

# NOTICE OF AUCTION STATE OF OKLAHOMA

Office of Management and Enterprise Services (OMES)  
Capital Assets Management (CAM)  
Real Estate & Leasing Services (REALS)



**730 S. 9<sup>th</sup> St., Enid, OK 73701**

## **APPRAISED VALUE**

**\$335,000.00**

Pursuant to state statute the property may not be sold for less than 90 percent of the appraised value.

## **MINIMUM BID**

**\$301,500.00**

## **SQUARE FOOTAGE**

The property is a gross land area of 161,000sf or 3.70 acres, mol and has two buildings. Building one is 26,206sf (1,962sf finished office and 24,244sf warehouse). It's a single story, prefabricated metal, concrete block and brick veneer light industrial building originally constructed in 1968. Building two is a 1,600sf concrete block service garage with flat roof that was originally constructed in 1968 (per appraiser). PROPERTY SELLS "AS IS, WHERE IS".

## INSPECTION

10:30 a.m. to 12:30 p.m. on Monday,  
Sept. 28, 2015.

## CLOSING DATE

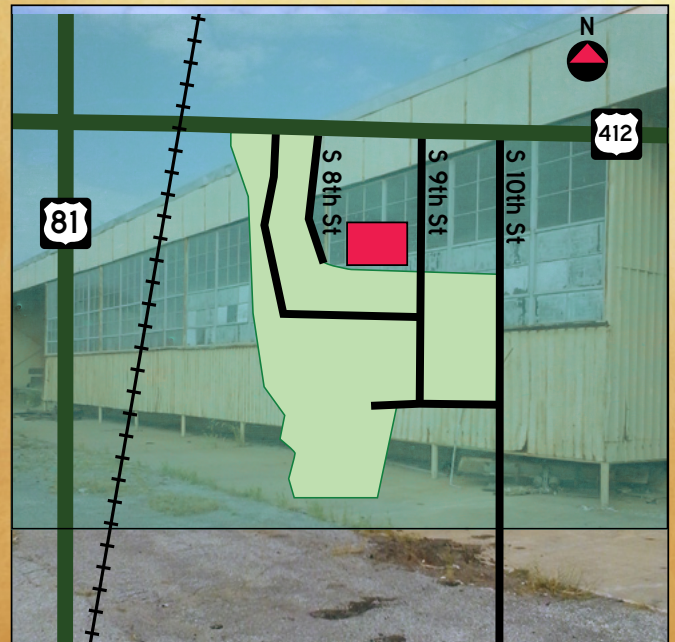
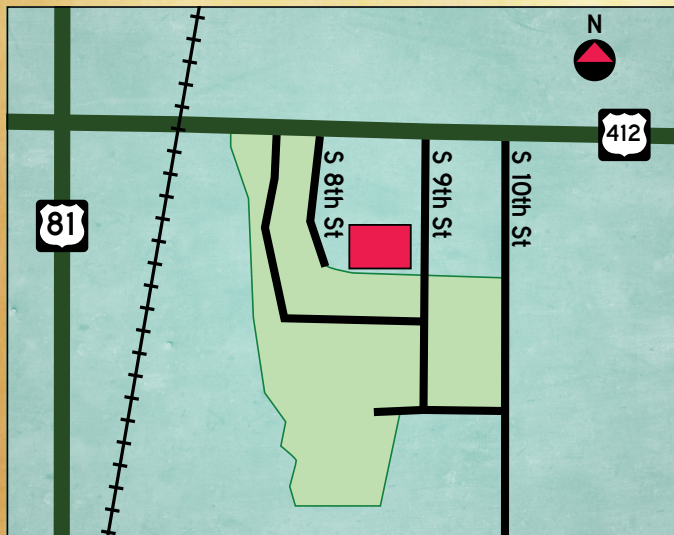
5:00 p.m., Friday, Oct. 2, 2015.

SEALED BIDS MUST BE POSTMARKED  
OR HAND DELIVERED NO LATER  
THAN 5:00 P.M., FRIDAY, OCT. 2, 2015.  
IF POSTMARKED BY THE DEADLINE,  
THE BID MUST ALSO BE RECEIVED  
BY OMES NO LATER THAN THE BID  
OPENING DATE AND TIME.

## BID DELIVERY 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.

The Office of Management and Enterprise  
Services will conduct a sealed bid auction  
on Oct. 8, 2015, at 10:00a.m. for the sale  
of real property. Bids will be opened at  
the Will Rogers Bldg., 2401 N. Lincoln  
Blvd., Oklahoma City, OK, in the first floor  
conference room. OMES will publicly open  
and tabulate bids at that time with the sale  
going to the highest bidder.





## NOTICE OF AUCTION STATE OF OKLAHOMA

Office of Management and Enterprise Services (OMES) \* Capital Assets Management (CAM)  
Real Estate & Leasing Services (REALS)

FOR SALE: **730 S. 9<sup>th</sup> Street Enid, OK**

AUCTION DATE: **Thursday, October 8, 2015, at 10am**

**LEGAL DESCRIPTION:** Lots Three (3) and Four (4), Block Nine (9), and Lots One (1), Two (2), Three (3) and Four (4), Block Twelve (12) East Park Addition to the City of Enid, Garfield County, Oklahoma, according to the recorded replat of a part of a said addition; together with 20 foot vacated alley running East and West through the center of Block 12, vacated by Ordinance No. 4027 of the City of Enid, and together with 50 foot vacated street (Wabash Avenue) lying between Blocks 9 and 12, vacated by Ordinance No. 4026 of the City of Enid; and together with South 10 feet of vacated alley running East and West through the center of Block 9, vacated by Ordinance No. 81-23 of the City of Enid; and together with a portion of the vacated alley, vacated by Ordinance No. 2004-40, and described as follows: Beginning at the southwest corner of Lot 3, Block 9, Replat of East Park Addition, thence West along the North Right-of-Way line of East Wabash Avenue a distance of 12 ½ feet, thence North 140 feet, thence East 12 ½ feet, thence South 140 feet to the point of beginning.

