

STATE OF LOUISIANA
DEPARTMENT OF TRANSPORTATION
AND DEVELOPMENT

PROPOSAL

STATE PROJECT NO. 023-11-0027 (PART 3) (August 20th, 2015)
SALE OF LAND
UNION PARISH

NOTICE

SALE OF STATE-OWNED LAND

Sealed bids for the sale of State-owned land will be received by the Louisiana Department of Transportation and Development, Real Estate Section, 1201 Capitol Access Road, Baton Rouge, Louisiana 70802 until 4:15 P.M. on Wednesday, August 19, 2015, after which bids will be received in the Louisiana Department of Transportation and Development Auditorium, 1201 Capitol Access Road, Baton Rouge, Louisiana, from 9:00 A.M. until 10:00 A.M. on Thursday, August 20, 2015, at which time and place bids will be publicly opened and read. No bids will be received after 10:00 A.M.

STATE PROJECT NO. 023-11-0027 (PART 3) (August 20, 2015)
LILLIE – ARKANSAS STATE LINE
ROUTE US HWY 167
UNION PARISH

PARCEL NO. UR 1-4 – One (1) triangle shaped tract of land containing approximately 0.035 acres, located in the NE ¼ of the SE ¼ of the SE ¼, Section 34, T23N-R3W, District North of Red River, Union Parish, Louisiana

MINIMUM BID \$75.00

SCOTT 3-4584

PARCEL NO. UR 28-1 – One (1) Trapezoidal shaped tract of land containing approximately 0.089 acres, located at the east side of U.S. Hwy 167 being a portion of SW 1/4, Section 6, T23N-R3W, District North of Red River, Union Parish, Louisiana

MINIMUM BID \$200.00

SCOTT 3-4584

PARCEL NO. UR 28-2 – One (1) Trapezoidal shaped tract of land containing approximately 0.143 acres, located in the SW 1/4, Section 6, T23N-R3W, District North of Red River, Union Parish, Louisiana

MINIMUM BID \$400.00

SCOTT 3-4584

REGIONAL PROPERTY MANAGER: Mrs. Debra Milstead, P.O. Box 4068, Monroe, LA 71211 (318) 342-1595

Bids must be submitted on forms provided by the Department. Bid forms may be obtained upon request from Real Estate Section, Room S-315, East Wing of the Louisiana Department of Transportation and Development, 1201 Capitol Access Road, Baton Rouge, Louisiana, 70802, Phone 225-242-4545. Bid forms may also be downloaded from the Department's Real Estate web site FOR VIEWING ONLY at,

http://wwwsp.dotd.la.gov/Inside_LaDOTD/Divisions/Engineering/Real_Estate/Pages/Public_Bid_Procedure_Forms.aspx. Written requests for bid forms should be sent to Louisiana Department of Transportation and Development, Real Estate Section, 1201 Capitol Access Road, Baton Rouge, Louisiana, 70802. Bids should be mailed to Louisiana Department of Transportation and Development, Real Estate Section, 1201 Capitol Access Road, Baton Rouge, Louisiana, 70802.

Complete description and further information concerning these items can be obtained by contacting the District Property Manager or his authorized representative.

The Department reserves the right to reject any and all bids and waive informalities.

SECRETARY, DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT

STATE PROJECT NO. 023-11-0027 (PART 3) (August 20, 2015)

INSTRUCTIONS TO BIDDERS
SALE OF LAND

SUBMITTAL OF BIDS: Bidders have the option of bidding on any or all items. Bidders electing to bid on more than one item shall make a separate cash offer for each item on which he/she elects to bid. Bids must be submitted on the form provided herein and the bidder's cash offer for the items on which he/she elects to bid shall be written in ink. The proposal must be signed in ink. The proposal, together with the proposal guaranty and any other information called for in the proposal, shall be submitted in a sealed envelope so marked as to indicate its contents without being opened. This envelope shall be placed in another which shall be sealed, addressed and delivered to the Louisiana Department of Transportation and Development, Baton Rouge, Louisiana, before the time specified for opening bids. Bids received after the time specified will be returned to the bidder unopened.

PROPOSAL GUARANTY: Each bid must be accompanied by a proposal guaranty in an amount of, at least, 20 percent (20%) of the bid amount. A **separate** proposal guaranty payment must be submitted for **EACH** item bid on. The proposal guaranty shall be either a certified check, official check, cashier's check, postal money order or bank money order. All such checks shall be made payable to the Louisiana Department of Transportation and Development.

