



STATE OF OKLAHOMA  
**NOTICE OF SEALED BID AUCTION  
 FOR HAY/GRAZING SURFACE LEASE**  
 OFFICE OF MANAGEMENT AND ENTERPRISE SERVICES  
 REAL ESTATE & LEASING SERVICES (REALS)

**AUCTION/SEALED BID OPENING: Friday, Dec. 30, 2016, at 10:00 a.m.**

**DIRECTIONS:**

Located at the S.W. Corner of the intersection of E. Main and 12th Ave and the S.E. Corner of Robinson and 24th Ave., Norman, OK.

**LEGAL DESCRIPTION:**

Both tracts are leased together and located in Cleveland County, Oklahoma, T9N-2W

**TRACT 1** - SE/4 Section 29, less and except: five (5) acres in the SE Corner of said Section and land occupied by the Leland Wolf Center, Central Oklahoma Community Mental Health Center of the Phil Smalley Children's Center and their respective athletic fields, for a total land lease of approximately 25 acres mol;

**TRACT 2** - NW/4 Section 27, consisting of approximately 160 acres mol;

**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, 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 Hay/Grazing; no other uses are allowed. Interested bidders may inspect the property from 10:00 a.m. to 12:00 p.m. on Wednesday, Dec. 21, 2016.

**RESTRICTIONS:**

TRACT 1 is a hay lease only and the Lessee will be responsible for mowing the 25 acres (mol) in Section 29 regardless of whether or not the grass is cut for hay; TRACT 2 requires the Lessee to mow TRACT 2 seasonally to control weed growth and promote healthy grass pasture for grazing or hay.

**TRACT 1**



**TRACT 2**



# TERMS & CONDITIONS OF AUCTION

## GENERAL INFORMATION:

ANNOUNCEMENTS ON THE DAY OF AUCTION 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, second floor conference room, 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 DIRECTOR OF REAL ESTATE AND LEASING SERVICES.

1. Sealed bids may be submitted by mail to REALS, P. O. Box 53448, OKC, OK 73152, or hand deliver to Will Rogers Building, 2401 N. Lincoln Blvd., Room 212, Oklahoma City, OK, on or before 5:00 p.m. Wednesday, Dec. 28, 2016. Bids must be postmarked no later than Wednesday, Dec. 28, 2016. IF POSTMARKED BY THE DEADLINE, THE BID MUST ALSO BE RECEIVED BY REALS NO LATER THAN THE BID OPENING DATE AND 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 SURFACE LEASE in CLEVELAND COUNTY."
4. Each bid must be accompanied by a check in the amount of 10 percent of the annual lease amount bid, made payable to the Department of Mental Health and Substance Abuse 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 percent 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 site visit, 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](http://www.ok.gov/DCS/Real_Estate_&_Leasing_Services/Requests_for_Proposal_&_Notices.html)





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

**Legal Description:** Both tracts are leased together and located in Cleveland County, Oklahoma, T9N-2W

**TRACT 1** - SE/4 Section 29, less and except: five (5) acres in the SE Corner of said Section and land occupied by the Leland Wolf Center, Central Oklahoma Community Mental Health Center of the Phil Smalley Children’s Center and their respective athletic fields, for a total land lease of approximately 25 acres mol;

**TRACT 2** - NW/4 Section 27, consisting of approximately 160 acres mol;

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\$	\$	\$
<b><i>Bid Amount: Per Acre, Per Year</i></b>	<b><i>Annual Bid Amount</i></b>	<b><i>Total Lease (3- Year) Bid Amount</i></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, Real Estate and Leasing Services; **my check made out to the Department of Mental Health and Substance Abuse Services in the amount of 10 percent of my annual lease rent amount 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](mailto:infoREALS@omes.ok.gov)) Bids are to be enclosed in a SEALED envelope, with the following written on the outside front face of the envelope: “SEALED BID for HAY/GRAZING LEASE, CLEVELAND 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 or postmarked no later than 5:00 p.m. **Wednesday, Dec. 28, 2016.** 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 212, Oklahoma City, OK 73105. Bids will be opened Friday, Dec. 30, 2016 at 10:00 a.m.