

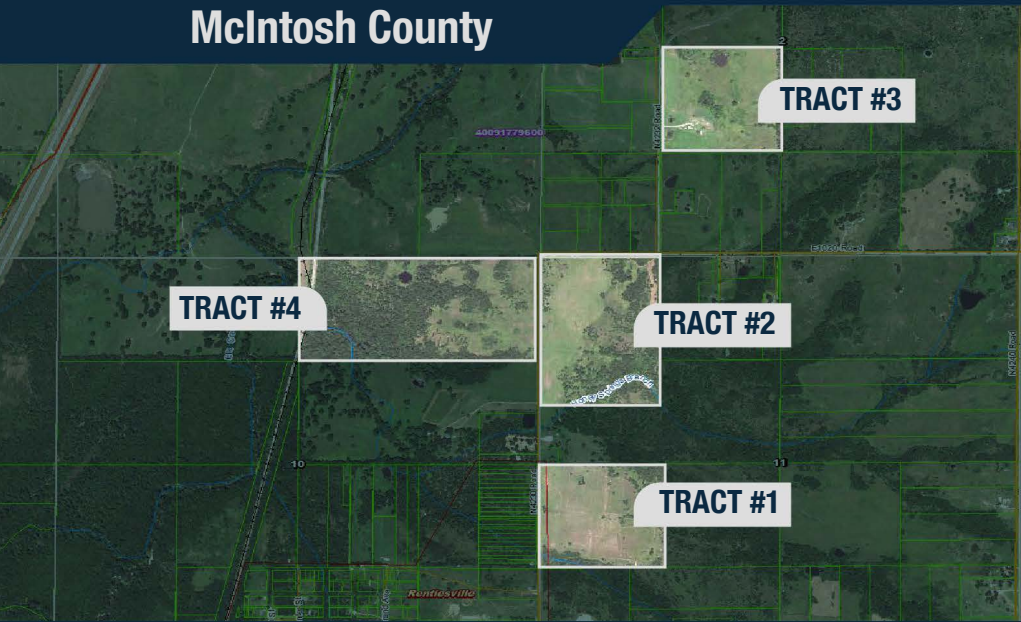


STATE OF OKLAHOMA NOTICE OF SEALED BID AUCTION FOR HAY SURFACE LEASE
OFFICE OF MANAGEMENT AND ENTERPRISE SERVICES
REAL ESTATE & LEASING SERVICES (REALS)

Auction/Sealed Bid Opening: Friday, March 17, 2017, at 10:00 a.m.

LEGAL DESCRIPTION: Tracts of land located in Sections 2, 10 & 11 T12N-R17E, McIntosh County and Section 35, T13N-R17E Muskogee County. All tracts are leased together as one parcel; containing 270 acres mol (land is partially wooded with an approx. 230 acres +/- hay yield), more particularly described as follows:

McIntosh County



T12N-R17E, McIntosh County:

TRACT #1

NW/4 of SW/4 in Section 11

TRACT #2

NW/4 of NW/4 and N/2 of SW/4 of NW/4 in Section 11

TRACT #3

NE/4 of SW/4 in Section 2

TRACT #4

N/2 of NE/4 in Section 10- Tract 4 subject to being used Sept. 1 through April 30 by OHS for overflow event parking.

35-T13N-R17E, Muskogee County:

