



STATE OF OKLAHOMA NOTICE OF AUCTION

OFFICE OF MANAGEMENT & ENTERPRISE SERVICES

FOR SALE:

Vacant Parcel
N. Hickory Street
and
W. Hobson Avenue,
Sapulpa, OK 74066

AUCTION DATE:

Friday, August 3, 2018
at 11 a.m.

Interested bidders
may inspect the
property from

10:00 a.m. to 12 p.m. on
Thursday, July 12, 2018.



LEGAL DESCRIPTION:

All of Lot 5, less and except the East 31 feet thereof in Block 17, Original Town to the City of Sapulpa, Creek County, Oklahoma, according to the recorded plat thereof.

DIRECTIONS:

From I-44 in Tulsa, take EXIT 215, the OK-97 exit, toward Sapulpa/Sand Springs. Turn right onto N. 9 St./OK-97. Continue to follow OK-97 for 1.07 miles. Turn right onto Dewey Ave./OK-66. Take the third right onto N. Hickory St. Turn right onto W. Hobson Ave. The subject property is located at the northeast corner of N. Hickory St. and W. Hobson Ave.

PROPERTY CONDITION:

The subject property is located at the northeast corner of the intersection of Hickory St. and Hobson Ave. It is a near rectangular parcel with 100 feet of frontage on the east side of Hickory St. and a consistent depth of 100 feet. The south boundary contains 206.9 feet of frontage on the north side of Hobson Ave. with the rear boundary being 201.4 feet in length. This indicates a total size area of approximately 20,400 square feet or .47 acres. (Per appraiser) PROPERTY SELLS "AS IS, WHERE IS."

TERMS AND 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 Thursday, July 12, 2018.** The Office of Management and Enterprise Services 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 OMES REAL ESTATE AND LEASING SERVICES. Bids will be opened at the Will Rogers Building, 2401 N. Lincoln Blvd., Oklahoma City, OK, in the second-floor conference room on **Friday, August 3, 2018, at 11:00 a.m.** OMES staff will publicly open and tabulate bids on the auction date. Sale will be to the highest bidder with OMES approval.

APPRAISED VALUE: \$50,000. Pursuant to state statute, the *property may not be sold for less than 90 percent of the appraised value.*

1. **1. SEALED BIDS MUST BE HAND-DELIVERED BEFORE 5:00 P.M., OR POSTMARKED, NO LATER THAN Friday, July 27, 2018. IF POST-MARKED BY THE DEADLINE, THE BID MUST ALSO BE RECEIVED BY OMES NO LATER THAN THE BID OPENING DATE AND TIME.** Mail to OMES Real Estate and Leasing Services, P.O. Box 53448, OKC, OK 73152; or hand-deliver to OMES, Will Rogers Building, 2401 N. Lincoln Blvd., Room 212, Oklahoma City, OK 73105.
2. **2. Official OMES bid form must be signed by the bidder or an authorized representative.**
3. **3. Each bid must be accompanied by a check in the amount of 10 percent of the bidder's bid amount as earnest money deposit, made payable to the Office of Management and Enterprise Services. Checks will be returned to unsuccessful bidders.**
4. **4. Bids must be enclosed in a SEALED envelope, bearing the notation on the outside of the envelope, "BID for auction – Vacant Parcel N. Hickory St. and W. Hobson Ave., Sapulpa, OK."**
5. **5. The State of Oklahoma makes no warranties or representations of any kind, and the property is being sold "as-is-where-is" and subject to all easements, rights of way and restrictions of record. Prospective bidders are advised to inspect the property for themselves prior to bidding. All acreages and square footage are approximate and should be measured prior to bidding by interested bidders.**

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. The buyer is required to execute the sales contract within five days from the auction date. If the buyer fails to execute the sales contract, the seller may, at the seller's option, retain all earnest money paid by the buyer. Closing will be set within 30 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 the Office of Management and Enterprise Services; conveyance will be by quitclaim deed, surface rights only.

Bid packets will be available at the walk-through, by phone at 405-521-3819,
or email at infoREALS@omes.ok.gov.

This notice is also published at:

<http://omes.ok.gov/services/real-estate-leasing-services>

and

<http://omes.ok.gov/services/real-estate-leasing-services/underutilized-property-auctions>.





Official Sealed Bid Form
Sale of Real Property

I HEREBY SUBMIT MY SEALED BID FOR THE SALE OF THE PROPERTY DESCRIBED BELOW:

Property Address: Vacant Parcel N. Hickory Street and W. Hobson Avenue, Sapulpa, OK 74066

Legal Description: All of Lot 5, less and except the East 31 feet thereof in Block 17, Original Town to the City of Sapulpa, Creek County, Oklahoma, according to the recorded plat thereof.

\$	DOLLARS
<i>Bid Amount</i>	

STATE OF OKLAHOMA, OFFICE OF MANAGEMENT AND ENTERPRISE 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 PUBLIC NOTICE OF SEALED BID AUCTION FOR THE ABOVE DESCRIBED PROPERTIES, published by the State Of Oklahoma, Office of Management and Enterprise Services for the above described property. I hereby approve and accept all of the terms and conditions of the Sealed Bid Notice. **My check made out to the Office of Management and Enterprise Services in the amount of 10 percent of my bid amount is enclosed.**

Date of Bid

(Bidder's Signature)

(Print Bidder's Name)

(Bidder's Signature)

(Print Bidder's Name)

(Physical Address – MUST be provided – no P.O. Boxes)

(Mailing Address, if different)

(Phone)

(Cell or Alternate Phone)

(Email Address)

Sealed BIDS must be hand-delivered before 5:00 p.m., or postmarked, no later than Friday, July 27, 2018. IF POSTMARKED BY THE DEADLINE, THE BID MUST ALSO BE RECEIVED BY OMES NO LATER THAN THE BID OPENING DATE AND TIME. By mail: OMES Real Estate and Leasing Services, P.O. Box 53448, OKC, OK 73152; or hand-delivered to REALS, Will Rogers Building, 2401 N. Lincoln Blvd., Room 212, Oklahoma City, OK 73105. Bids will be opened **Friday, August 3, 2018 at 11 a.m.**

Contact Information: Call 405-521-3819 or email infoREALS@omes.ok.gov.