

Project(s): 09248(02)

Tulsa :County

Part of Parcel(s): 27

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Pursuant to Title 69 Oklahoma Statutes (2021), Section 1001, the Oklahoma Department of Transportation offers the following property for sale by online digital bid to the highest bidder, hosted by GovDeals. Bids for the subject property can be made by visiting the Oklahoma Department of Transportation website www.oklahoma.gov/odot/business-center/land-for-sale.html or visiting the GovDeals website at www.GovDeals.com and performing a search for the following: "09248(02); Part of Parcel(s) 27; Tulsa Co." Bids for this parcel will be received through the GovDeals site until the **end of day on May 10, 2023 at 11:59 PM CST (23:59)**. These bids will be opened and immediately read publicly on **May 11, 2023 at 1:30 PM CST (13:30)** at the Oklahoma Department of Transportation Ward Building, 200 N.E. 21st Street, Oklahoma City, OK 73105-3204.

Description of Property:

A strip, piece or parcel of land lying in part of the NW/4 NW/4 of Section 23, T17N, R12E in Tulsa County, Oklahoma. Said parcel of land being described by metes and bounds as follows:

COMMENCING at the SW corner of said NW/4 NW/4; thence N88°47'57"E along the south line of said NW/4 NW/4 a distance of 124.26 feet to the **POINT OF BEGINNING**, said point being on the present east right-of-way line of U.S. HIGHWAY NO. 75; thence N11°44'38"E along said right-of-way line a distance of 225.74 feet; thence N88°47'57"E a distance of 533.28 feet; thence S01°05'53"E a distance of 220.00 feet to a point on the south line of said NW/4 NW/4; thence S88°47'57"W along said south line a distance of 583.45 feet to said **POINT OF BEGINNING**.

Containing 2.82 acres, more or less.

Grantor, reserves and excepts unto itself, its successors and assigns ALL PREVIOUSLY ACQUIRED RIGHTS OF ACCESS from said 2.82 acres, more or less to the lands or rights-of-way covered by the abutting **U.S. HIGHWAY NO. 75 LIMITED ACCESS HIGHWAY** facility along the west sides of the above described property.

The Oklahoma Department of Transportation has set the **minimum bid** requirement at **\$737,000.00** for this sale. The parcel is being sold "**AS IS-WHERE IS**", with the buyer being responsible for their own due diligence in regards to zoning, licenses, permits, environmental, land uses, etc.

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. The balance of the successful high bid will be due in certified funds within thirty (30) calendar days after the approval by the Oklahoma Transportation Commission. After approval of the sale, an executed and recorded Quitclaim Deed will be mailed to the highest bidder.

All inquiries should be made to Frank V. Roesler III, Right-of-Way & Utilities Division, 200 N.E. 21st Street, Oklahoma City, Oklahoma 73105, or by calling (405) 521-2661

STATE OF OKLAHOMA, DEPARTMENT OF TRANSPORTATION - by Tim Gatz