

STATE OF OKLAHOMA  
DIVISION OF CAPITAL ASSETS MANAGEMENT (DCAM)  
(Formerly Department of Central Services)  
REAL ESTATE & LEASING SERVICES

**PUBLIC NOTICE OF SEALED BID AUCTION FOR SALE OF REAL PROPERTY**

PURSUANT TO TITLE 74 O. S. SEC. 129.4

**Wednesday, September 12, 2012 at 2:00 p.m. at  
2401 N Lincoln Blvd. - Will Rogers Building  
1<sup>st</sup> Floor Conference Room  
OKC, OK 73105**



**WALK-THROUGH INSPECTION:** Thursday, Sept. 5<sup>th</sup>, 2012, 10:00 a.m. to Noon.

**ANNOUNCEMENTS ON THE DAY OF SALE SUPERCEDE ALL OTHER ANNOUNCEMENTS.**

**This property is being offered for sale subject to the following terms and conditions:**

The State of Oklahoma, DCAM, on behalf of the Oklahoma Dept. of Environmental Quality, will conduct a sealed bid auction on September 12, 2012 at 2:00 P.M. for the sale of the office building located at **7825 Winnie Street, Oklahoma City, OK 73078**. Sealed Bid Auction will be held at the Will Rogers Building, 2401 N Lincoln Blvd, Oklahoma City, OK, in the 1<sup>st</sup> Floor Conference room. DCAM staff will publicly open and tabulate bids at that time.

**LEGAL DESCRIPTION:** Lots 1-6, Block 11, in the Town of Benton, now known as Wheatland, Oklahoma, less and except all oil, gas, minerals and easements of record.

**PROPERTY DESCRIPTION:**

**The following information is taken from the appraisal report and the State of Oklahoma makes no warranties on the condition of the property, building or premises:**

The office building is one story, pre-engineered metal frame and metal exterior building containing approximately 3,085 square feet. The building has a brick veneer wainscot front, aluminum frame windows, two glass entrance doors and metal rear door. There is a 70' x 115' open concrete paved parking lot on the north side of the building. The parking lot has a gravel drive.

The property has been vacant for several years and is in fair to average physical condition according to the appraisal. Utilities: Oklahoma City water; electric & natural gas are available. Sewage is septic tank system. The lots combined measure approximately 140' x 150'.

The HVAC system is not in working order. The septic tank system does not appear to be in working order. There is evidence of interior ceiling water stains indicative of roof leaks. The concrete parking lot is in need of

repair and the gravel entry drive does not meet code – it will require hard surface paving. Restrooms are not handicap accessible. The condition of the electrical and mechanical systems is unknown.

**DIRECTIONS:** From OKC take I-40 west or from I-240/I-44 take Airport Rd, then Exit on Council Road and head south past S.W. 59<sup>th</sup> Street, continue south on Council Rd. to Dudley Street, which is the first street south of the railroad tracks. Turn East (Left) on Dudley Street until you come to Main Street, then turn to the right (south) on Main street. Continue south down Main St. & drive past Ellis Street, and then the second driveway on your left (east) is the driveway into the parking lot of the building. (Main Street curves to the left (East) and turns into Winnie St.-the building faces Winnie Street.)

**TERMS OF SALE:**

DCAM reserves the right to reject any or all bids at the sealed bid auction. NO BID IS OFFICIALLY ACCEPTED UNTIL APPROVAL BY THE ADMINISTRATOR OF DCAM. The appraisal values the property at \$60,000.00 – “AS IS” marketable condition. Pursuant to state statute, the property may not be sold for less than 90% of the appraised value. Interested bidders may walk through the property and building at 10:00 a.m. to 12:00 p.m. on September 5<sup>th</sup>, 2012.

1. ***Sealed BIDS must be received, by mail: P. O. Box 53448, OKC, OK 73152, or delivered to DCAM, Will Rogers Building, 2401 N Lincoln Blvd, Room 112, Oklahoma City, OK 73105 by 5:00 p.m. on September 11<sup>th</sup>, 2012.*** All BIDS must be signed by the bidder or an authorized representative.
2. Bids are to be enclosed in a SEALED envelope, bearing the notation on the outside front face of the envelope: “*BID for DCS/DCAM Sale of 7825 Winnie Street, Oklahoma City, OK*”.
3. Each bid must be accompanied by a check in the amount of 10% of the bidder’s bid amount as a deposit, made payable to **Division of Capital Assets Management**. Checks will be returned to unsuccessful Bidders.
4. Buyers will be responsible for paying all their own costs of closing, and any other associated costs for the purchase of the property. Estimated closing costs are approximately \$2,000.00. Closing will be set within 60 (Sixty) days of approval of the Sale by the Administrator of DCAM, unless an alternative date is agreed upon between the parties.
5. If the successful Bidder fails to pay the balance of the purchase price or fails to comply with notice of sale, bidder shall FORFEIT all monies paid to DCAM as liquidated damages.
6. Property will be conveyed by Quit Claim Deed.
7. The State shall retain all oil, gas, and mineral rights not previously reserved.
8. Property is sold “AS IS-WHERE IS” the State of Oklahoma makes no warranties or representations of any kind, and the property is being sold subject to all easements, right-of-ways, and restrictions of record. Prospective bidders are advised to inspect the property for themselves at the walk-through before bidding. All measurements are approximate and should be measured prior to bidding by interested bidders. Prospective Bidders are encouraged to check title issues at the property records at the Oklahoma County Court house.
9. Bids must be received before 5:00 p.m. on Monday, September 11<sup>th</sup>, 2012, and any bid received after that time will not be considered
10. Possession will be given to the purchaser after the closing at the title company and after full payment of the purchase price has been tendered to DCAM.

BID FORMS WILL BE AVAILABLE AT WALK-THROUGH, ONLINE: [WWW.OK.GOV/DCS/](http://WWW.OK.GOV/DCS/) OR BY REQUEST.  
For more information call: (405) 521-3819 or melissa.milburn@osf.ok.gov



**State of Oklahoma  
Office of Management and Enterprise Services  
Division of Capital Assets Management  
Real Estate and Leasing Services**

**Official Sealed Bid Form**

I HEREBY SUBMIT MY SEALED BID FOR THE PURCHASE OF THE PROPERTY LOCATED AT:

**Property Address:** 7825 Winnie Street, Oklahoma City, OK 73078

**Legal Description:**

Lots 1-6, Block 11, in the Town Of Benton, now known as Wheatland, Oklahoma County.  
Less and except all oil, gas, and mineral interests; and including any and all easements, right of ways, covenants or restrictions of record.

\_\_\_\_\_ dollars (\$ \_\_\_\_\_ )  
Bid Amount

STATE OF OKLAHOMA, DIVISION OF CAPITAL ASSETS MANAGEMENT, 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 SALE OF REAL PROPERTY published by the State Of Oklahoma, Division of Capital Assets Management (DCAM), for the above described property. I hereby approve and accept all of the conditions of the Sealed Bid agreement. ***My check in the amount of 10% of my bid amount is enclosed.***

\_\_\_\_\_  
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 Phone)

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