



STATE OF OKLAHOMA NOTICE OF SEALED BID AUCTION FOR AGRICULTURAL SURFACE LEASE
OFFICE OF MANAGEMENT AND ENTERPRISE SERVICES, DIVISION OF CAPITAL ASSETS MANAGEMENT (DCAM)
REAL ESTATE & LEASING SERVICES (REALS)

Auction/Sealed Bid Opening: **THURSDAY, AUGUST 14, 2014 at 9:00 a.m.**

LEGAL DESCRIPTION: BOTH TRACTS ARE LOCATED IN WAGONER COUNTY, OKLAHOMA:

TRACT 1: The NE/4, NE/4, of SE/4; and N/2, SE/4, NE/4, of SE/4, Sec. 36, T16N-R18E;

TRACT 2: NW/4, NE/4 of SW/4, Sec. 31, T16N-R19E; and a strip 20 feet wide of the South side of the SW/4, NW,4 of Sec. 31, T16N-R19E of the I.M.;

The two tracts are not contiguous; the tracts together total 25 acres, mol.

TYPE OF LEASE, PROPERTY CONDITION AND RESTRICTIONS: Leases are for 3 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 agricultural and/or hay or grazing purposes; no other uses are allowed.

DIRECTIONS: From U.S. Hwy 69, Turn onto E0820 Rd and continue onto N4285 Road, and turn onto 0828 Rd/Old Porter Rd and turn right onto East 59th Street N, which turns right and becomes N 25 St. E/N4310 Rd.

Tract 1 is south and west at the corner of N4310 Rd and Wybark Estates Rd. intersection.

Tract 2 is approximately ½ mile east from the same intersection, traveling east on Wybark Estates Road and then continuing East across N4310 Rd to the road to the property. (Directions to Tract 2 are approximate)

Lease is North of Muskogee and South & West of the Muskogee Turnpike.

TERMS & CONDITIONS of AUCTION

GENERAL INFORMATION: ANNOUNCEMENTS ON THE DAY OF SALE 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, with the lease going to the highest bid. **Interested bidders may inspect the property Tuesday, August 5, 2014 from 10:00 a.m. to 12:00 p.m., beginning with Tract 1.** REALS reserves the right to reject any or all bids at the sealed bid auction. NO BID IS OFFICIALLY ACCEPTED UNTIL APPROVED by the ADMINISTRATOR of the OFFICE of MANAGEMENT AND ENTERPRISE SERVICES.

1. Sealed bids, if sent by mail, to REALS, P. O. Box 53448, OKC, OK 73152, or hand deliver to Will Rogers Building, 2401 N Lincoln Blvd, Room 112, Oklahoma City, OK, **on or before 5:00 p.m. FRIDAY, AUGUST 8, 2014;** bids must be postmarked no later than **FRIDAY, AUGUST 8, 2014. IF POSTMARKED BY THE DEADLINE, THE BID MUST ALSO BE RECEIVED BY REALS NO LATER THAN THE BID OPENING DATE & 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 AGRICULTURE SURFACE LEASE WAGONER COUNTY**".
4. Each bid must be accompanied by a check in the amount of 10% of the annual lease amount bid, made payable to the DEPARTMENT OF REHABILITATION 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% 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 walk-through, 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>



State of Oklahoma
 Office of Management and Enterprise Services
 Division of Capital Assets Management
 Real Estate and Leasing Services

Official Sealed Bid Form
 Agricultural Surface Lease

I HEREBY SUBMIT MY SEALED BID FOR THE THREE (3) YEAR SURFACE LEASE OF THE PROPERTY DESCRIBED BELOW:

Legal Description: BOTH TRACTS ARE LOCATED IN WAGONER COUNTY, OKLAHOMA

TRACT 1- The NE/4, NE/4, of SE/4; and N/2, SE/4, NE/4, of SE/4, Sec. 36, T16N-R18E;

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\$	\$	\$
<i>Bid Amount: Per Acre, Per Year</i>	<i>Annual Bid Amount</i>	<i>Total Lease (3 Year) Bid Amount</i>

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, Division of Capital Assets Management, Real Estate and Leasing Services. **My check made out to the Department of Rehabilitation Services in the amount of 10% of my annual lease rent 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 AGRICULTURAL SURFACE LEASE WAGONER COUNTY".

 Date of Bid

 (Bidder's Signature)

 (Print Bidder's Name)

 (Address)

 (Phone)

 (Email)

Sealed BIDS must be hand delivered before 5:00p.m., or postmarked, not later than Friday, August 8, 2014. **IF POSTMARKED BY THE DEADLINE, THE BID MUST ALSO BE RECEIVED BY REALS NO LATER THAN THE BID OPENING DATE & TIME.** Send Sealed Bid to REALS, P. O. Box 53448, OKC, OK 73152 or hand deliver to Will Rogers Building, 2401 N Lincoln Blvd, Room 112, Oklahoma City, OK, **ON OR BEFORE 5:00 p.m. FRIDAY, AUGUST 8, 2014;**