



OKLAHOMA
Office of Management
& Enterprise Services

Interested bidders may inspect the property
from 10 a.m. to noon on Tuesday, March 24, 2020



REAL ESTATE FOR SALE BY AUCTION

601 N. Oklahoma Ave., Oklahoma City, OK 73104

Bids must be received before 5 p.m. Friday, April 3, 2020

LEGAL DESCRIPTION

Lots Thirty (30) through Thirty-Six (36), inclusive, in Block Thirty-Three (33) of Maywood Addition to the City of Oklahoma City, Oklahoma County, Oklahoma according to the recorded plat thereof.

DIRECTIONS

From the intersection of I-40 and I-235, go north on I-235. Take Exit 1E for Harrison Avenue toward downtown Oklahoma City. Keep right at the fork in the ramp. Merge onto Harrison Avenue. Turn right onto North Oklahoma Avenue. The destination will be to the left.

PROPERTY CONDITION:

The generally rectangular site appears to contain about 24,500± net square feet or about .56± net acres, MOL. The site has about 140± feet of frontage along the west side of Oklahoma Avenue, and about 175± feet of frontage along the north side of Northeast 5th Street. The site is improved with two single-story industrial buildings containing about 16,592± gross square feet above grade in two single-tenant industrial buildings. The improvements are considered to be in generally fair to average overall condition. Land valuation was given as the final value conclusion. (Per appraiser) **PROPERTY SELLS "AS IS, WHERE IS."**



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Real estate for sale by auction 601 N. Oklahoma Ave., OKC

TERMS AND CONDITIONS OF AUCTION

GENERAL INFORMATION: ANNOUNCEMENTS ON THE DAY OF SALE SUPERSEDE ALL OTHER ANNOUNCEMENTS, ORAL OR WRITTEN. **Interested bidders may inspect the property from 10 a.m. to noon on Tuesday, March 24, 2020.** OMES 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 the Will Rogers Building, 2401 N. Lincoln Blvd., Oklahoma City, OK, second-floor conference room on Monday, April 13, 2020 at 10 a.m. OMES staff will publicly open and tabulate bids on the auction date; sale to the highest bidder with OMES approval.

APPRAISED VALUE: \$1,105,000. Pursuant to state statute, the property may not be sold for less than 90% of the appraised value.

- 1. SEALED BIDS MUST BE HAND DELIVERED BEFORE 5 P.M., OR POSTMARKED, NO LATER THAN April 3, 2020.** IF POSTMARKED BY THE DEADLINE, THE BID MUST ALSO BE RECEIVED BY OMES NO LATER THAN THE BID OPENING DATE AND TIME. Mailing address: OMES, 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 REALS bid form must be signed by the bidder or an authorized representative.
3. Bids must be enclosed in a SEALED envelope, bearing the notation on the outside of the envelope: SEALED BID FOR REALS AUCTION FOR 601 N. OKLAHOMA AVE., OKLAHOMA CITY.
4. Each bid must be accompanied by a check in the amount of 10% of the bidder's bid amount as earnest money deposit, made payable to OMES. Checks will be returned to unsuccessful bidders.
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.



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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.

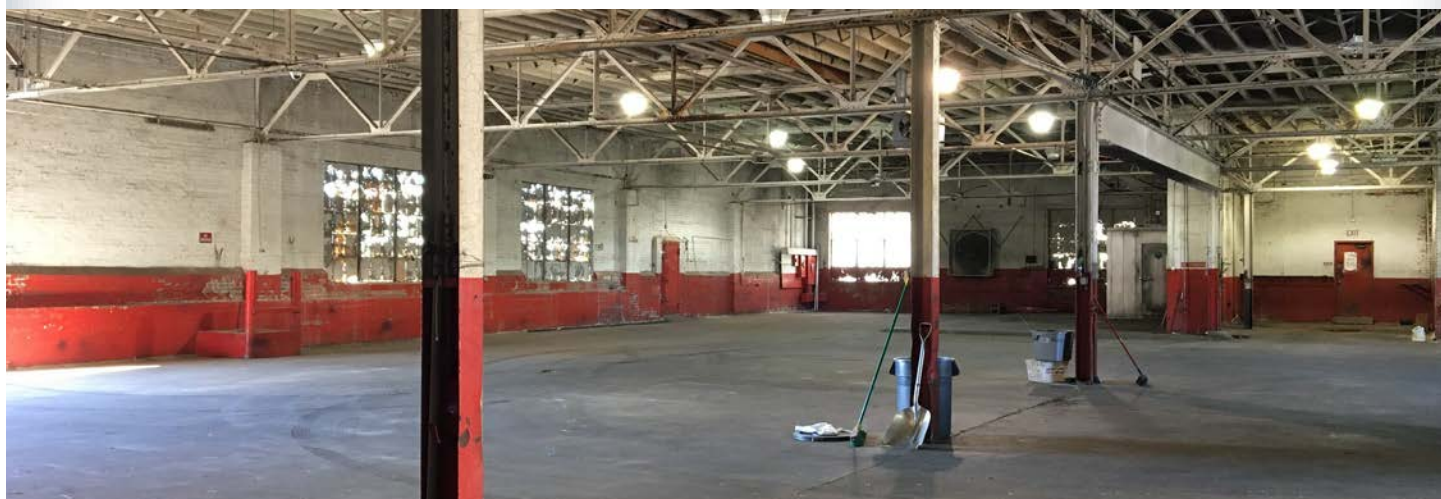
Possession will be given to the purchaser after the closing of the sale at the title company and after full payment of the purchase price has been tendered to OMES; conveyance will be by quitclaim deed, surface rights only.

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

This notice is also published electronically at:

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

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

Property address: 601 N. Oklahoma Ave., Oklahoma City, OK 73104.

Legal description: Lots Thirty (30) through Thirty-Six (36), inclusive, in Block Thirty-Three (33) of Maywood Addition to the City of Oklahoma City, Oklahoma County, Oklahoma according to the recorded plat thereof.

\$	DOLLARS
Bid amount	

STATE OF OKLAHOMA, OMES REAL ESTATE AND LEASING SERVICES RESERVES THE RIGHT TO REJECT ANY AND ALL BIDS AND 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 OMES 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% of my bid amount is enclosed.** Bids are to be enclosed in a SEALED envelope. On the outside front face of the envelope: SEALED BID FOR REALS AUCTION FOR 601 N. OKLAHOMA AVE., OKLAHOMA CITY.

Date of bid

(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 Friday, April 3, 2020. IF POSTMARKED BY THE DEADLINE, THE BID MUST ALSO BE RECEIVED BY REALS NO LATER THAN THE BID OPENING DATE AND TIME. Mail to: OMES, 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. Bids will be opened **Monday, April 13, 2020 at 10 a.m.**

For more information, call 405-521-3819 or email: infoREALS@omes.ok.gov