



**John S. Richard**  
Director

**Brad Henry**  
Governor

**STATE OF OKLAHOMA**  
**DEPARTMENT OF CENTRAL SERVICES**

**FOR IMMEDIATE RELEASE**

**Contact:** Alan L. Ford, Real Estate Management Administrator  
**Telephone:** (405) 522-0517

**September 7, 2007**

**Notice of Oklahoma Capitol Improvement Authority Land Sale**

The State of Oklahoma, Department of Central Services, on behalf of the Oklahoma Capitol Improvement Authority, will conduct a public auction on October 4, 2007 at 10:00 am, for the sale of the following tracts of land.

**Property Description and Minimum Bid:**

**Tract 1** – Lots 1-6 inclusive, except the East 35 feet, and all of Lots 12-18 inclusive, Block Two (2), Lincoln Boulevard Addition, a subdivision of Block 32 of the Barrows Second Addition to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

**AND**

A tract of land lying in the Southwest Quarter (SW/4) of Section Twenty-Two (22), Township Twelve (12) North, Range Three (3) West of the Indian Meridian, Oklahoma County, Oklahoma being more particularly described as follows:

A part of the Southwest Quarter (SW/4) of said Section Twenty-Two (22), being formerly described as the South Half (S/2) of Lot Six (6), all of Lots Seven (7), Eight (8), Nine (9), Ten (10) and Eleven (11), the East 2.75 feet of Lot Twenty-Four (24) and all of Lot Twenty-Five (25), in Block One (1), Lincoln Boulevard Addition (now vacated) as shown by the Plat recorded in Book 17 of Plats, Page 34.

**And**

A part of the Southwest Quarter (SW/4) of Section Twenty-Two (22), Township Twelve (12) North, Range Three (3) West of the Indian Meridian, Oklahoma County, Oklahoma, being formerly described as all of Lots Nineteen (19), through Twenty-Three (23) both inclusive, and the West 22.25 feet of Lot Twenty-Four

(24), all in Block One (1), Lincoln Boulevard Addition (now vacated), a subdivision of Block Thirty-Two (32) of the Barrows Second Addition to Oklahoma City, and the South one-half (S/2) of the “T” shaped parcel running along the North side of said Lots as shown by the Plat recorded in Book 17 of Plats, Page 34. Minimum Bid - \$370,687.50

**Tract 2** – The North 75` of the West 235`, less the west 35` for street purposes; plus the west 15.7` of the east 365.7`, less the south 25` for street purposes of Block 6, McNabb & Hunt Addition to Oklahoma City, Oklahoma. Minimum Bid - \$51,300.00

**Tract 3** - The east Fifteen feet (15`) of Lot Twenty-six (26) and all of Lots Twenty-seven (27), Twenty-eight (28), Twenty-nine (29) and Thirty (30), Block Three (3), Hare’s Lincoln Boulevard Addition to Oklahoma City, Oklahoma County, Oklahoma, according to the plat recorded in Book 20 Plats, page 26. Minimum Bid - \$51,975.00

**Auction to be held at the Commissioners of the Land Office Conference Room, Paragon Building, 5801 N. Broadway, Suite 200, Okla. City, OK 73126, on October 4, 2007 at 10:00 am.**

The properties to be sold are part of the Lincoln Boulevard Renaissance Project in Oklahoma City, Oklahoma. Upon sale of the specified properties, the Deeds conveying title shall include restrictions to ensure that the development of the property after sale will not conflict with nor be detrimental to the development of the remainder of the Lincoln Boulevard Renaissance Project.

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The Deed restrictions shall include the following: (1) a requirement that the property can only be developed and used for governmental or professional association office facilities; (2) a requirement that any development of the property must be in compliance with the Lincoln Boulevard Renaissance Project Design Guidelines as developed by the Department of Central Services; (3) a requirement that the design, development, or construction of buildings or facilities on the property must be approved in advance by the Director of the Department of Central Services or his designee; (4) a requirement that any/all development on the property be in compliance with all applicable zoning requirements; (5) a requirement that a determination be made by the Director of the Department of Central Services, or his designee, that the development of the property after sale will not conflict with nor be detrimental to the development of the remainder of the Lincoln Boulevard Renaissance Project.

All associated closing costs of sales are to be paid by the purchaser, and are in addition to the purchase price. The State of Oklahoma reserves the right to reject any and all bids, and no bids are finally accepted until approved by

the State of Oklahoma. The land is sold "as is, where is" and is subject to all easements, rights of way and restrictions of record. The State of Oklahoma does not warrant title to the land and reserves and retains all mineral rights.

The successful bidder shall remit, by cashiers check, no less than ten (10) percent of the purchase price at the time of sale. The balance of the purchase price is due at or before closing. The State of Oklahoma will set the closing date at time of sale. If the successful bidder fails to pay the balance of the purchase price or fails to comply with notice of sale, bidder shall forfeit all monies paid to the State of Oklahoma as liquidated damages. Announcements and corrections at time of auction may supersede this notice.

These tracts will be awarded to the highest bidder, subject to the provisions of O.S. 74 § 129.4. For additional information, please contact Alan Ford, Department of Central Services, 2401 N. Lincoln Blvd., Suite 106, Okla. City, OK 73105 405/522-0517

AUCTION TO BE HELD OCT. 4,  
2007 @ 10:00 AM  
COMMISSIONERS OF THE  
LAND OFFICE CONFERENCE  
ROOM PARAGON BLDG., 5801  
BROADWAY EXT., OKLA. CITY  
OK 73126



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