



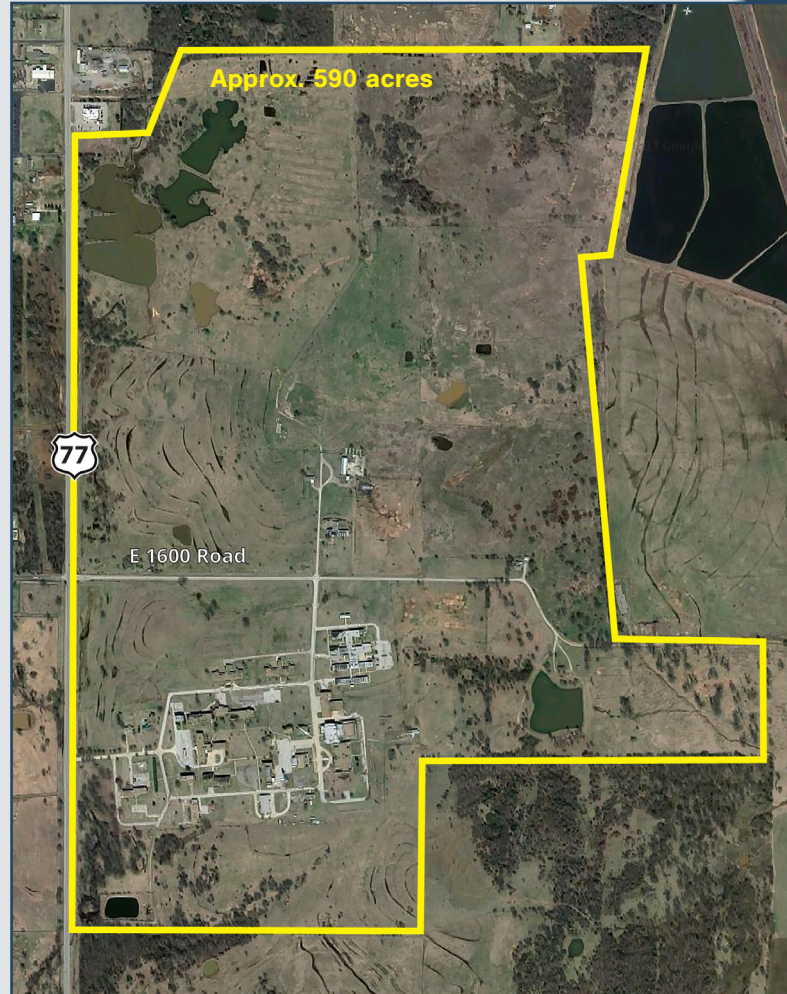
# STATE OF OKLAHOMA NOTICE OF AUCTION

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

**For Sale: 3210 S. Chickasaw St., Pauls Valley, OK 73075**  
**Auction Date: Friday, Sept. 15, 2017, at 10:00 a.m.**

## LEGAL DESCRIPTION:

A tract of land in Sections 28 and 33, Township 3 North, Range 1 East of the Indian Meridian, Garvin County, Oklahoma described as: Commencing at the Northwest Corner of said Section 28; Thence S00°04'08"E on the west line of said Section 28 (the bearing upon which this description is based) a distance of 1318.68 feet to the northwest corner of S/2 of NW/4 of said Section 28; Thence continuing S00°04'08"E on said west line a distance of 330.47 feet to the POINT OF BEGINNING of the hereon described tract; Thence N89°55'28"E a distance of 630.00 feet; Thence N00°04'08"W a distance of 325.00 feet to the north line of S/2 of NW/4 of said Section 28; Thence S89°34'41"E on said north line a distance of 1998.76 to the northeast corner of said S/2 of NW/4, same being the northwest corner of S/2 of NE/4 of said Section 28; Thence S89°35'13"E on the north line of S/2 of NE/4 of said Section 28 a distance of 1758.34 feet to a point which is 708.96 west of the west Right-of-Way line of BNSF Railroad; Thence S10°08'03"W along the existing fence-line a distance of 1527.77 feet; Thence N73°39'12"W along the existing fence-line a distance of 137.72 feet; Thence S01°27'41"E along the existing fence-line a distance of 2474.40 feet; Thence S24°52'06"W along the existing fence-line a distance of 13.67 feet to the north line of NE/4 of said Section 33; Thence S24°52'06"W along the existing fence-line a distance of 69.38 feet; Thence S07°56'25"E along the existing fence-line and said fence-line extended a distance of 415.78 feet to the center of an existing gravel road; Thence N88°56'07"E along the centerline of said road a distance of 581.00 feet; Thence N88°15'44"E along the centerline of said road a distance of 550.00 feet; Thence S87°57'51"E along the centerline of said road a distance of 67.53 feet to the east line of NE/4 of said Section 33; Thence S00°08'53"E a distance of 877.29 feet to the southeast corner of N/2 of NE/4 of said Section 33; Thence N89°37'09"W on the south line of said N/2 of NE/4 a distance of 2634.15 feet to the east line NW/4 of said Section 33; Thence S00°03'09"E on said west line a distance of 1318.91 feet to the southeast corner of said NW/4; Thence N89°37'23"W on the south line of said NW/4 a distance 2636.99 feet to the southwest corner of said NW/4; Thence N00°03'18"E on the west line of said NW/4 a distance of 2638.14 feet to the southwest corner of said Section 28; Thence N00°04'08"W on the west line of said Section 28 a distance of 2637.37 feet to the southwest corner of NW/4 of said Section 28; Thence Continuing N00°04'08"W on said west line a distance of 503.03 feet; Thence S89°33'58"E a distance of 393.50 feet; Thence N00°04'08"W a distance of 405.00 feet; Thence N89°33'58"W a distance of 393.50 feet to said west line; Thence N00°04'08"W on said west line a distance of 80.19 feet to the Point of Beginning. The above description is based on land survey performed by JGYE, Inc, from Nov. 11, 2011, to Oct. 26, 2012. It contains approximately 590.0 acres of land, subject to easements and rights of way of record.





## **DIRECTIONS:**

From Pauls Valley, OK Exit 72 on I-35, turn east onto Grant Ave. and travel 2.8 miles to US-77 South (aka S. Chickasaw St.). Turn south onto US-77 South (aka S. Chickasaw St.) and go 3.6 miles to the entrance of the Southern Oklahoma Resource Center.

## **PROPERTY CONDITION:**

A vacant 550-acre tract known as Parcel #1 and an improved 40-acre tract with 29 structures known as Parcel #2 (per appraiser). 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 1:00 p.m. on Wednesday, Aug. 30, 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 2nd floor conference room on Friday, Sept. 15, 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:**

\$2,285,000. 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 Monday, Sept. 11, 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. Official REALS bid form must be signed by the bidder or an authorized representative.
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 certified funds 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. Certified funds 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 – Southern Oklahoma Resource Center (Pauls Valley, OK)."
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.

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Bid packets will be available at the site visit, 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)



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

**Property Address:** 3210 S. Chickasaw St., Pauls Valley, OK 73075

**Legal Description:** A tract of land in Sections 28 and 33, Township 3 North, Range 1 East of the Indian Meridian, Garvin County, Oklahoma more particularly described in Attachment A.

\$	DOLLARS
<b><i>Bid Amount</i></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. ***Certified funds made out to the Office of Management and Enterprise Services in the amount of 10 percent of my bid amount are 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 Monday, Sept. 11, 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, Sept. 15, 2017, at 10:00 a.m.**

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

**Attachment A**

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