All proposal guaranties, except those of the successful bidder, will be returned to bidders within ten (10) days after opening of bids. Proposal guaranties of the successful bidders will be applied by the Department toward discharge of the obligation of the successful bidders under the terms of this proposal.

If the bidder to whom award of sale is made fails to execute an act of sale within the time hereinafter stipulated, or within such extension of times as the Department may grant, the proposal guaranty accompanying his bid shall become the property of the Department, except where the amount of the proposal guaranty is in excess of 20 percent (20%) of the amount bid on the items awarded to him/her and for which he/she fails to execute an act of sale. In this event the amount forfeited to the Department shall be 20 percent (20%) of the amount bid on the items for which he/she fails to execute an act of sale.

REJECTION OF BIDS: Proposals submitted with incomplete bids, or additions not called for, or conditional or alternate bids not called for will be subject to rejection. The Department reserves the right to reject any and all bids and waive any informalities.

CONDITIONS OF SALE

GENERAL: The following conditions shall govern all offers to buy and shall apply to the sale of the land listed in the "Bid Schedule" of this proposal, should any offer be accepted by the Department.

1. The award of sale, if awarded, will be made upon recommendation of the Real Estate Administrator to the highest responsible bidder on each item within ten (10) days after opening of bids. The award of any tie bids will be left to the discretion of the Department.
2. The act of sale for each item in the "Bid Schedule" will be prepared by the Department at no cost to the purchaser; however, the purchaser shall pay all recording fees, shall be liable for all taxes after the effective date of sale and shall accept title without a mortgage certificate. Purchaser acknowledges that the Act of Sale is made without any warranty whatsoever, even for the return of the purchase price. The purchaser shall also be responsible for any other cost incidental to sale.
3. The Department reserves the mineral rights on the land offered for sale.
4. This sale is subject to any outstanding liens, judgements, assessments or any other encumbrances which may exist against the property at the time of the sale.
5. This sale is subject to any existing utility easements on or across the property.

(ANY SPECIAL CONDITIONS PERTINENT TO ANY OF THE PARCELS MUST BE INCLUDED HERE.)

PAYMENT: After giving effect to the amount of the successful bidder's proposal guaranty o each item, as hereinbefore stipulated, any remaining balance shall immediately become due and payable to the Louisiana Department of Transportation and Development at the time of the execution of the act of sale. Failure to make full and immediate payment of such balance shall void the sale. The act of sale shall be executed within 10 days after successful bidder is presented with the Act of Sale by the Department for execution.

SALE OF LAND

STATE PROJECT NO. 023-11-0027 (PART 3) (August 20, 2015)

BID SCHEDULE

SALE OF STATE-OWNED LAND LOCATED WITHIN UNION PARISH, LOUISIANA.

PARCEL NO.	DESCRIPTION	LUMP SUM CASH OFFER
UR 1-4	One (1) triangle shaped tract of land containing approximately 0.035 acres, located in the NE ¼ of the SE ¼ of the SE ¼, Section 34, T23N-R3W, District North of Red River, Union Parish, Louisiana MINIMUM BID \$75.00	\$ _____
UR 28-1	One (1) Trapezoidal shaped tract of land containing approximately 0.089 acres, located at the east side of U.S. Hwy 167 being a portion of SW 1/4, Section 6, T23N-R3W, District North of Red River, Union Parish, Louisiana MINIMUM BID \$200.00	\$ _____
UR 28-2	One (1) Trapezoidal shaped tract of land containing approximately 0.143 acres, located in the SW 1/4, Section 6, T23N-R3W, District North of Red River, Union Parish, Louisiana MINIMUM \$400.00	\$ _____

PROPOSAL

STATE PROJECT NO. 023-11-0027 (PART 3) (August 20, 2015)

SALE OF STATE-OWNED LAND IN UNION PARISH, LOUISIANA

To the Louisiana Department of Transportation and Development, Baton Rouge, Louisiana

I (We) hereby offer to purchase for cash the State-owned land at the lump sum price offered for the parcel(s) in the "Bid Schedule" attached hereto.

The undersigned certifies that he/she has examined the land offered for sale and is satisfied as to the condition of same and has judged for himself/herself as to the conditions to be encountered in sale of said land.

The undersigned further certifies that he/she has familiarized himself/herself with the "Conditions of Sale" attached hereto and agrees to abide by said conditions.

