



# NOTICE OF AUCTION, STATE OF OKLAHOMA

Office of Management and Enterprise Services (OMES)

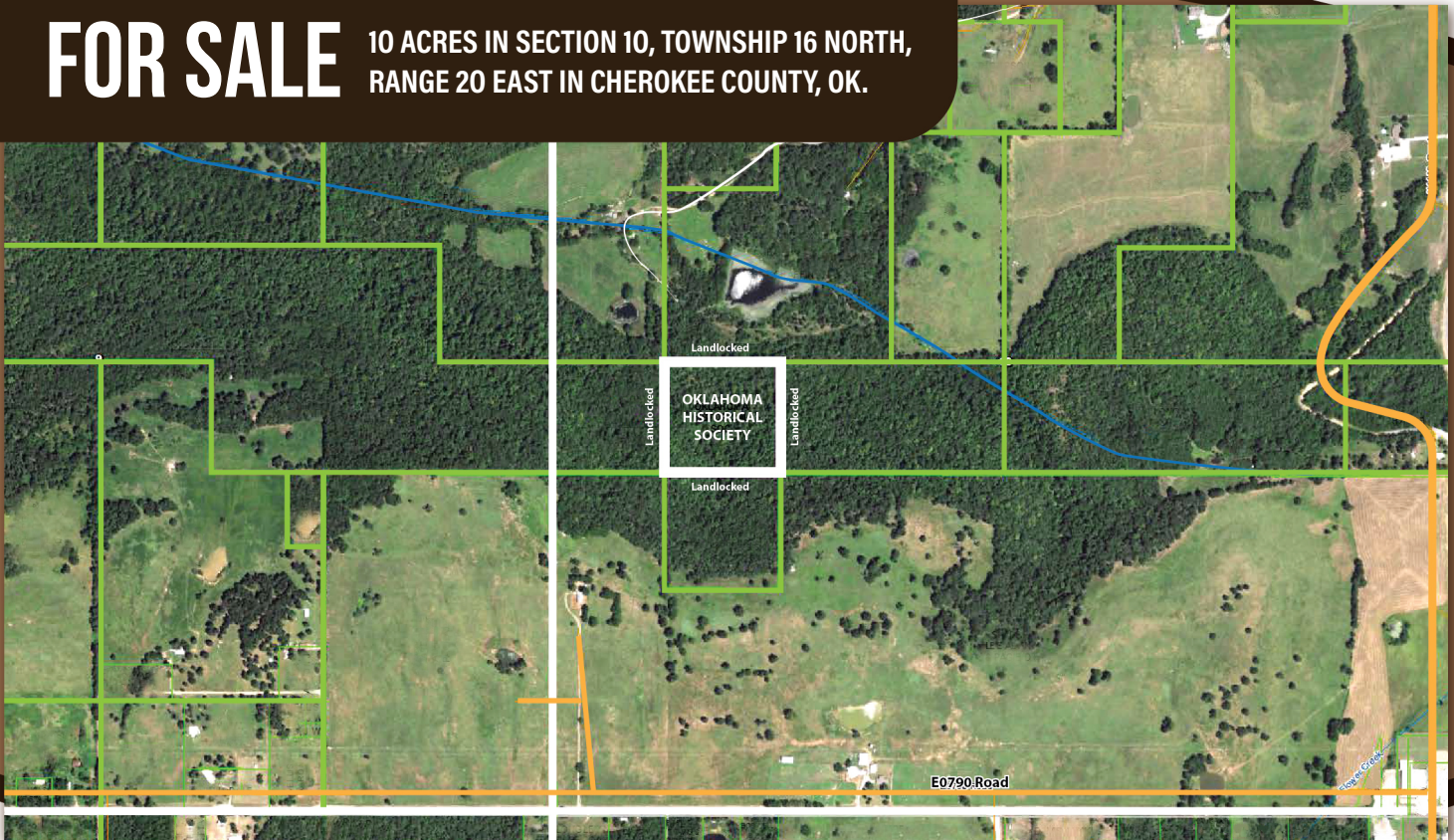
Capital Assets Management (CAM)

Real Estate & Leasing Services (REALS)

**FEBRUARY 24, 2017 AT 10:00AM**

**FOR SALE**

**10 ACRES IN SECTION 10, TOWNSHIP 16 NORTH,  
RANGE 20 EAST IN CHEROKEE COUNTY, OK.**



## LEGAL DESCRIPTION:

The Northeast quarter (NE/4) of the Northwest quarter (NW/4) of the Southwest quarter (SW/4) in Section ten (10), Township sixteen (16) North, Range Twenty (20) East of the Indian Base and Meridian, Cherokee County, Oklahoma, containing ten (10) acres, more or less, according to the United States Government survey thereof.

