



Real Estate Auction –March 6, 2014

NOTICE OF REAL ESTATE AUCTION

The State of Oklahoma Office of Management and Enterprise Services in conjunction with the Commissioners of the Land Office and on behalf of the Oklahoma Bureau of Narcotics (OBN) will conduct an auction on March 6, 2014, at 2:00 p.m. at the Oklahoma Bureau of Narcotics Building, 440 NE 39th Street, Oklahoma City, OK, for the following described property located in LeFlore County.

Legal Description: Section 33-T03N-R24E1M – The Southwest Quarter of the Northeast Quarter (SW/4NE/4), the Southwest Quarter of the Southeast Quarter of the Northeast Quarter (SW/4SE/4NE/4), and that part of the Northwest Quarter of the Southeast Quarter (NW/4SE/4) lying and being north of Kiamichi River; containing 80 acres, more or less. Less and except any mineral acres and all mineral interests.

The property lies from Talihina, Oklahoma, approximately 15 ½ miles southeast on Highway #63 then approximately 1/8 mile south across deeded land to the subject property north boundary.

Access to the property was provided by trail road across deeded land to the north boundary of the property with the east, west and north boundaries being adjacent to deeded land and the south boundary being the Kiamichi River.

Minimum Bid: \$135,000.00 – plus associated cost of sale of \$5,200.00

Title: The OBN does not have an up-to-date abstract for the property. The property was awarded by court order through the Drug Seizure laws.

All bidders are required to register at the auction before submitting a bid. The property will not be sold for less than the Minimum Bid. The State of Oklahoma reserves the right to reject any and all bids, and no bid is finally accepted until approved by the OBN. The property is sold “as is, where is” and is subject to all easements, rights of way and restrictions of record. Prospective bidders should inspect the property before sale. The State of Oklahoma does not warrant title and reserves and retains all mineral rights associated with the property. The successful bidder shall remit no less than 10 percent of the purchase price at the time of the sale. The balance of the purchase price is due at or before closing. The closing of this sale shall take place within 60 days of the OBN approval of the sale unless the parties agree to a later date in writing. If the high bidder fails to close this sale by the specified closing date, 5% of the bid price and all associated costs shall be retained as liquidated damages, unless it can be shown that OBN’s damages are greater than this amount. Any remaining amount may be returned to the bidder, if no other claim is made. When all payments are received, OBN will issue a Quit Claim Deed.

Announcements and corrections at the time of auction may supersede this notice.

Dated this 27th day of January, 2014.

For further information call Property Officer Kristee Arnold at 405-521-2885.

