



**STATE OF OKLAHOMA NOTICE OF SEALED BID AUCTION FOR GRAZING SURFACE LEASE**  
OFFICE OF MANAGEMENT AND ENTERPRISE SERVICES, DIVISION OF CAPITAL ASSETS MANAGEMENT (DCAM)  
REAL ESTATE & LEASING SERVICES (REALS)  
Auction/Sealed Bid Opening: **Friday April 17, 2015 at 10:00 A.M.**

**LEGAL DESCRIPTION:**

Being Section 33, T23N, R6W, of the Indian Meridian, containing approximately 453 acres,  
AND

The Agriculture Site generally described as COMMENCING at the NW corner of the NE/4 of said Section 33; containing approximately 24 acres, Garfield County, Oklahoma. Together consisting of 477 acres subject to roads, easements, and rights-of-way of record (Enid, OK), and LESS AND EXCEPT

The Main Campus generally described as BEGINNING at the SE corner of said Section 33; Thence West on the south line of said Section 33 approximately 2,988 feet; Thence North approximately 2,035 feet; Thence East approximately 1650 feet; Thence North approximately 350 feet; Thence N64°15E' approximately 900 feet; Thence S68°15'E approximately 420 feet; Thence East approximately 140 feet to the east line of said Section 33; Thence South on said east line approximately 2635 feet to the Point of Beginning; containing approximately 160 acres, AND LESS AND EXCEPT

The Pump Station Site generally described as COMMENCING at the NW corner of said Section 33; Thence East on the north line of said Section 33 approximately 930 feet; Thence South approximately 345 feet to the Point of Beginning; Thence East approximately 415 feet; thence South approximately 310 feet; thence West approximately 415 feet; Thence North approximately 310 feet to the Point of Beginning; containing approximately 3 acres.

**TYPE OF LEASE, PROPERTY CONDITION AND RESTRICTIONS:** Leases are for a period of three (3) years payable annually. The State may terminate the lease by 90-day notice, in writing. In such event, Lessee shall give peaceable possession of the premises on or before such termination date, without further notice or demand, in as good condition as when first leased, excepting ordinary wear and tear and damage by unavoidable casualty; unused rent will be returned pro-rata to Lessee. PROPERTY IS LEASED "AS IS, WHERE IS"; lease is for hay or grazing purposes; no other uses are allowed. **Interested bidders may inspect the property Thursday April 9, 2015 from 10:30 A.M. to 12:30 P.M.**

**DIRECTIONS:** From South 30<sup>th</sup> and E. Willow Rd, turn left (West) on Willow Rd. and proceed to North 16<sup>th</sup>. Land starts near corner of North 16 and Willow Rd. Enid, OK.

**TERMS & CONDITIONS of AUCTION**

**GENERAL INFORMATION:** ANNOUNCEMENTS ON THE DAY OF SALE SUPERCEDE ALL OTHER ANNOUNCEMENTS. On the Auction date, bids will be publically opened by REALS staff at the Will Rogers Building, 2401 N Lincoln Blvd, Oklahoma City, OK, with the lease going to the highest bid. REALS reserves the right to reject any or all bids at the sealed bid auction. NO BID IS OFFICIALLY ACCEPTED UNTIL APPROVED by the ADMINISTRATOR of the OFFICE of MANAGEMENT AND ENTERPRISE SERVICES.

1. Sealed bids, if sent by mail, to REALS, P. O. Box 53448, OKC, OK 73152, or hand deliver to Will Rogers Building, 2401 N Lincoln Blvd, Room 112, Oklahoma City, OK, **on or before 5:00 p.m. Tuesday April 14, 2015.** *Bids must be postmarked no later than Tuesday April 14, 2015. IF POSTMARKED BY THE DEADLINE, THE BID MUST ALSO BE RECEIVED BY REALS NO LATER THAN THE BID OPENING DATE & TIME.*
2. Official REALS bid form must be signed by the bidder or an authorized representative.
3. Bids are to be enclosed in a SEALED envelope, bearing the notation on the outside front face of the envelope: "SEALED BID FOR REALS AUCTION FOR GRAZING SURFACE LEASE GARFIELD COUNTY".
4. Each bid must be accompanied by a check in the amount of 10% of the annual lease amount bid, made payable to the DEPARTMENT OF HUMAN SERVICES, which amount will be applied to the winning bidder's first year's rent; checks will be returned to unsuccessful bidders. If the winning bidder does not lease the Property for any reason, he/she forfeits the 10% of the annual lease amount.
5. Possession will be given to the winning bidder (Lessee) after a fully executed Lease Agreement between the State of Oklahoma and the Lessee and full payment of the first year's rent has been tendered to the leasing agency through REALS.

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

This Notice Is Also Published Electronically at:

<http://www.ok.gov/DCS/Real Estate & Leasing Services/Requests for Proposal & Notices.html>



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

**Official Sealed Bid Form  
Surface Lease**

I HEREBY SUBMIT MY SEALED BID FOR THE THREE (3) YEAR LEASE OF THE PROPERTY DESCRIBED BELOW:

**Property Address:** From South 30<sup>th</sup> street and E. Willow Rd, turn left (West) on Willow Rd. and proceed to North 16<sup>th</sup>. Land starts near corner of North 16<sup>th</sup> street and Willow Rd. Enid, OK.

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\$	\$	\$
<b>Bid Amount: Per Acre, Per Year</b>	<b>Annual Bid Amount</b>	<b>Total Lease (3 Year) Bid Amount</b>

By my signature below, I acknowledge and 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, Division of Capital Assets Management, Real Estate and Leasing Services; **my check made out to the Department of Human Services in the amount of 10% of my annual lease rent amount is enclosed, which will be applied to my first years rent or forfeited if I fail to lease the Property for any reason.** (Contact Information 405-521-3819 or [infoREALS@omes.ok.gov](mailto:infoREALS@omes.ok.gov)) Bids are to be enclosed in a SEALED envelope, on the outside front face of the envelope: "SEALED BID for GRAZING SURFACE LEASE GARFIELD COUNTY".

\_\_\_\_\_  
Date of Bid

\_\_\_\_\_  
(Bidder's Signature)

\_\_\_\_\_  
(Print Bidder's Name)

\_\_\_\_\_  
(Address)

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

\_\_\_\_\_  
(Cell or Alternate Phone)

\_\_\_\_\_  
(Email Address)

Sealed BIDS must be hand delivered before 5:00 p.m., or postmarked, no later than **Tuesday, April 14, 2015**. *IF POSTMARKED BY THE DEADLINE, THE BID MUST ALSO BE RECEIVED BY REALS NO LATER THAN THE BID OPENING DATE AND TIME.* Send to REALS, P.O. Box 53448, OKC, OK 73152, or Hand Deliver to REALS, Will Rogers Building, 2401 N Lincoln Blvd, Room 112, Oklahoma City, OK 73105. Bids will be opened FRIDAY, April 17, 2015 at 10:00 a.m.