

NOTICE OF LAND SALE

I-40-4(75)119
Part of Parcel 8
Canadian County

Pursuant to Title 69 Oklahoma Statutes (2011), Section 1001, the Oklahoma Department of Transportation offers the following property for sale by sealed bid to the highest bidder. Bid will be received through the Oklahoma Department of Transportation, Facilities Management Division, 200 NE 21st Street, Oklahoma City, Oklahoma 73105 until 1:30 PM on December 30, 2015. Bids will be opened and publicly read immediately following bid closing.

Description of Property:

A strip, piece or parcel of land lying in part of the S $\frac{1}{2}$ SE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 18, T12N, R7W, in Canadian County, Oklahoma. Said parcel of land being described by metes and bounds as follows:

Commencing at the SE corner of said S $\frac{1}{2}$ SE $\frac{1}{4}$ SE $\frac{1}{4}$, thence N 00°03'07" E along the East line of said S $\frac{1}{2}$ SE $\frac{1}{4}$ SE $\frac{1}{4}$ a distance of 659.72 feet to the NE corner of said S $\frac{1}{2}$ SE $\frac{1}{4}$ SE $\frac{1}{4}$, thence N 89°45'19" W along the North line of said S $\frac{1}{2}$ SE $\frac{1}{4}$ SE $\frac{1}{4}$ a distance of 90.00 feet to a point on the present Westerly right-of-way line of Country Club Road, said point being the point of beginning, thence S 00°03'07" W along said right-of-way line a distance of 162.20 feet to a point on the present North right-of-way line of Interstate Highway No. 40, thence N 89°56'53" W along said right-of-way line a distance of 419.45 feet, thence continuing along said right-of-way line on a curve to the right having a chord bearing of N 79°49'05" W and having a radius of 864.93 feet an arc distance of 305.84 feet, thence continuing along said right-of-way line on a curve to the right having a chord bearing of N 67°57'57" W and having a radius of 2,774.79 feet an arc distance of 166.80 feet, thence continuing N 65°05'57" W along said right-of-way line a distance of 117.93 feet to a point on the North line of said S $\frac{1}{2}$ SE $\frac{1}{4}$ SE $\frac{1}{4}$, thence S 89°45'19" E along said North line a distance of 980.62 feet to said point of beginning.

Containing 2.92 acres, more or less.

Grantor, reserves and excepts unto itself, its successors and assigns **ALL PREVIOUSLY ACQUIRED RIGHTS OF ACCESS** from said 2.92 acres, more or less to the lands or rights-of-way covered by the abutting Interstate Highway No. 40 Limited Access highway facility along the South side and County Club Road along the East side of the above described property.

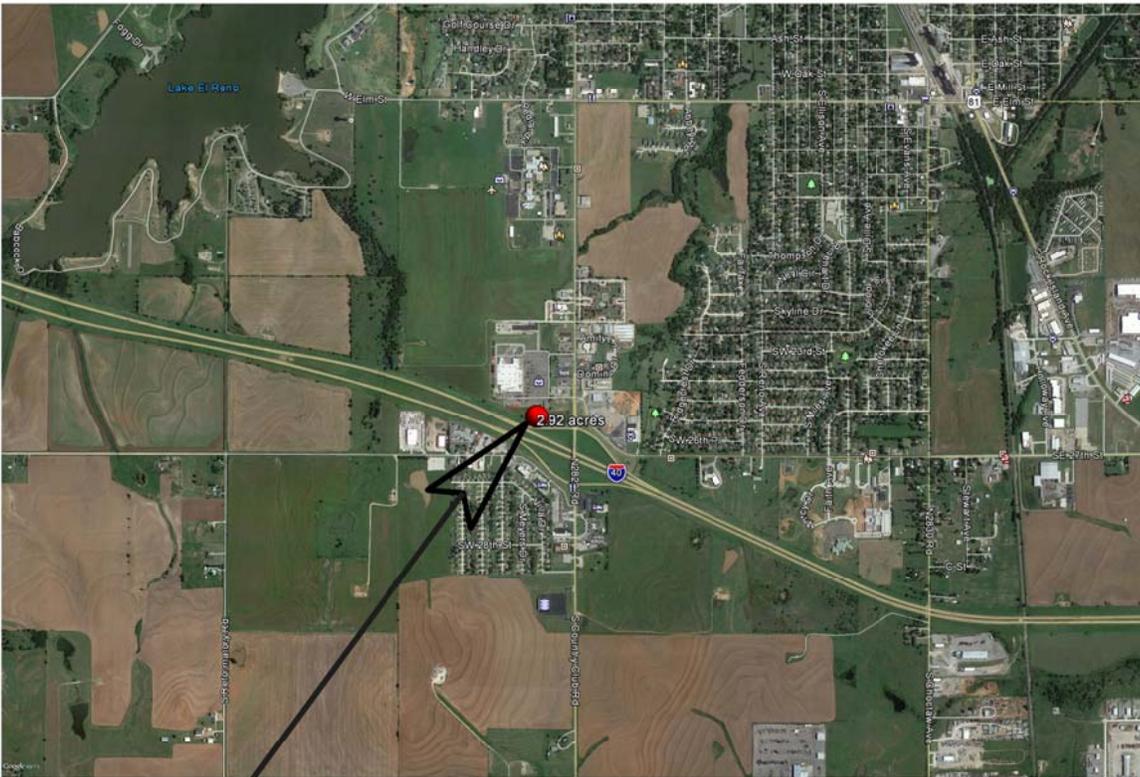
The Oklahoma Department of Transportation has set the **minimum bid** requirement at **\$95,600.00** for this sale. The parcel is being sold "**as is**", with the buyer being responsible for their own due diligence in regards to zoning, licenses, permits, environmental, land uses, etc.

