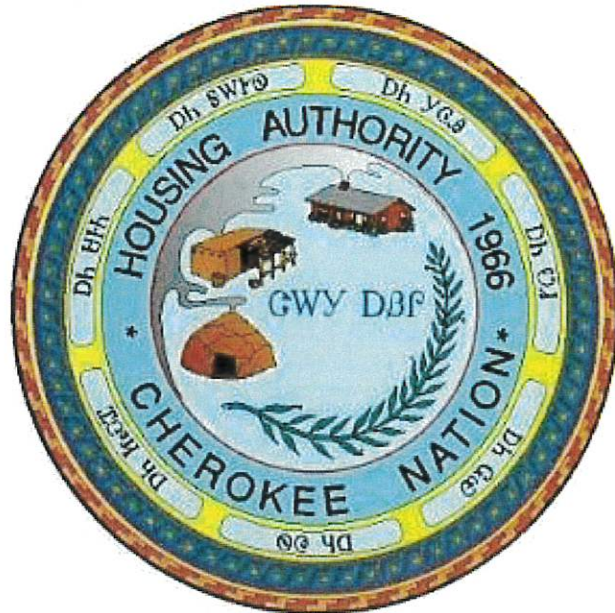


# NOTICE OF LAND SALE



**Housing Authority of the Cherokee Nation  
P.O. Box 1007  
Tahlequah, OK 74465  
(918) 456-5482**

**Bid Solicitation: # 2024-001-055**

**Bids Due: July 10, 2024, at 9:59 A.M.**

## 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 9, 2024**, until 4:00 P.M. Hand delivered bids will be received at the HACN Administration Building located at 1500 Hensley Drive, Tahlequah, OK 74464, on **July 10, 2024, 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 read publicly on **July 10, 2024, at 10:00 A.M.** in the HACN Administration conference at the address above. NOTE: BID MUST BE CLEARLY MARKED "SEALED BID DO NOT OPEN, TRACT #\_\_\_\_, and \_\_\_\_\_ COUNTY". Do not put more than one sealed bid in an envelope.

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 all advertising costs associated with this property's sale. 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.

The property will also be posted for bids on the Cherokee Nation Procurement Website, at [www.cherokeebids.org](http://www.cherokeebids.org) under HACN Procurements, Solicitation #2024-001-055 "Notice of Land Sale".

All inquiries should be made by email to Jerri Killer at [jerri.killer@hacn.org](mailto:jerri.killer@hacn.org).

Description of Property:

### **Tract 1 (Tulsa County)**

East 110 Street North, Owasso, OK 74055 – W/2 NW SE S7, T21E, R14N – approximately 20 acres

### **Tract 2 (Nowata County)**

847 South Pecan, Nowata, OK 74048 – Lot 25, 26 and 27 in Block 9 of Park Heights Addition

### **Tract 3 (Cherokee County)**

318 South Mission Ave., Tahlequah, OK 74464

### **Tract 4- (Mobile Home Only- Rogers County)**

1998 – 4 Seasons - 3 Bedroom 2 Bath 16x80 Mobile home VIN # WS300895- Must be moved within 30 days, buyer responsible for all utility disconnections, disassembly, prepping, permits and moving.

Contact David Sevier at 918-453-7932 for interior/exterior pictures or arrange viewing.

**Tract 5- Commercial Property (Rogers County)**

23205 S. HWY 66, Claremore, Oklahoma 74019- Approximately 2.05 Acres of land with a single-story office building(s) and warehouse. The property is on the East side of Hwy 66, about 5 miles South of Claremore.

The building(s) and storage are built of Red Iron/Metal exterior built around 1997. Property is Zoned – Commercial. Building one consists of about 12,000 Sq Ft. Building 2 consists of about 4,000 Sq. Ft. Total Combined 16,000 Sq Ft. Storage Building consists of about 1,200 Sq. Ft.

The parcels are being sold “as is - where is”, with the buyer being responsible for their own due diligence regarding zoning, licenses, permits, environmental, land uses, etc.

**Bid Form: TRACT 1**

To Whom It May Concern,

I \_\_\_\_\_ respectively submit my bid in the amount of  
\$ \_\_\_\_\_ for

**Tract 1 (Tulsa County)**

East 110 Street North, Owasso, OK 74055 – W/2 NW SE S7, T21E, R14N – approximately 20 acres

Enclosed is my bid deposit in non-refundable certified funds which is equal to ten percent (10%) of the total bid amount.

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Bidder's printed name, address and phone number:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Phone Number \_\_\_\_\_

Bid Form: **TRACT 2**

To Whom It May Concern,

I \_\_\_\_\_ respectively submit my bid in the amount of  
\$ \_\_\_\_\_ for

**Tract 2 (Nowata County)**

847 South Pecan, Nowata, OK 74048 – Lot 25, 26 and 27 in Block 9 of Park Heights Addition

Enclosed is my bid deposit **in non-refundable certified funds** which is equal to ten percent (10%) of the total bid amount.

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Bidder's printed name, address and phone number:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Phone Number \_\_\_\_\_

Bid Form: **TRACT 3**

To Whom It May Concern,

I \_\_\_\_\_ respectively submit my bid in the amount of  
\$ \_\_\_\_\_ for

**Tract 3 (Cherokee County)**

318 South Mission Ave., Tahlequah, OK 74464

Enclosed is my bid deposit **in non-refundable certified funds** which is equal to ten percent (10%) of the total bid amount.

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Bidder's printed name, address and phone number:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Phone Number \_\_\_\_\_

Bid Form: **TRACT 4**

To Whom It May Concern,

I \_\_\_\_\_ respectively submit my bid in the amount of  
\$ \_\_\_\_\_ for

**Tract 4 (Mobile Home Only- Rogers County)**

1998 3 Bedroom 2 Bath 16x80 Mobile home VIN # WS300895- Must be moved from property within 30 days, buyer responsible for all utility disconnections, disassembly, prepping, permits, and cost associated with moving.

Enclosed is my bid deposit **in non-refundable certified funds** which is equal to ten percent (10%) of the total bid amount.

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Bidder's printed name, address and phone number:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Phone Number \_\_\_\_\_

Bid Form: **TRACT 5**

To Whom It May Concern,

I \_\_\_\_\_ respectively submit my bid in the amount of  
\$ \_\_\_\_\_ for

**Tract 5- Commercial Property (Rogers County)**

23205 S. HWY 66, Claremore, Oklahoma 74019- Approximately 2.05 Acres of land with a single-story office building(s) and warehouse. The property is on the East side of Hwy 66, about 5 miles South of Claremore.

The building(s) and storage are built of Red Iron/Metal exterior built around 1997. Property is Zoned – Commercial. Building one consists of about 12,000 Sq Ft. Building 2 consists of about 4,000 Sq. Ft. Total Combined 16,000 Sq Ft. Storage Building consists of about 1,200 Sq. Ft.

Additional information is available by request.

**The building will not be available for transfer until August 2024 at minimum.**

Enclosed is my bid deposit in non-refundable certified funds which is equal to ten percent (10%) of the total bid amount.

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Bidder's printed name, address and phone number:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Phone Number \_\_\_\_\_