

NOTICE OF LAND SALE

Pursuant to Title 63 Oklahoma Statutes, Section 1061(e), the Housing Authority of the Cherokee Nation of Oklahoma (HACN) offers the following properties for sale by sealed bids to the highest bidder. Bid proposals should be sent by REGISTERED MAIL to the HACN Contracts Office, at PO Box 1007, Tahlequah, OK 74465-1007, by July 26, 2018 until 4:00 p.m. Hand delivered bids will be received at the HACN Contracts Office located at 5000 South Muskogee Ave., Tahlequah, OK 74464, on July 27, 2018 until 9:59 a.m. It is the bidder's responsibility to ensure delivery of bids by the specified deadline. Any bids received after the designated date and time will not be considered and will be returned unopened. Accepted bids will be opened and immediately read publicly on July 27, 2018 at 10:00 a.m. in the HACN Contracts Office Conference Room located at the address above. NOTE: BIDS MUST BE CLEARLY MARKED "SEALED BID DO NOT OPEN, TRACT #, and COUNTY".

Description of Properties:

Tract 1 (Adair County) – Unit 44037

Rt. 1 Box 1355 Watts, OK 74964-A parcel of land located in the East 395.58 feet of the North 835.88 feet of the NE 4 of NE4 of Section 26, Township 19 North, Range 25 East

Tract 2 (Adair County) – Unit 44115

702 Walnut Stilwell, OK 74960-Lot 1 Block 2 Burnett-Pemberton Addition to the City of Stilwell Adair County, Oklahoma, according to the Recorded Plat Thereof;

Tract 3 (Adair County) – Unit 44144

Rt. 1 Box 959 Bunch, OK 74931--SE4 NW4 of Section 21, Township 14 North, Range 24 East.

Tract 4 (Adair County) – Unit 71003

RR 2 Box 186, Westville, OK 74965 – A tract of land in the NW/4 SE/4 of Section 16, Township 17 N, Range 25 E, Adair County, Oklahoma, more particularity described as follows, to-wit: Commencing at the Northeast corner of the NW/4 NW/4 SE/4 of said Section 16; thence S 1° 59' 57" E, 658.59 feet: thence N. Containing 4.0 acres.

Tract 5 (Cherokee County) – Unit 43986

15715 W. 811 Rd Tahlequah, OK 74464-Lot 12, Block 1 Crossland Heights Subdivision of the NE 4 of the NE 4 of Section 25, Township 16 North, Range 21 East

Tract 6 (Cherokee County) - Unit 43999

23542 S 475 Rd Tahlequah, OK 74464--W2 NW4 NW4 SE4 of Section 26, Township 16 North, Range 21 East

Tract 7 (Craig County) – Unit 40369

522 N. Brown, Vinita, OK 74301 – The Southerly 20 feet of Lot 11 and the Northerly 60 feet of Lot 10, in Block 12, in the City of Vinita, Oklahoma.

Tract 8 (Delaware County) – Vacant Land

A part of the SW4 of the SE4 of the SE4 of Section 18, Township 20 North, Range 24 East of the IB&M to the Town of Kansas, Delaware County, Lot 3, Block 1 of the Spring Hill Addition.

Tract 9 (Mayes County) – Unit 40341

1294 Old Highway 33, Chouteau, OK 74437 – Davis Heights Subdivision, Block 1 Lots 8, 9, and E2 of Lot 10

Tract 10 (Mayes County) – Unit 44543

1717 Bedford Dr. Pryor, OK 74361- Lot 13 in Block 2 of the Southridge First Addition to the incorporated Town of Pryor Creek.

Tract 11 (Mayes County) – Unit 44562

607 Radcliff Locust Grove, OK 74351--SW4 NW4 SE4 of Section 22, Township 20 North, Range 20 East.

Tract 12 (Sequoyah County) – Unit 40205

1214 N Dogwood St., Sallisaw, OK 74955 -- N2 NE4 NE4 SE4 of Section 32, Township 12 North, Range 24 East, I.B.&M. Sequoyah County, OK; Beg at NEC of N/2 NE NE SE, W. 95'; S. 150'; E. 95'; N. 150' to POB

Tract 13 (Sequoyah County) – Unit 73004

HC 61 Box 932, Gans, OK 74936, - The E1/2 SW1/4 SE1/4 of Section 34, Township 11 North, Range 24 East, Indian Base and Meridian, Sequoyah County, Oklahoma.

GPS N35°22.597 W94°44.776 – **MOBILE HOME ONLY, MUST BE MOVED BY BUYER**
1999 WAVERLY 28X56 VIN#19L01079XU TITLE#680501101005

Tract 14 (Sequoyah County) – Unit 73005

11301 Howell Cabin Drive, Short, OK 74955 – Part of the North Half Fractional, Southwest Quarter Northwest Quarter Section 17, Township 13 North, Range 27 East Sequoyah County Oklahoma, more particularly described as follows: Beginning 580.9 feet East of the Southwest corner of said North Half, Fractional Southwest Quarter Northwest Quarter. Thence North 07 degrees 59 minutes West parallel with the Arkansas and Oklahoma State line 466.5 feet. Thence East 466.5 feet to the Arkansas and Oklahoma State line. Thence South 07 degrees 59 minutes East along said line 466.5 feet. Thence West 466.5 feet to the point of beginning containing 5.00 acres more or less.

Tract 15 (Sequoyah County) – Unit 73008

HCR 68 Box 253 Vian, OK 74962— Part of the SE1/4 SW1/4 of Section 8, Township 13 North, Range 22 East, Described as beginning at the SE corner of the SE1/4, SW1/4, SE1/4: Thence North 40 feet and thence 194 feet West to the point of beginning; Thence West 208 feet; thence North 153 feet; thence East 208 feet; thence South 153 feet to the point of beginning less the East 33 feet thereof, Sequoyah County, Oklahoma.

Tract 16 (Sequoyah County) – Unit 83262

106 W. Forbus, Gore, OK 74435--S2 SW4 of Section 5, Township 12 North, Range 21 East

Tract 17 (Washington County) – Unit 74043

393060 W 1400 Rd. Bartlesville, OK 74003--SE4 SE4 of Section 14, Township 27 North, Range 12 East.

The parcels are being sold "as is - where is", with the buyer being responsible for their own due diligence in regard to zoning, licenses, permits, environmental, land uses, etc.

A bid deposit in non-refundable certified funds must be submitted with the written bid and be equal to ten percent (10%) of the total bid amount. The balance of the bid will be due in certified funds within thirty (30) calendar days after the approval by the Housing Authority of the Cherokee Nation of Oklahoma. The successful bidder will also be required to pay for any and all advertising costs associated with the sale of this property. After approval of the sale, an executed and recorded Quit Claim Deed will be mailed to the winning bidder. Deposits submitted by non-successful bidders will be returned.

All sales of surplus lands, or interests therein, are subject to the confirmation of the HACN. The HACN reserves the right to reject any and all bids.

A detailed listing of all properties will be posted on the Cherokee Nation Procurement Website, at www.cherokeebids.org under HACN Procurements, Solicitation #:2018-001-065 "Notice of Land Sale"

All inquiries should be made by phone to Valerie Patterson, Special Assistant, at (918) 456-5482 ext. 1172 or by email at valerie.patterson@hacn.org.