Terms of the sale are ten percent (10%) of the bid price in **non-refundable certified funds** and must accompany each bid in the form of a bid deposit. The balance of the bid will be due in certified funds within thirty (30) calendar days after the approval by the Oklahoma Transportation Commission. **Deposits submitted by non-successful bidders will be returned.** The successful high bidder will also be required to pay for any and all advertising costs associated with the sale of this land. After approval of the sale, an executed and recorded Quitclaim Deed will be mailed to the highest bidder. **IMPORTANT: ENCLOSE BID IN ENVELOPE AS PROVIDED.**

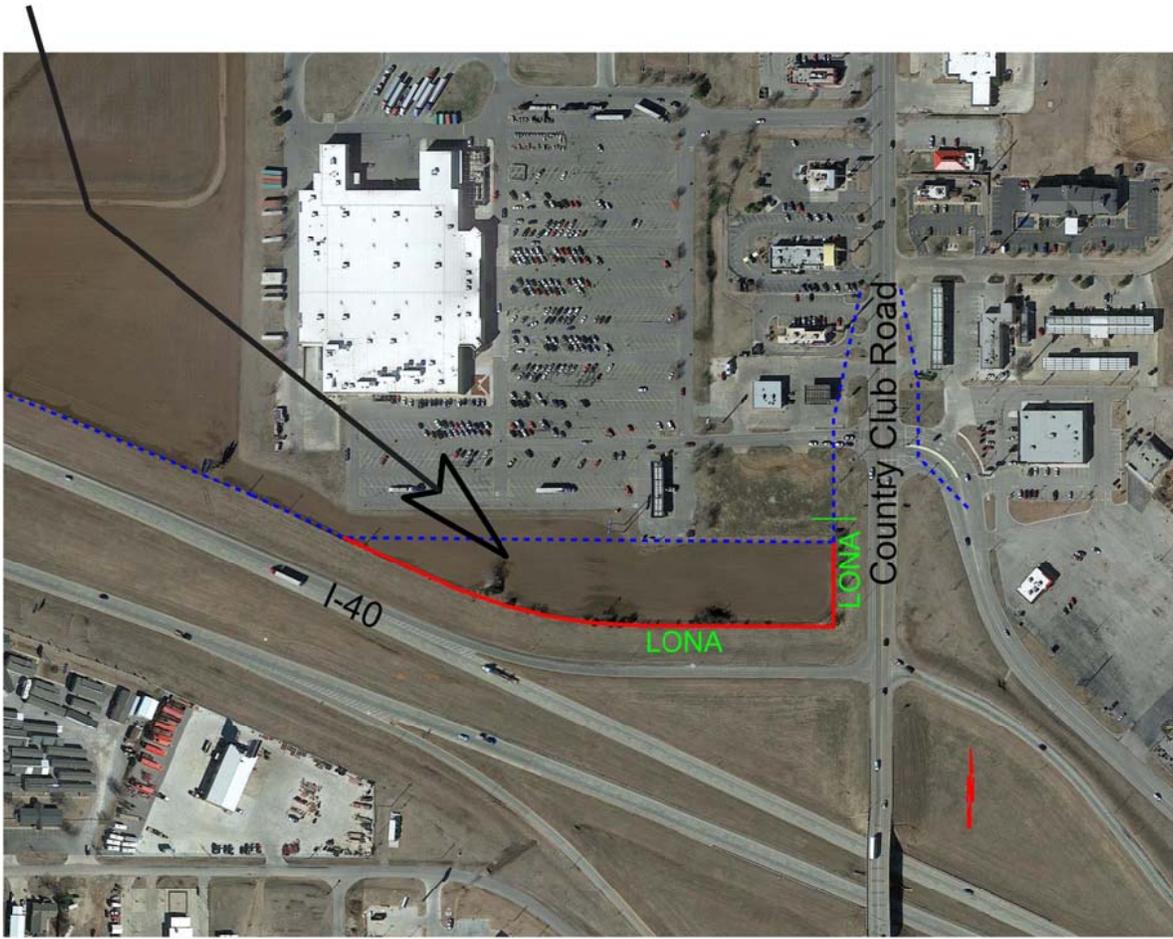
All sales of surplus lands, or interests therein, is subject to the confirmation of the Oklahoma Transportation Commission. The Oklahoma Transportation Commission reserves the right to reject any and all bids.