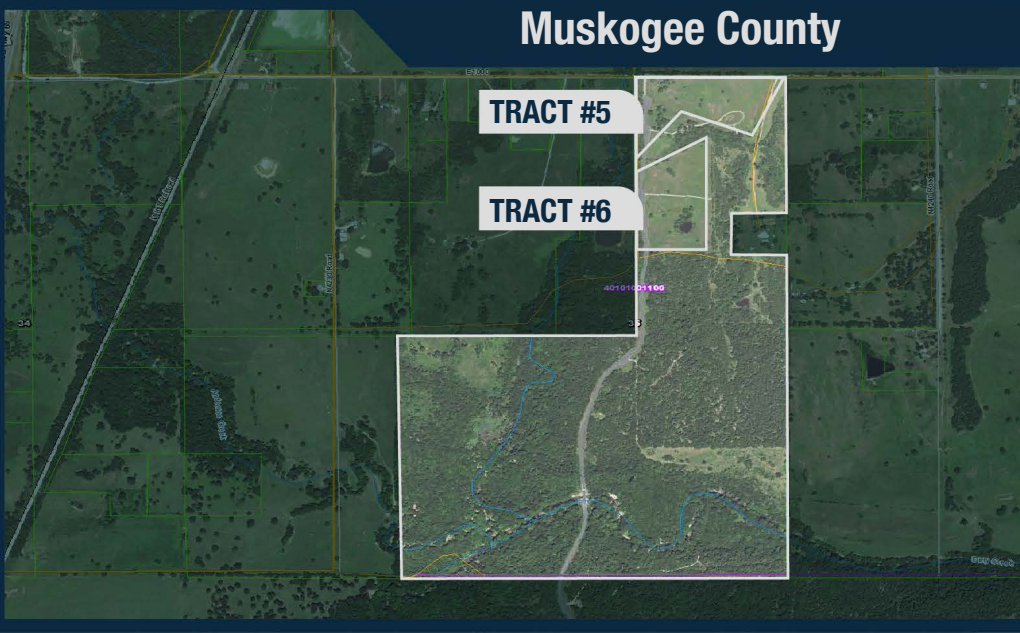
TRACT #5

N/2 of NW/4 of NE/4 and SW/4 of NW/4 of NE/4

TRACT #6

SW/4 of NW/4 of NE/4 and NW/4 of SW/4 of NE/4

Muskogee County



DIRECTIONS:

From the junction of I-40 and US-69: East on I-40 toward Exit 264B and merge onto US-69 N toward Muskogee for about 3.2 miles; next take the US-69 BUS exit toward Checotah, keep left at the fork and follow signs for Rentiesville/Battlefield for about 3.6 miles; next turn left onto US-69 BUS N/N Broadway St/N4210 Rd and follow Broadway for 1.6 miles, then turn right onto E 1030 Rd. and continue for about 1.2 miles, then continue onto Gertrude Ave/John Hope Franklin Blvd for 0.9 miles and Honey Springs Battlefield will be on the left. (1863 Honey Springs Rd., Checotah, OK) Tracts # 5 & # 6 are off of N4232 and W 133rd St South.

TYPE OF LEASE, PROPERTY CONDITION AND RESTRICTIONS:

Leases are for a period of five year (5) years payable annually. 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 cutting hay; no other uses are allowed. Interested bidders may inspect the property from 10:00 a.m. to 12:00 p.m. on Wednesday, March 1, 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 deliver to Will Rogers Building, 2401 N. Lincoln Blvd., Room 212, Oklahoma City, OK, on or before **5:00 p.m. Friday, March 10, 2017**. Bids must be postmarked no later than **Friday, March 10, 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 SURFACE LEASE IN MCINTOSH AND MUSKOGEE COUNTIES."**
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 **Oklahoma Historical Society**, 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.

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.ok.gov/DCS/Real_Estate_&_Leasing_Services/Requests_for_Proposal_&_Notices.html



I HEREBY SUBMIT MY SEALED BID FOR THE FIVE-YEAR LEASE OF THE PROPERTY DESCRIBED BELOW:

Legal Description: Tracts of land located in Sections 2, 10 & 11 T12N-R17E, McIntosh County and Section 35, T13N-R17E Muskogee County. All tracts are leased together as one parcel; containing 270 acres mol (land is partially wooded with an approx. 230 acres +/- hay yield), more particularly described as follows:

T12N-R17E, McIntosh County:

Tract #1 - NW/4 of SW/4 in Section 11

Tract #2 - NW/4 of NW/4 and N/2 of SW/4 of NW/4 in Section 11

Tract #3 - NE/4 of SW/4 in Section 2

Tract #4 - N/2 of NE/4 in Section 10 – Tract 4 subject to being used Sept. 1 through April 30 by OHS for overflow event parking.

35-T13N-R17E Muskogee County:

Tract #5 - N/2 of NW/4 of NE/4 and SW/4 of NW/4 of NE/4

Tract #6 - SW/4 of NW/4 of NE/4 and NW/4 of SW/4 of NE/4

\$	\$	\$
Bid Amount: Per Acre, Per Year	Annual Bid Amount	Total Lease (Five Year) Bid Amount

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 Oklahoma Historical Society 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 LEASE, MCINTOSH & MUSKOGEE 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, March 10, 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, March 17, 2017, at 10:00 a.m.