



STATE OF OKLAHOMA NOTICE OF SEALED BID AUCTION FOR HAY/GRAZING SURFACE LEASE

OFFICE OF MANAGEMENT AND ENTERPRISE SERVICES
REAL ESTATE & LEASING SERVICES (REALS)

Auction/Sealed Bid Opening: FRIDAY, APRIL 21, 2017, at 10:00 a.m.

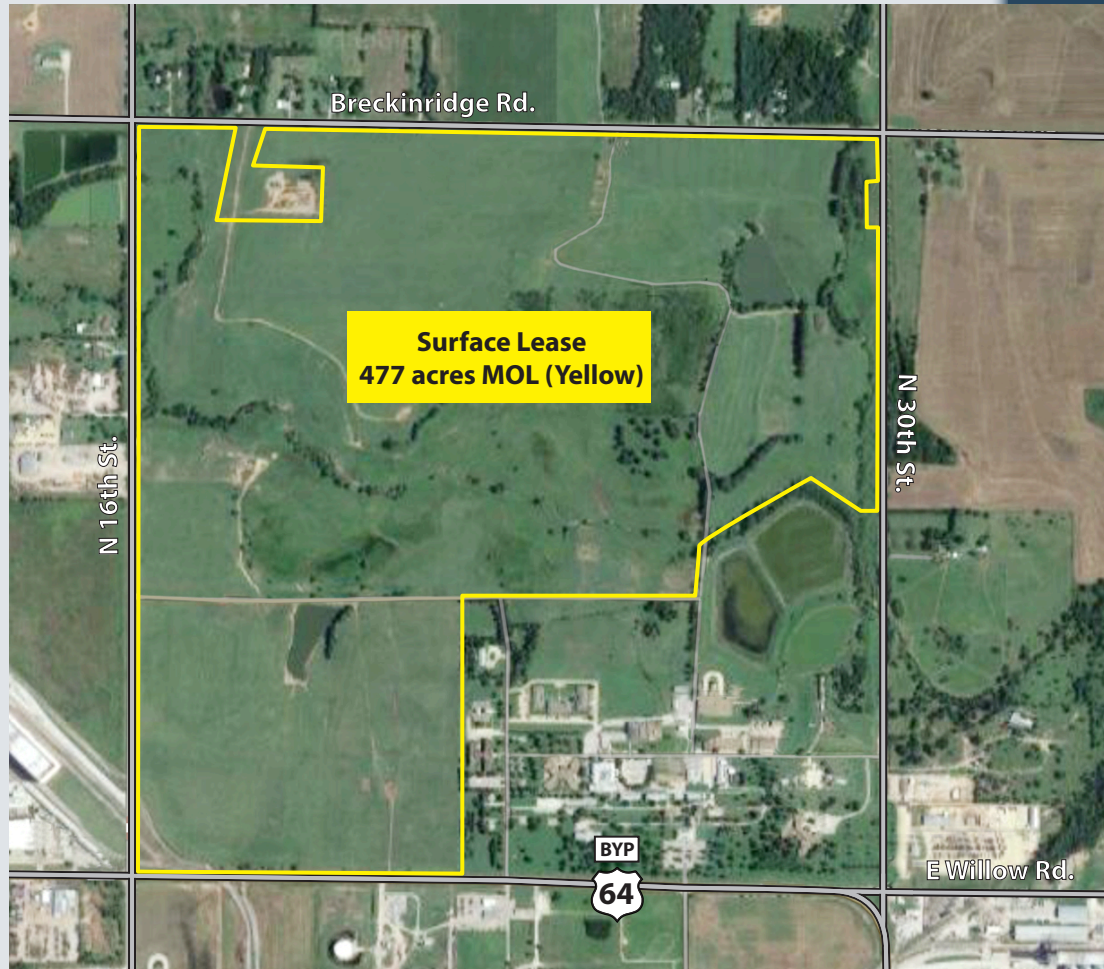
LEGAL DESCRIPTION: Being Section 33, Township 23 N, Range 6 W of the Indian Meridian, containing approximately 453 acres,

AND

The Agriculture Site generally described as COMMENCING at the NW corner of the NE/4 of said Section 33; containing approximately 24 acres, Garfield County, Oklahoma. Together consisting of 477 acres subject to roads, easements, and rights-of-way of record (Enid, OK), and

LESS AND EXCEPT

The Main Campus generally described as BEGINNING at the SE corner of said Section 33; Thence West on the south line of said Section 33 approximately 2,988 feet; Thence North approximately 2,035 feet; Thence East approximately 1,650 feet; Thence North approximately 350 feet; Thence N64°15'E approximately 900 feet; Thence S68°15'E approximately 420 feet; Thence East approximately 140 feet to the east line of said Section 33; Thence South on said east line approximately 2,635 feet to the Point of Beginning; containing approximately 160 acres, and



LESS AND EXCEPT

The Cemetery generally described as being in the NE corner of the NE/4 of said Section 33; containing approximately .7 acres,

AND LESS AND EXCEPT

The Pump Station Site generally described as COMMENCING at the NW corner of said Section 33; Thence East on the north line of said Section 33 approximately 930 feet; Thence South approximately 345 feet to the Point of Beginning; Thence East approximately 415 feet; thence South approximately 310 feet; thence West approximately 415 feet; Thence North approximately 310 feet to the Point of Beginning; containing approximately 3 acres.