All inquiries should be made to Todd Gore, Transportation Manager, Facilities Management Division, 200 N.E. 21st Street, Oklahoma City, Oklahoma 73105, or by calling (405) 522-3775.

STATE OF OKLAHOMA, DEPARTMENT OF TRANSPORTATION - by Mike Patterson



SUBJECT PROPERTY
Surplus Land: 2.92Acres
Sale Price: \$95,600.00



BID SUBMITTAL

I-40-4(75)119
Part of Parcel 8
Canadian County

Date of Sale: December 30, 2015

Having read the Notice of Land Sale, I/we hereby bid:

_____ (\$ _____)
for the following described property:

A strip, piece or parcel of land lying in part of the S½ SE¼ SE¼ of Section 18, T12N, R7W, in Canadian County, Oklahoma. Said parcel of land being described by metes and bounds as follows:

Commencing at the SE corner of said S½ SE¼ SE¼, thence N 00°03'07" E along the East line of said S½ SE¼ SE¼ a distance of 659.72 feet to the NE corner of said S½ SE¼ SE¼, thence N 89°45'19" W along the North line of said S½ SE¼ SE¼ a distance of 90.00 feet to a point on the present Westerly right-of-way line of Country Club Road, said point being the point of beginning, thence S 00°03'07" W along said right-of-way line a distance of 162.20 feet to a point on the present North right-of-way line of Interstate Highway No. 40, thence N 89°56'53" W along said right-of-way line a distance of 419.45 feet, thence continuing along said right-of-way line on a curve to the right having a chord bearing of N 79°49'05" W and having a radius of 864.93 feet an arc distance of 305.84 feet, thence continuing along said right-of-way line on a curve to the right having a chord bearing of N 67°57'57" W and having a radius of 2,774.79 feet an arc distance of 166.80 feet, thence continuing N 65°05'57" W along said right-of-way line a distance of 117.93 feet to a point on the North line of said S½ SE¼ SE¼, thence S 89°45'19" E along said North line a distance of 980.62 feet to said point of beginning.

Containing 2.92 acres, more or less.

Grantor, reserves and excepts unto itself, its successors and assigns **ALL PREVIOUSLY ACQUIRED RIGHTS OF ACCESS** from said 2.92 acres, more or less to the lands or rights-of-way covered by the abutting Interstate Highway No. 40 Limited Access highway facility along the South side and County Club Road along the East side of the above described property.

The minimum bid which will be accepted for this tract is \$95,600.00 and this parcel is being sold "as is", with the buyer being responsible for their own due diligence in regards to zoning, licenses, permits, environmental, land uses, etc.

Attached is a non-refundable cashiers check if high bidder for \$_____ which is not less than ten percent (10%) of the bid. I/we agree to pay the balance of the bid and any and all advertising costs associated with the sale of this land in certified funds within thirty (30) calendar days after the approval by the Oklahoma Transportation Commission. After receipt of the balance of funds, a properly executed Quitclaim Deed will be mailed to the highest bidder.

If this bid is accepted, the Quitclaim Deed should be prepared as follows:

Name(s) to be shown on deed

Bid submitted by:

Name

Mailing Address

Signature: _____

Dated this _____ day of _____, 2015.

Oklahoma Department of Transportation
Facilities Management Division
200 NE 21st Street
Oklahoma City, Oklahoma 73105

Sealed Bid Land Sale
I-40-4(75)119
Part of Parcel 8
Canadian County
To Be Opened at 1:30 P.M.
December 30, 2015