**DIRECTIONS:** The property is located at 730 S. 9<sup>th</sup> Street, half a block south of Hwy 412 (Owen K. Garriot Rd.), Enid, OK.

**PROPERTY CONDITION:** The construction quality, exterior finish, design, and curb appeal of the improvements is considered fair compared to other surrounding properties. The rectangular tract of land contains a gross land area of 161,000sf or 3.70 acres, mol. The subject property is improved with two buildings. Building one is a 26,206 square foot (1,962sf of finished office & 24,244sf of warehouse), single story, prefabricated metal, concrete block and brick veneer light industrial building, it was originally constructed in 1968 and has an actual age of 47 years. Building two is a 1,600 square foot, concrete block, with flat roof, service garage that was originally constructed in 1968 (per appraiser). PROPERTY SELLS "AS IS, WHERE IS". The appraised value is \$335,000.00.

### 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 10:30 a.m. to 12:30 p.m. on Monday, September 28, 2015.** OMES reserves the right to reject any or all bids at the sealed bid auction. NO BID IS OFFICIALLY ACCEPTED UNTIL APPROVAL OF OMES. REALS staff will publicly open and tabulate bids on the auction date; sale to the highest bid. PROPERTY WILL BE CONVEYED BY QUITCLAIM DEED.

**APPRAISED VALUE: \$335,000.00:** 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, October 2, 2015. IF POSTMARKED BY THE DEADLINE, THE BID MUST ALSO BE RECEIVED BY OMES 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 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 – 730 S. 9<sup>th</sup> Street Enid, 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 TERMS

-Buyers will be responsible for paying all their own costs of closing, and any other associated costs for the purchase of the property. The Buyer is required to execute the Sales Contract within 25 days from the auction date. If the buyer fails to execute the Sales Contract, then the Seller may, at the Seller's option, retain all earnest money paid by the Buyer. 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 CAM.

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 Electronically at [http://www.ok.gov/DCS/Real Estate & Leasing Services/Requests for Proposal & Notices.html](http://www.ok.gov/DCS/Real_Estate_&_Leasing_Services/Requests_for_Proposal_&_Notices.html)



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

**Official Sealed Bid Form  
Sale of Real Property**

I HEREBY SUBMIT MY SEALED BID FOR THE SALE OF THE PROPERTY DESCRIBED BELOW:

**Property Address:** 730 South 9<sup>th</sup> street Enid, OK 73701

**Legal Description:** Lots Three (3) and Four (4), Block Nine (9), and Lots One (1), Two (2), Three (3) and Four (4), Block Twelve (12) East Park Addition to the City of Enid, Garfield County, Oklahoma, according to the recorded replat of a part of a said addition; together with 20 foot vacated alley running East and West through the center of Block 12, vacated by Ordinance No. 4027 of the City of Enid, and together with 50 foot vacated street (Wabash Avenue) lying between Blocks 9 and 12, vacated by Ordinance No. 4026 of the City of Enid; and together with South 10 feet of vacated alley running East and West through the center of Block 9, vacated by Ordinance No. 81-23 of the City of Enid; and together with a portion of the vacated alley, vacated by Ordinance No.2004-40, and described as follows: Beginning at the southwest corner of Lot 3, Block 9, Replat of East Park Addition, thence West along the North Right-of-Way line of East Wabash Avenue a distance of 12 ½ feet, thence North 140 feet, thence East 12 ½ feet, thence South 140 feet to the point of beginning.

\$	DOLLARS
<i>Bid Amount</i>	

STATE OF OKLAHOMA, OFFICE OF MANAGEMENT AND ENTERPRISE SERVICES, REAL ESTATE AND LEASING SERVICES (REALS) 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 PUBLIC NOTICE OF SEALED BID AUCTION FOR THE ABOVE DESCRIBED PROPERTIES, published by the State Of Oklahoma, Office of Management and Enterprise Services for the above described property. I hereby approve and accept all of the terms and conditions of the Sealed Bid Notice. ***My check made out to Capital Assets Management in the amount of 10% of my bid amount is enclosed.***

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

\_\_\_\_\_  
(Bidder's Signature)

\_\_\_\_\_  
(Print Bidder's Name)

\_\_\_\_\_  
(Bidder's Signature)

\_\_\_\_\_  
(Print Bidder's Name)

\_\_\_\_\_  
(Physical Address – MUST be provided – no P.O. Boxes)

\_\_\_\_\_  
(Mailing Address, if different)

\_\_\_\_\_  
(Phone)

\_\_\_\_\_  
(Cell or Alternate Phone)

\_\_\_\_\_  
(Email Address)

**Sealed BIDS must be hand delivered before 5:00 p.m., or postmarked, no later than Friday, October 2, 2015. IF POSTMARKED BY THE DEADLINE, THE BID MUST ALSO BE RECEIVED BY REALS NO LATER THAN THE BID OPENING DATE AND TIME.** By mail: Real Estate and Leasing Services, P.O. Box 53448, OKC, OK 73152, or delivered to REALS, Will Rogers Building, 2401 N Lincoln Blvd, Room 112, Oklahoma City, OK 73105. Bids will be opened **Thursday, October 8, 2015 at 10am.**

Contact Information: Call 405-521-3819 or email: [infoREALS@omes.ok.gov](mailto:infoREALS@omes.ok.gov)