## DIRECTIONS:

From Muskogee, OK, go east on US-62/East Shawnee Bypass for approximately 10.5 miles to N 4 Mile Road which becomes S 410 Road, continue for 6.7 miles, then turn west onto W 780 Rd. approximately .44 miles, and then turn south on S 404 Rd. until it dead ends. Property is located at the south end of the dead-end road. The landlocked parcel is visible from the road but there is no access.

## PROPERTY CONDITION:

The subject property is a 660 foot EW by 660 foot NS rectangular parcel. There is no public access to the property. The nearest county road is approximately 3/8 mile directly south of the subject. The nearest private roads are approximately 660 feet northwest and 600 feet southwest of the subject. The topography of the subject is moderately steep. The subject is on a hillside and timber covers the entire surface of the property (per appraiser). **THIS PARCEL IS LANDLOCKED.** PROPERTY SELLS "AS IS, WHERE IS."

# TERMS AND 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, Feb. 13, 2017. The Office of Management and Enterprise Services reserves the right to reject any or all bids at the sealed bid auction. NO BID IS OFFICIALLY ACCEPTED UNTIL APPROVAL BY THE DIRECTOR OF REAL ESTATE AND LEASING SERVICES. Bids will be opened at the Will Rogers Bldg., 2401 N. Lincoln Blvd., Oklahoma City, OK, in the second floor conference room on Friday, Feb. 24, 2017, at 10:00 a.m. OMES staff will publicly open and tabulate bids on the auction date; sale to the highest bidder with OMES approval.

## APPRAISED VALUE:

**Six thousand dollars (\$6,000):** Pursuant to state statute the property may not be sold for less than 90 percent of the appraised value.

**1. SEALED BIDS MUST BE HAND DELIVERED BEFORE 5:00 P.M., OR POSTMARKED, NO LATER THAN Friday, Feb. 17, 2017.** IF POSTMARKED BY THE DEADLINE, THE BID MUST ALSO BE RECEIVED BY OMES NO LATER THAN THE BID OPENING DATE AND TIME. Mailing address: Office of Management and Enterprise Services, ATTN: REALS, P.O. Box 53448, OKC, OK 73152, or hand delivered to REALS, Will Rogers Building, 2401 N. Lincoln Blvd., Room 212, Oklahoma City, OK 73105.

**2.** Official Real Estate and Leasing Services 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 percent of the bidder's bid amount as earnest money deposit, made payable to the Office of Management and Enterprise Services. Checks will be returned to unsuccessful bidders.

**4.** Bids must be enclosed in a SEALED envelope, bearing the notation on the outside of the envelope **"BID for auction - 10 Acre Parcel Cherokee County."**

**5.** The State of Oklahoma makes no warranties or representations of any kind, and the property is being sold "as is-where is" and subject to all easements, right-of-ways and restrictions of record. Prospective bidders are advised to inspect the property for themselves prior to bidding. All acreages and square footage are approximate and should be measured prior to bidding by interested bidders.

## 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. The buyer is required to execute the sales contract within five 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 30 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 the Office of Management and Enterprise Services; conveyance will be by Quit Claim deed, surface rights only.

**Bid packets will be available at the walk-through, by phone at 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/Underutilized\\_Property\\_Auctions/](http://www.ok.gov/DCS/Real_Estate_&_Leasing_Services/Underutilized_Property_Auctions/)**

**&**

**[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)**



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

**Property Address:** From Muskogee, OK, go east on US-62/East Shawnee Bypass for approximately 10.5 miles to N 4 Mile Road which becomes S 410 Road, continue for 6.7 miles, then turn west onto W 780 Rd. approximately .44 miles, and then turn south on S 404 Rd. until it dead ends. Property is located at the south end of the dead-end road. The landlocked parcel is visible from the road but there is no access.

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

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 the Office of Management and Enterprise Services in the amount of 10 percent 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, Feb. 17, 2017. 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 hand delivered to REALS, Will Rogers Building, 2401 N. Lincoln Blvd., Room 212, Oklahoma City, OK 73105. Bids will be opened **Friday, Feb. 24, 2017, at 10:00 a.m.**

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