



**NOTICE OF AUCTION  
STATE OF OKLAHOMA**

Office of Management and Enterprise Services\*Division of Capital Assets Management (DCAM)  
Real Estate & Leasing Services (REALS) on behalf of Connors State College

**FOR SALE: THE HASKELL BUILDING and PARKING LOT, 201 Court Street, Muskogee, Oklahoma  
TO BE HELD: MONDAY, MAY 5, 2014 at 3:30 p.m.**

**LEGAL DESCRIPTION:** Lots 1, 2, 3, 4, 6, 7, 8, 9, 10 and 11 of Block 4, City of Muskogee and all of Lot A and the Northerly 16 and ¼ feet, more or less, of Lot B, City of Muskogee, according to the Turner and Porter Subdivision of the North part of Block 6, City of Muskogee Plat filed for record in the Office of the United State Clerk of Muskogee, W.D.I.T. 8-9-04, recorded in Volume 26, page 35, now records of the Register of Deeds Office, described as follows:

Beginning at the Northwest corner of said Lot A in Block 6, thence in a Westerly direction along the South line of Court Street a distance of 111 feet to the Northwest corner of said lot; thence in a Southerly direction along the East line of Lombard Street a distance of 82 and ¼ feet, more or less, to the North wall of a brick building known as the Dixie Building, owned by Walter Howard; thence in an Easterly direction along the North wall of said Dixie Building a distance of 111 feet to the West line of North 2<sup>nd</sup> Street; thence in a Northerly direction along the West line of North 2<sup>nd</sup> Street a distance of 82 and ¼ feet, more or less, to the point of beginning; all located within the City of Muskogee, Muskogee County, Oklahoma, together with all improvements located thereon, and all singular the hereditaments and appurtenances thereunto belonging. **AND**

The South 25 feet of Lot B and all of Lots C, D, and Lot E, Less the South 2 feet, Block 6, Original Town of Muskogee, Muskogee County, State of Oklahoma, According to the recorded plat thereof.

**DIRECTIONS:** Located at the intersection of Court Street and North 2nd Street, one block west of North Main Street, Muskogee, OK (U.S. Highway 62).

**PROPERTY CONDITION:** Eight-story office building approximately 61,172 square feet, excluding unfinished basement and two-level penthouse, with concrete construction & reinforced concrete decking on the floors, brick exterior veneer, flat, built-up roof system; constructed around 1910, in fair-to-average condition. The parking lot is located adjacent to the east of the office building with 126 parking spaces, mol. Mixed Zoning. (Per Appraiser) PROPERTY SELLS "AS IS, WHERE IS".

**TERMS & CONDITIONS OF AUCTION**

**GENERAL INFORMATION:** ANNOUNCEMENTS ON THE DAY OF SALE SUPERCEDE ALL OTHER ANNOUNCEMENTS, ORAL OR WRITTEN. **Interested bidders may inspect the property from 10:00 a.m. to 12:00 p.m. on Monday, April 28, 2014.** DCAM reserves the right to reject any or all bids at the sealed bid auction. NO BID IS OFFICIALLY ACCEPTED UNTIL APPROVAL BY THE ADMINISTRATOR OF DCAM. REALS staff will publicly open and tabulate bids on the auction date; sale to the highest bid. PROPERTY WILL BE CONVEYED BY QUITCLAIM DEED, SURFACE RIGHTS ONLY.

**APPRAISED VALUE: \$385,000.00:** Pursuant to state statute the *property may not be sold for less than 90% of the appraised value.*

1. **SEALED BIDS MUST BE HAND DELIVERED BEFORE 5:00 P.M., OR POSTMARKED, NO LATER THAN FRIDAY, MAY 2, 2014. IF POSTMARKED BY THE DEADLINE, THE BID MUST ALSO BE RECEIVED BY DCAM NO LATER THAN THE BID OPENING DATE AND TIME.** Mailing address: ATTN: REALS, P. O. Box 53448, OKC, OK 73152, or hand deliver to REALS, Will Rogers Building, 2401 N Lincoln Blvd, Room 112, Oklahoma City, OK 73105.
2. Official REALS BID FORM must be signed by the bidder or an authorized representative.
3. Each bid must be accompanied by a check in the amount of 10% of the bidder's bid amount as earnest money, made payable to the Division of Capital Assets Management. Checks will be returned to unsuccessful Bidders.
4. Bids are to be enclosed in a SEALED envelope, bearing the notation on the outside of the envelope "BID for auction - HASKELL BUILDING, MUSKOGEE, OK".
5. The State of Oklahoma makes no representations or warranties, expressed or implied, regarding the condition, suitability or environmental hazards of the property; the property is being sold subject to all easements, right-of-ways, and restrictions of record. Prospective bidders are advised to inspect the property for themselves prior to bidding; acreage and square footage are approximate and should be independently verified prior to bidding.

