



PUBLIC SALE OF REAL PROPERTY

Located south of East 106th Street North & east of US HWY 169

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I. NOTICE OF PUBLIC SALE OF REAL PROPERTY

Beginning July 6, 2020, the City of Owasso, Oklahoma will receive and consider individual offers for the purchase of certain real property, "As Is", "Where Is", and "With all Faults" including (without limitation) encroachments which may be shown by survey, generally located south of East 106th Street North & east of US Hwy 169.

The City of Owasso will conduct an open-market process for the sale of real property as described above; and, the City Manager, or his designee(s), is authorized to market the property for sale with negotiation as may be appropriate; and, all final offers will be brought to the Owasso City Council for consideration and action. The City of Owasso reserves the right to reject all offers.

II. GENERAL INSTRUCTIONS

- Each offer shall be legibly written or printed in ink on the forms provided by the City of Owasso.
- All offers should be submitted to the City Clerk, beginning Monday, July 6, 2020 at 8:00am.
- A person may withdrawal their offer by a written request signed in the same manner and by the same person who submitted said offer.
- The sale of the property is subject to Article 4, Department of Finance; Fiscal Affairs, Section 4-3 Sale of Property Valued at More Than \$250,000 of the Owasso City Charter by authority of a special non-emergency ordinance. Following a determination by the City of the highest and most advantageous bid, such ordinance shall be published in full in a newspaper of general circulation within ten days after its passage, and shall include the following language: "...This ordinance shall be referred to a vote of the electors of the city if a sufficient and lawful referendum petition is properly filed within thirty days after its passage; otherwise it shall go into effect thirty days after its passage."
- The City of Owasso will utilize the services of a Title Company, Settling Agent, and/or Closing Agent selected by the City to complete the real estate transaction.

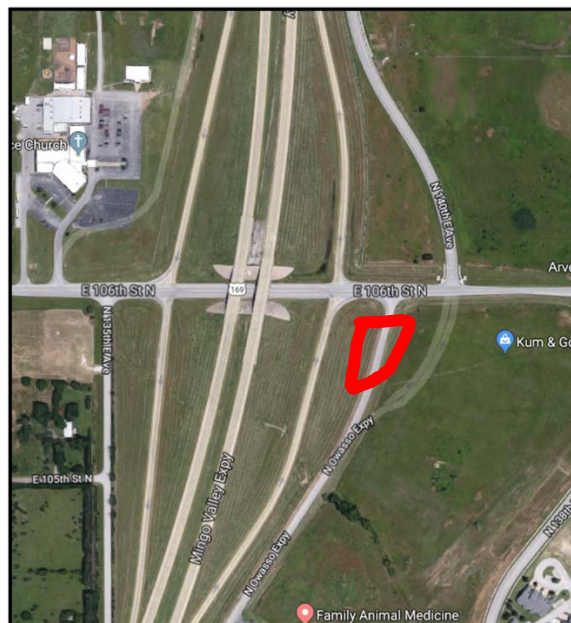
III. PROPERTY INFORMATION

- Buyer understands that the purchase of certain real property is "As Is", "Where Is", and "With all Faults" including (without limitation) encroachments which may be shown by survey, generally located south of East 106th Street North & east of US Hwy 169.

- Legal Description - A tract of land located in the Northwest Quarter of the Northeast Quarter (NW/4 NE/4) of Section Sixteen (16) in Township Twenty-one (21) North and Range Fourteen (14) East of the Indian Base and Meridian (I.B.&M.), Tulsa County, State of Oklahoma; being more particularly described as follows:

