



NOTICE OF AUCTION STATE OF OKLAHOMA

FOR SALE: 1309 Airport Industrial Rd., Elk City, OK 73644

PROPERTY NUMBER: 2020-001

AUCTION OPENING DATE: Saturday, Sept. 19, 2020

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 Business Loop west/Highway 34 north exit, Exit 41, toward Woodward/Elk City. Stay straight to go onto Historic Route 66/I-40 BL west. Approximately 3/4 of a mile after the intersection of Highway 34 and I-40 BL west, turn right onto Airport Industrial Road and go to 1309 Airport Industrial Rd.

PROPERTY CONDITION: "As is" marketable condition (per appraiser). PROPERTY SELLS "AS IS, WHERE IS."

TERMS AND CONDITIONS OF AUCTION

GENERAL INFORMATION: The property is being offered through liquidation, and electronic bids will be accepted until an offer is accepted by OMES or bidding is closed by OMES. Property inspection is available by appointment only. Contact OMES at infoREALS@omes.ok.gov to schedule an appointment.

APPRAISED VALUE: \$330,000. The minimum acceptable bid for the property is **\$80,000**. OMES reserves the right to reject any or all bids.

1. Bids may be submitted electronically by using the electronic bid form available at omes.ok.gov/forms/real-estate-leasing-services.
2. All bids must contain the acknowledgement and acceptance of the terms of this notice and must be submitted by the bidder or an authorized representative.
3. Upon acceptance, the successful bidder must present certified funds for 10% of the bid amount and return the signed Contract for Sale prepared by OMES within five days of acceptance.
4. The State of Oklahoma makes no warranties or representations of any kind, and the property is being sold "as is, where is" and is 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 acreage and square footage is approximate and should be measured prior to bidding.

POST AUCTION

Buyers are responsible for paying all their closing costs and any other expenses associated with the purchase of the property. The buyer must execute the sales contract and present certified funds for earnest money in the amount of 10% of the bid amount within five days of the acceptance date. Contingent upon the receipt and clearing of the purchase price funds, the title will be transferred to the purchaser within 30 days of the sales contract's execution.

Possession will be given to the purchaser after full payment of the purchase price is officially tendered to OMES; conveyance occurs via quitclaim deed, surface rights only.

For questions, call OMES REALS at 405-521-3819 or
email infoREALS@omes.ok.gov.

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