

**Bids will be opened  
Wednesday, Feb. 6, 2019**



# NOTICE OF AUCTION

**1309 Airport Industrial Road, Elk City, OK 73644**

**Bids must be received by Thursday, Jan. 31, 2019**

## **Industrial Land/Commercial Land for Sale**

### **Legal description**

A tract, piece or parcel of land in the southeast quarter (SE/4) of section fourteen (14), township eleven (11) north, range twenty-one (21), west of the Indian Meridian, Beckham County, Oklahoma. Said tract more particularly described as follows: Commencing at the northwest corner of said SE/4; thence south 0°4'38" east along the west boundary of said SE/4 a distance of 1,440.97 feet to the point of beginning; thence south 0°4'38" east along said west boundary for a distance of 700 feet; thence south 88°23'26" east a distance of 320.28 feet; thence north 0°18'7" east a distance of 709 feet; thence west a distance of 324.22 feet to the point of beginning, said tract containing 5.20 acres more or less.

### **Directions**

Heading westbound on Interstate 40 take the I-40 Bus W/OK-34 N exit, Exit 41, toward Woodward/Elk City. Stay straight to go onto Historic Route 66/I-40 Bus W. Approximately three-quarters of a mile after the intersection of Hwy 34 I-40 Bus W turn right onto Airport Industrial Road and go to 1309 Airport Industrial Road.

### **Property condition**

There are two buildings situated on a 5.20-acre light-industrial site which is surrounded by a security fence. Both buildings are pre-engineered metal buildings. On the north is the main building which has 11,535 GSF mol. The south building, which has 8,000 GSF mol, is a partially enclosed maintenance storage building. These buildings are in fair to average condition. (per appraiser). **PROPERTY SELLS "AS IS, WHERE IS."**



**1309 Airport Industrial Road, Elk City, OK 73644**

## **TERMS AND CONTITIONS OF AUCTION**

### **General information**

ANNOUNCEMENTS ON THE DAY OF SALE SUPERCEDE ALL OTHER ANNOUNCEMENTS, ORAL OR WRITTEN. **Interested bidders may inspect the property from 10:30 a.m. to 12:30 p.m. on Tuesday, Jan. 22, 2019, or by appointment with sufficient notice.** 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 REAL ESTATE AND LEASING SERVICES.** Bids will be opened at **10 a.m. on Wednesday, Feb. 6, 2019**, in the second-floor conference room of the Will Rogers Building, 2401 N. Lincoln Blvd., Oklahoma City, OK. OMES staff will publicly open and tabulate bids on the auction date; sale to the highest bidder with OMES approval.

APPRAISED VALUE: \$330,000

- 1. SEALED BIDS MUST BE HAND DELIVERED BEFORE 5 P.M., OR POSTMARKED, NO LATER THAN Thursday, Jan. 31, 2019.** IF POSTMARKED BY THE DEADLINE, THE BID MUST ALSO BE RECEIVED BY OMES NO LATER THAN THE BID OPENING DATE AND TIME. Mailing address: Office of Management and Enterprise Services, ATTN: REALS, P.O. Box 53448, Oklahoma City, OK 73152, or hand delivered to REALS, Will Rogers Building, 2401 N. Lincoln Blvd., Room 212, Oklahoma City, OK 73105.
2. Official Real Estate and Leasing Services 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 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. Bids must be enclosed in a SEALED envelope, bearing the notation on the outside of the envelope **"BID for auction – Elk City CWC."**
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, right-of-ways, 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.



## 1309 Airport Industrial Road, Elk City, OK 73644

### 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, then 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 Quit Claim deed, surface rights only.

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

This notice is also published electronically at:  
<http://omes.ok.gov/services/real-estate-leasing-services>

&

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

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

**Property Address: 1309 Airport Industrial Road, Elk City, OK 73644**

**Legal Description:** A tract, piece or parcel of land in the southeast quarter (SE/4) of section fourteen (14), township eleven (11) north, range twenty-one (21), west of the Indian Meridian, Beckham County, Oklahoma. Said tract more particularly described as follows: Commencing at the northwest corner of said SE/4; thence south 0°4'38" east along the west boundary of said SE/4 a distance of 1,440.97 feet to the point of beginning; thence south 0°4'38" east along said west boundary for a distance of 700 feet; thence south 88°23'26" east a distance of 320.28 feet; thence north 0°18'7" east a distance of 709 feet; thence west a distance of 324.22 feet to the point of beginning, said tract containing 5.20 acres more or less.

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

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 p.m., or postmarked, no later than Thursday, Jan. 31, 2019. IF POSTMARKED BY THE DEADLINE, THE BID MUST BE RECEIVED BY REALS NO LATER THAN THE BID OPENING DATE AND TIME.**

By mail: Real Estate and Leasing Services, P.O. Box 53448, Oklahoma City, OK 73152.

Hand delivered: REALS, Will Rogers Building, 2401 N. Lincoln Blvd., Room 212, Oklahoma City, OK 73105.

Bids will be opened at **10 a.m. on Wednesday, Feb. 6, 2019**, in Room 214 of the Will Rogers Building.

Contact Information: Call 405-521-3819 or email: [infoREALS@omes.ok.gov](mailto:infoREALS@omes.ok.gov)