



STATE OF OKLAHOMA NOTICE OF SEALED BID AUCTION FOR HAY/GRAZING LEASE
OFFICE OF MANAGEMENT AND ENTERPRISE SERVICES, DIVISION OF CAPITAL ASSETS MANAGEMENT (DCAM)
REAL ESTATE & LEASING SERVICES (REALS)

Auction/Sealed Bid Opening: **MONDAY, JULY 28, 2014 at 3:30 p.m.**

LEGAL DESCRIPTION: All lying in GARVIN COUNTY, OKLAHOMA, **T3N-R1E** of the I.M., further described as:

TRACT 1: A tract of land in the NE/4 of **Section 33**, commencing at the NE/Corner of Section 33, thence West on the North line of Section 33, approximately 1213 feet to an existing fence line; thence approximately S24 Deg. 38' W along said fence line approximately 83 feet; thence continuing on fence line approximately S 07 deg. 42' E approximately 422 feet to the center line of an existing road; thence approximately S 88 deg. 18' W along said center line approximately 243 feet; thence along said center line on an approximately 350 foot radius curve to the right, an arc length of approximately 408 feet; thence continuing along said center line approximately N 25 deg. W 243 feet; thence North parallel with the West line of said NE/4 approximately 131 feet to the North line of said NE/4; thence East on said North line approximately 627 feet to the Point of Beginning,

TRACT 2: All of the S/2 of the N/2 AND the S/2 of **Section 28**, lying West of the BNSF Railway right-of-way,
LESS AND EXCEPT THE FOLLOWING:

A tract of land beginning at the SE/Corner of said Section 28, thence North along the east line of Section 28 approximately 3350 feet to the Westerly right-of-way line of the BNSF Railway; thence Northwesterly on said line approximately 632 feet to the North line of said S/2 of the N/2; thence West on said line to a point that is 450 feet East of the NW/Corner of the SE/4 of the NE/4 of Section 28; thence approximately S 10 deg. 10' W along existing fence line approximately 1548 feet; thence approximately N 73 deg. 29' W along said fence line approximately 140 feet; thence approximately S 01 deg. 26' E along said fence line approximately 2475 feet to the South line of Section 28; thence East on said South line approximately 1213 feet to the Point of Beginning,

AND LESS AND EXCEPT:

A tract of land described as: Beginning at the SE/Corner of the SW/4 of Section 28; Thence north on the east line of said SW/4 approximately 1000 feet; Thence west parallel with the south line of said SW/4 approximately 875 feet; Thence south parallel with the east line of said SW/4 approximately 400 feet; Thence east parallel with the south line of said SW/4 approximately 60 feet; Thence south parallel with the east line of said SW/4 approximately 600 feet to the south line of said SW/4; Thence east on said south line approximately 815 feet to the Point of Beginning,

AND LESS AND EXCEPT:

A tract of land beginning at the SE/Corner of the SW/4 of Section 28; thence East on the South line of Section 28, 800 feet; thence North parallel with the East line of said SW/4 160 feet; thence West parallel to the South line of said Section 28 approximately 800 feet to the East line of said SW/4; thence South on the East line 160 feet to the Point of Beginning,

AND LESS AND EXCEPT:

A tract of land beginning at the NW/Corner of the SW/4 of the NW/4 of Section 28, thence East on the North line of said SW/4 of the NW/4 approximately 3084 feet to a fence line; thence South parallel with the West line of said SW/4 of the NW/4 90 feet; thence West parallel with the North line of said SW/4 of the NW/4 2156 feet; thence along the Southerly side of an existing road, on an approximately 164 foot radius curve to the left, an arc length of approximately 192 feet; thence continuing on the Southerly side of said road approximately S 22 deg. 55' W approximately 256 feet; thence continuing on the South side of road approximately parallel with the North line of SW4 of the NW/4 283 feet; thence South parallel with the West line of said SW/4 of the NW/4 410 feet; thence West parallel with the North line of SW/4 of the NW/4 approximately 394 feet to the West line of the SW/4 of the NW/4, thence North on the West line approximately 836 feet to the Point of Beginning.

The Lease contains approximately 343 acres subject to roads, easements, right-of -ways and all other documents of record.

DIRECTIONS: From I-35 take EXIT 72 for State Hwy 19 East toward Pauls Valley; turn left on Grant Ave., then turn right onto S. Chickasaw St. (Hwy 77 South) to Southern Oklahoma Resource Center (DHS) on the East side of the road.

TYPE OF LEASE, PROPERTY CONDITION AND RESTRICTIONS: Leases are for 3 years payable annually. The State may terminate the lease by 90-day notice, in writing, whenever the state requires the land. 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 cutting hay or grazing; no crops or other uses are allowed.

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. **Interested bidders may inspect the property Monday, July 21, 2014 from 10:00 a.m. to 12:00 p.m.** REAL 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. FRIDAY, JULY 25, 2014**; bids must be postmarked no later than **FRIDAY, JULY 25, 2014**. *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 HAY/GRAZING LEASE GARVIN 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.



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

All lying in Garvin County, Oklahoma, T3N-R1E of the I.M., further described as:

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The Lease contains approximately 343 acres subject to roads, easements, right-of -ways and all other documents of record.

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

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. **My check made out to the Department of Human Services in the amount of 10% of my annual lease rent is enclosed, which will be applied to my first year's rent or forfeited if I fail to lease the Property for any reason.** (Contact Information (405) 521-3819 or infoREALS@omes.ok.gov) Bids are to be enclosed in a SEALED envelope, on the outside front face of the envelope: "SEALED BID for HAY/GRAZING LEASE GARVIN COUNTY".

Date of Bid

(Bidder's Signature)

(Print Bidder's Name)

(Address)

(Phone)

(Email)

Send Sealed Bid 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. FRIDAY, JULY 25, 2014; IF POSTMARKED BY THE DEADLINE, THE BID MUST ALSO BE RECEIVED BY REALS NO LATER THAN THE BID OPENING DATE & TIME.**