DIRECTIONS:

This property is located between Breckenridge Road and East Willow Road off of N. 16th St.

TYPE OF LEASE, PROPERTY CONDITION AND RESTRICTIONS:

Leases are for a period of one year payable annually in advance with four additional one-year option renewal periods. The state may terminate the lease by 90-day notice, in writing, whenever the state requires the land. In such event, Lessee shall give peaceable possession of the premises on or before such termination date, without further notice or demand, in as good condition as when first leased, excepting ordinary wear and tear and damage by unavoidable casualty; unused rent will be returned pro-rata to Lessee. PROPERTY IS LEASED "AS IS, WHERE IS;" lease is for Hay/Grazing; no other uses are allowed. Interested bidders may inspect the property from 10:00 a.m. to 12:00 p.m. on Thursday, April 6, 2017.

TERMS AND CONDITIONS OF AUCTION

GENERAL INFORMATION:

ANNOUNCEMENTS ON THE DAY OF AUCTION SUPERCEDE ALL OTHER ANNOUNCEMENTS. On the auction date, bids will be publically opened by REALS staff at the Will Rogers Building, 2401 N. Lincoln Blvd., Oklahoma City, OK, second floor conference room, with the lease going to the highest bid. REALS reserves the right to reject any or all bids at the sealed bid auction. NO BID IS OFFICIALLY ACCEPTED UNTIL APPROVED by the DIRECTOR OF REAL ESTATE AND LEASING SERVICES.

1. Sealed bids may be submitted by mail to REALS, P. O. Box 53448, OKC, OK 73152, or hand delivered to Will Rogers Building, 2401 N. Lincoln Blvd., Room 212, Oklahoma City, OK, **on or before 5:00 p.m. Friday, April 14, 2017. Bids must be postmarked no later than Friday, April 14, 2017.** IF POSTMARKED BY THE DEADLINE, THE BID MUST ALSO BE RECEIVED BY REALS NO LATER THAN THE BID OPENING DATE AND TIME.
 2. Official REALS bid form must be signed by the bidder or an authorized representative.
 3. Bids are to be enclosed in a SEALED envelope, bearing the notation on the outside front face of the envelope: "SEALED BID FOR REALS AUCTION FOR HAY/GRAZING SURFACE LEASE IN GARFIELD COUNTY."
 4. Each bid must be accompanied by a check in the amount of 10 percent of the annual lease amount bid, made payable to the DEPARTMENT OF HUMAN SERVICES, which amount will be applied to the winning bidder's first year's rent; checks will be returned to unsuccessful bidders. If the winning bidder does not lease the property for any reason, he/she forfeits the 10 percent of the annual lease amount.
 5. Possession will be given to the winning bidder (Lessee) after a fully executed Lease Agreement between the State of Oklahoma and the Lessee and full payment of the first year's rent has been tendered to the leasing agency through REALS.
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Bid packets will be available at the site visit, by phone 405-521-3819 or email:
infoREALS@omes.ok.gov

This notice is also published electronically at:
<http://www.okl.gov/DCS/Real Estate & Leasing Services/Requests for Proposal & Notices.html>



Official Sealed Bid Form
Hay/Grazing Surface Lease

I HEREBY SUBMIT MY SEALED BID FOR THE ONE-YEAR LEASE, WITH FOUR ADDITIONAL ONE-YEAR OPTION RENEWAL PERIODS, FOR THE PROPERTY DESCRIBED BELOW:

Property Address: This property is located between Breckenridge Road and East Willow Road off of N. 16th St.

Legal Description:

Being Section 33, Township 23 N, Range 6 W of the Indian Meridian, containing approximately 453 acres, AND

The Agriculture Site generally described as COMMENCING at the NW corner of the NE/4 of said Section 33; containing approximately 24 acres, Garfield County, Oklahoma. Together consisting of 477 acres subject to roads, easements, and rights-of-way of record (Enid, OK), and

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Table with 3 columns: Bid Amount: Per Acre, Per Year; Annual Bid Amount; Total Lease (One Year) Bid Amount. Each column has a dollar sign (\$) above it.

By my signature below, I acknowledge and 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, Real Estate and Leasing Services; my check made out to the DEPARTMENT OF HUMAN SERVICES in the amount of 10 percent of my annual lease rent amount is enclosed, which will be applied to my first year's rent or forfeited if I fail to lease the property for any reason (contact information 405-521-3819 or infoREALS@omes.ok.gov). Bids are to be enclosed in a SEALED envelope, on the outside front face of the envelope: "SEALED BID FOR HAY/GRAZING LEASE, GARFIELD COUNTY."

Date of Bid

(Bidder's Signature)

(Print Bidder's Name)

(Address)

(Phone)

(Cell or Alternate Phone)

(Email Address)

Sealed BIDS must be hand delivered before 5:00 p.m., or postmarked, no later than Friday, April 14, 2017. IF POSTMARKED BY THE DEADLINE, THE BID MUST ALSO BE RECEIVED BY REALS NO LATER THAN THE BID OPENING DATE AND TIME. Send to REALS, P.O. Box 53448, OKC, OK 73152, or hand deliver to REALS, Will Rogers Building, 2401 N. Lincoln Blvd., Room 212, Oklahoma City, OK 73105. Bids will be opened Friday, April 21, 2017, at 10:00 a.m.