**POST AUCTION**

-Buyers will be responsible for paying all their own costs of closing, and any other associated costs for the purchase of the property. Closing will be set within 60 (Sixty) days of the execution of the Sales Contract, unless an alternative date is agreed upon between the parties.

-Possession will be given to the purchaser after the closing of the sale at the title company and after full payment of the purchase price has been tendered to DCAM.

Bid Packets will be available at the walk-through, by phone: (405) 521-3819 or  
email: [infoREALS@omes.ok.gov](mailto:infoREALS@omes.ok.gov)

This Notice Is Also Published Online At [www.ok.gov/dcs/](http://www.ok.gov/dcs/) Under Announcements, Underutilized Property Auctions

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**State of Oklahoma  
Office of Management and Enterprise Services  
Division of Capital Assets Management  
Real Estate and Leasing Services**

**Official Sealed Bid Form**

I HEREBY SUBMIT MY SEALED BID FOR THE AUCTION on **MONDAY, MAY 5, 2014 at 3:30 p.m.** FOR THE SALE OF **Property Address: The Haskell Building & parking lot, 201 Court Street, Muskogee, Oklahoma**

**Legal Description:** : Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10 and 11 of Block 4, City of Muskogee and all of Lot A and the Northerly 16 and ¼ feet, more or less, of Lot B, City of Muskogee, according to the Turner and Porter Subdivision of the North part of Block 6, City of Muskogee Plat filed for record in the Office of the United State Clerk of Muskogee, W.D.I.T. 8-9-04, recorded in Volume 26, page 35, now records of the Register of Deeds Office, described as follows:

Beginning at the Northwest corner of said Lot A in Block 6, thence in a Westerly direction along the South line of Court Street a distance of 111 feet to the Northwest corner of said lot; thence in a Southerly direction along the East line of Lombard Street a distance of 82 and ¼ feet, more or less, to the North wall of a brick building known as the Dixie Building, owned by Walter Howard; thence in an Easterly direction along the North wall of said Dixie Building a distance of 111 feet to the West line of North 2nd Street; thence in a Northerly direction along the West line of North 2nd Street a distance of 82 and ¼ feet, more or less, to the point of beginning; all located within the City of Muskogee, Muskogee County, Oklahoma, together with all improvements located thereon, and all singular the hereditaments and appurtenances thereunto belonging. AND The South 25 feet of Lot B and all of Lots C, D, and Lot E, Less the South 2 feet, Block 6, Original Town of Muskogee, Muskogee County, State of Oklahoma, According to the recorded plat thereof.

\_\_\_\_\_ dollars (\$\_\_\_\_\_)  
Bid Amount

***My check in the amount of 10% of my bid amount is enclosed.***

**The State of Oklahoma, Office of Management and Enterprise Services, reserves the right to reject any and all bids and/or waive any informality.** By making a formal bid, and by my signature below, I acknowledge and hereby certify that I have read, understood, and agree to the terms of the NOTICE OF AUCTION for the above described property, published by the State Of Oklahoma, Office of Management and Enterprise Services.

Sealed BIDS must be HAND DELIVERED BEFORE 5:00 P.M., OR POSTMARKED, NO LATER THAN **FRIDAY, MAY 2, 2014**. If postmarked by the deadline, the bid must also be received by Real Estate and Leasing Services no later than the bid opening date and time.

\_\_\_\_\_  
Date of Bid

\_\_\_\_\_  
Bidder's Signature

\_\_\_\_\_  
Print Bidder's Name

\_\_\_\_\_  
Phone/Cell

\_\_\_\_\_  
Mailing Address

**Mailing address:** ATTN: REALS, P. O. Box 53448, OKC, OK 73152 **OR Hand deliver to:** REALS, Will Rogers Building, 2401 N Lincoln Blvd, Room 112, Oklahoma City, OK 73105.

# For Sale at Sealed Bid Auction Haskell Building, Muskogee, Oklahoma

61,172 SF

Year Built: 1910

8 Floors

2 Level Penthouse

Basement

126 Parking Spaces

Marble Lobby

Terrazzo Floors

8 Restrooms

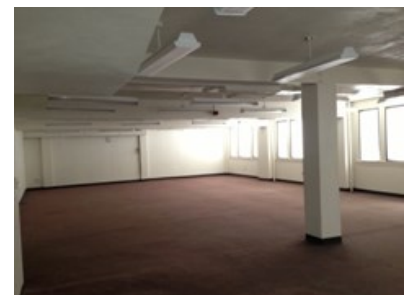
Fabulous City Views



Real Estate and  
Leasing Services

201 Court Street Muskogee, OK

The Haskell Building is registered by  
the National Register of Historic Places  
as the "Railway Express Building".



For more information please call

**405-521-3819**

[Inforeals@omes.ok.gov](mailto:Inforeals@omes.ok.gov)