Commencing at the NW corner of the NE/4 of Sec. 16, T-21-N, R-14-E, I.B.&M.; Thence N 88°44'40" E along the north line of said NE/4 a distance of 433.64 feet, Thence S 01°15'20" E a distance of 100.00 feet to the POINT OF BEGINNING being on the present right-of-way of U.S. Highway 169; Thence N 88°44'40" E along said present right-of-way a distance of 117.98 feet, Thence N 83°02'02" E along said present right-of-way a distance of 4.11 feet; Thence along a curve to the right having a radius of 355.00 feet, with a central angle of 12°55'13" , a chord bearing of S 16°11'30" W , a chord length of 79.88 feet, for a distance of 80.05 feet; Thence S 22°39'06" W a distance of 95.15 feet; Thence along a curve to the right having a radius of 200.00 feet, with a central angle of 24°14'59" , a chord bearing of S 34°46'35" W , a chord length of 84.02 feet, for a distance of 84.65 feet; Thence along a curve to the right having a radius of 370.00 feet, with a central angle of 14°09'14" , a chord bearing of S 53°58'42" W , a chord length of 91.17 feet, for a distance of 91.40 feet; Thence along a curve to the right having a radius of 484.00 feet, a central angle of 02°59'09" , a chord bearing of S 59°33'45" W, a chord length of 25.22 feet, for a distance of 25.22 feet to said present right-of-way; Thence along said present right-of-way being on a curve to the left having a radius of 1482.39 feet, a central angle of 05°44'51" , a chord bearing of N 16°37'30" E, a chord length of 148.64 feet, for a distance of 148.70 feet; Thence N 13°44'40" E along said present right-of-way a distance of 158.97 feet to the Point of Beginning, and containing 27,778 square feet (0.638 acres), more or less.

- The property is annexed into the corporate limits of the City of Owasso and is currently zoned Commercial Shopping (CS). Any development on the subject property shall adhere to all subdivision, zoning, and engineering requirements of the City of Owasso.
- Site image not to scale and provided as a location reference, only.



IV. OFFER TO PURCHASE REAL PROPERTY SUBMITTAL FORM

I (we) hereby submit an offer to purchase certain real property owned by the City of Owasso.

The property is "As Is", "Where Is", and "With all Faults" including (without limitation) encroachments which may be shown by survey, and is generally located south of East 106th Street North and east of US HWY 169.

By signing below, I state I have read and understand Article 4, Department of Finance; Fiscal Affairs, Section 4-3, Sale of Property Valued at More Than \$250,000, of the Owasso City Charter authorizing the sale of city property, real or personal, and that the City of Owasso may decide to reject all offers for the property and thus retain ownership of the property.

I hereby acknowledge that I have read this entire packet and will accept the property in accordance with the conditions stated therein.

My offer to purchase the property is \$ _____

NAME: _____

ADDRESS: _____

TELEPHONE: _____

SIGNATURE _____

DATE: _____

V. NON-COLLUSION BID AFFIDAVIT

A. For the purpose of submitting a purchase offer, I certify:

1. I _____, certify the following facts pertaining to the existence of collusion among bidders and between bidders and municipal officials or employees, as well as facts pertaining to the giving or offering of things of value to government personnel in return for special consideration in the letting of any contract pursuant to the bid to which this statement is attached;
2. I am fully aware of the facts and circumstances surrounding the making of a purchase offer to which this statement is attached and have been personally and directly involved in the proceedings leading to the submission of such offer; and
3. Neither the bidder nor anyone subject to the bidder's direction or control has been a party:
 - a. to any collusion with any state/municipal official or employee as to quantity, quality or purchase price in the prospective contract, or as to any other terms of such prospective contract,
 - b. in any discussion between with any state/municipal official concerning exchange of money or other thing of value for special consideration in the lettering of a contract.

B. I certify, if awarded the contract, whether competitively bid or not, have not paid, given or donated or agreed to pay, give or donate to any officer or employee of the State of Oklahoma or the City of Owasso any money or other thing of value, either directly or indirectly, in procuring the contract to which this statement is attached.

STATE OF _____)

COUNTY OF _____)

_____, being first duly sworn, on oath says that I am authorized to submit the Non-Collusion Affidavit and attached offer.

Signature

Subscribed and sworn before me this ____ day of _____, _____.

Notary Public
Commission# _____
Expiration: _____