 11, 2024 until 1:30 PM CST**. The bids will be opened and immediately read publicly on **April 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 Lot 2, Block 2, Perry's Subdivision, an addition to the City of Tulsa, according to the recorded plat thereof, in Tulsa County, Oklahoma. Said parcel of land being described by metes and bounds as follows:*

**BEGINNING** at the Southwest corner of said Lot 2; thence N 01°15'29" W along the West line of said Lot 2 a distance of 158.06 feet to a point on the permanent south right-of-way line of I-44; thence N 80°05'01" E along said permanent south right-of-way line a distance of 146.67 feet to a point on the East line of said Lot 2; thence S 01°15'29" E along said Lot line a distance of 180.07 feet to the Southeast corner of said Lot 2; thence S 88°42'52" W along the South line of said Lot 2 a distance of 145.00 feet to said **POINT OF BEGINNING**.

Containing 0.56 acres (24,514.43 sq. ft.), more or less.

Grantor, reserves, and excepts unto itself, its successors and assigns **ALL PREVIOUSLY ACQUIRED RIGHTS OF ACCESS** from said 0.56 acres, more or less, to the lands or right-of-way covered by the abutting **I-44 LIMITED ACCESS HIGHWAY FACILITY**, except, that the grantee shall have the right of ingress and egress granted to the abutting frontage road along the north side of the of the above described property.

Grantor, reserves and excepts, unto itself, its successors and assigns a **PERPETUAL UTILITY EASEMENT** on, over, upon, and across the North 15.00 feet of the above described property being 0.56 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 the visual barrier 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 **\$98,000.00** 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