



NOTICE OF AUCTION STATE OF OKLAHOMA

Office of Management and Enterprise Services * Division of Capital Assets Management (DCAM)
Real Estate & Leasing Services (REALS)

FOR SALE: **1212 REYNOLDS AVE., POTEAU, OK** AUCTION DATE: **MONDAY, JUNE 16, 2014 at 3:30 p.m.**

LEGAL DESCRIPTION: ALL IN LEFLORE, COUNTY, OKLAHOMA; consisting of 2.977 ACRES mol, more particularly described as:

- LOTS 5 THROUGH 10, KCS Addition, Town Of Poteau; **AND**
- That part of the SW/4, NE/4, NE/4 of Section 36, T7N-R25E, beginning at a point 163.38 feet West of the NE/Corner of said SW/4, NE/4, NE/4 and running West a distance of 454.36 feet; thence South a distance of 150 feet; thence East a distance of 454.36 feet; thence North a distance of 150 feet to the POB;
- **DEED RESTRICTIONS:** This property and facility shall not be used as a long term care facility, including, but not limited to, intermediate care facility, skilled nursing facilities, or intermediate care facilities for the mentally retarded.

DIRECTIONS: From Hwy. 271 head south into the town of Poteau, turn left on Dewey Ave. for 0.7 miles, then turn right onto South Coal St., then turn left onto Reynolds Ave; at the intersection of Reynolds and Wall.

PROPERTY CONDITION: Concrete block construction building is in dilapidated condition. The building no longer contributes any value to the site. (Per Appraisal Report) PROPERTY SELLS "AS IS, WHERE IS". The appraised value of \$35,000.00 represents the value of the LAND/LOTS only and does not include the building, any improvements or demolishing building.

TERMS & 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, June 9, 2014.** REALS 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 REALS. REALS staff will publicly open and tabulate bids on the auction date; sale to the highest bid. PROPERTY WILL BE CONVEYED BY QUITCLAIM DEED, SURFACE RIGHTS ONLY.

APPRAISED VALUE: \$35,000.00: Pursuant to state statute the *property may not be sold for less than 90% of the appraised value.*

1. **SEALED BIDS MUST BE HAND DELIVERED BEFORE 5:00 P.M., OR POSTMARKED, NO LATER THAN FRIDAY, June 13, 2014. IF POSTMARKED BY THE DEADLINE, THE BID MUST ALSO BE RECEIVED NO LATER THAN THE BID OPENING DATE AND TIME.** Mailing address: ATTN: REALS, P. O. Box 53448, OKC, OK 73152, or hand deliver to REALS, Will Rogers Building, 2401 N Lincoln Blvd, Room 112, Oklahoma City, OK 73105.

2. Official REALS 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% of the bidder's bid amount as earnest money, made payable to the Division of Capital Assets Management. Checks will be returned to unsuccessful Bidders.

4. Bids are to be enclosed in a SEALED envelope, bearing the notation on the outside of the envelope "BID for auction - 1212 Reynolds Ave., Poteau, OK".

5. The State of Oklahoma makes no representations or warranties, expressed or implied, including but not limited to the condition, suitability, environmental or other hazards of the property; the property is being sold subject to all easements, rights-of-way, and restrictions of record. Bidders are advised to inspect the property prior to bidding; acreage and square footage are approximate and should be independently verified prior to bidding.

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. Closing will be set within 60 (Sixty) 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 DCAM.

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/Underutilized_Property_Auctions/ &
http://www.ok.gov/DCS/Real_Estate_&_Leasing_Services/Requests_for_Proposal_&_Notices.html

This publication is issued by the Office of Management and Enterprise Services as authorized by Title 62, Section 34. Copies have not been printed but are available through Documents.OK.gov. This work is licensed under a Creative Attribution-NonCommercial-NoDerivs 3.0 Unported License.



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

Official Sealed Bid Form

I HEREBY SUBMIT MY SEALED BID FOR THE AUCTION on **MONDAY, JUNE 16, 2014 at 3:30 p.m.** FOR THE SALE OF PROPERTY LOCATED AT: **1212 Reynolds Ave., Poteau, Oklahoma.**

Legal Description: ALL IN LEFLORE, COUNTY, OKLAHOMA; consisting of 2.977 ACRES mol, more particularly described as:

- LOTS 5 THROUGH 10, KCS Addition, Town of Poteau, **AND**
- That part of the SW/4, NE/4, NE/4 of Section 36, T7N-R25E, beginning at a point 163.38 feet West of the NE/Corner of said SW/4, NE/4, NE/4 and running West a distance of 454.36 feet; thence South a distance of 150 feet; thence East a distance of 454.36 feet; thence North a distance of 150 feet to the POB;
- DEED RESTRICTIONS: This property and facility shall not be used as a long term care facility, including, but not limited to, intermediate care facility, skilled nursing facilities, or intermediate care facilities for the mentally retarded.

_____ dollars (\$_____)
 Bid Amount

My check in the amount of 10% of my bid amount is enclosed.

The State of Oklahoma, Real Estate and Leasing Services, 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 NOTICE OF AUCTION for the above described property, published by the State Of Oklahoma, Real Estate and Leasing Services.

Sealed BIDS must be **HAND DELIVERED BEFORE 5:00 P.M., OR POSTMARKED, NO LATER THAN FRIDAY, JUNE 13th, 2014.** If postmarked by the deadline, the bid must also be received by REALS no later than the bid opening date and time.

 Date of Bid

 Bidder's Signature

 Print Bidder's Name

 Phone/Cell

 Mailing Address

Mailing address: ATTN: REALS, P.O. Box 53448, OKC, OK 73152 **OR Hand deliver to:** REALS, Will Rogers Building, 2401 N Lincoln Blvd, Room 112, Oklahoma City, OK 73105.

Minimum Bid

\$31,500

Bids must be received or postmarked by 5pm Friday, June 13, 2014

For Sale at Sealed Bid Auction
1212 Reynolds Ave., Poteau, Oklahoma

2.977 Acres mol

Fabulous Views

Located near Eastern Oklahoma Medical Center

Property sells

“AS IS WHERE IS”.

The appraised value of \$35,000 represents the value of the land/lots only and does not include the building, any improvements, or demolishing the building.



Real Estate and Leasing Services

1212 Reynolds Ave., Poteau, OK

The property was the previous location of the Le Flore County Health Department. The building is dilapidated and no longer contributes any value to the site.
(Per Appraisal Report)



For more information please call 405-521-3819

Inforeals@omes.ok.gov