BIDDER'S NAME _____
(Please Print)

STREET ADDRESS _____

P.O. BOX _____ TELEPHONE _____

CITY _____ STATE _____ ZIP _____

SIGNATURE OF BIDDER _____

DATE _____

The following information is required for incorporation into the deed for this property in the event you are the successful bidder.

SOCIAL SECURITY NO. _____

TAX ID NO. (If applicable) _____

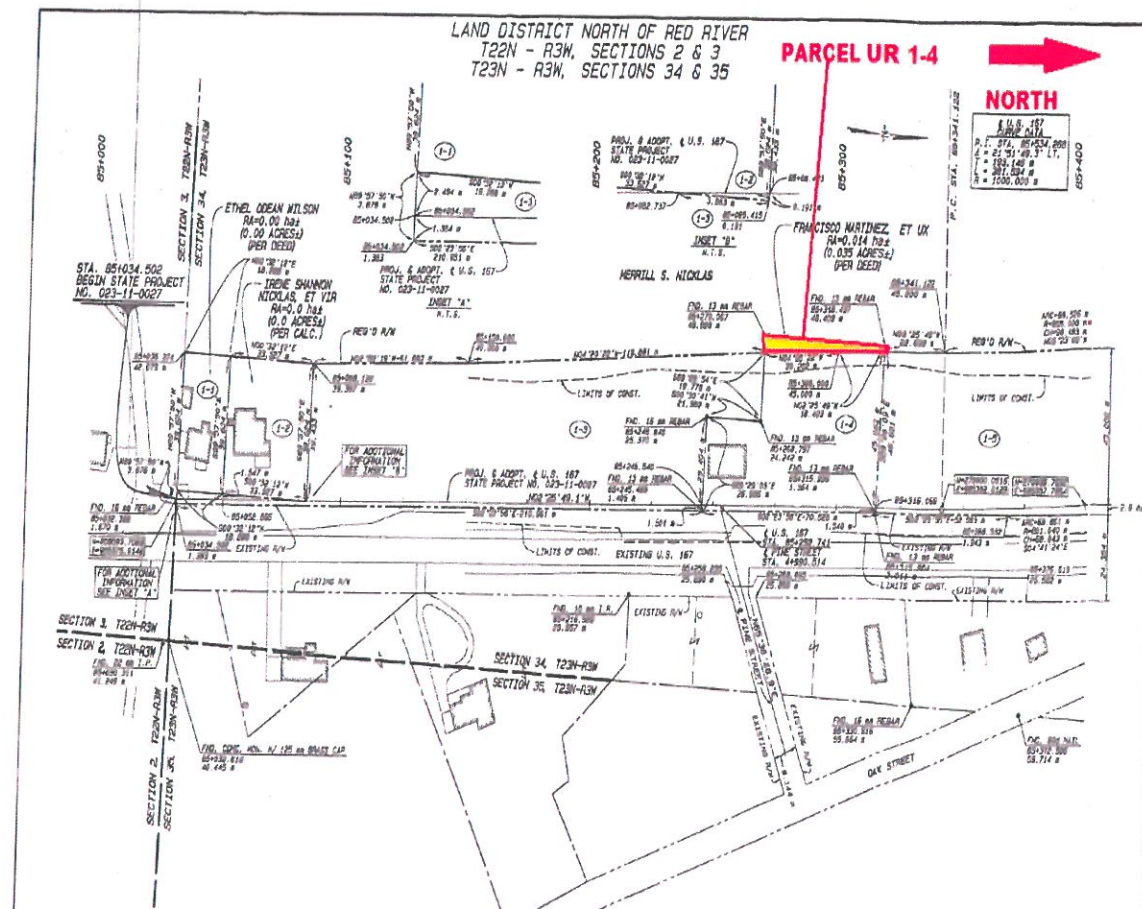
MARITAL STATUS _____

NAME OF SPOUSE _____ SOCIAL SECURITY NO. _____

LAND DISTRICT NORTH OF RED RIVER
T22N - R3W, SECTIONS 2 & 3
T23N - R3W, SECTIONS 34 & 35

PARCEL UR 1-4

NORTH



PARCEL	OWNER	ACQUISITION	AREA
1-5	MERRILL S. NICKLAS	C.O.B. 1063 PG. 123 11/01/1990	0.5740 HECTARES 1.418 ACRES
1-4	FRANCISCO MARTINEZ, ET UX	C.O.B. 1154 PG. 123 11/16/2004	0.2699 HECTARES 0.667 ACRES
1-3	MERRILL S. NICKLAS	C.O.B. 1063 PG. 123 11/01/1990	0.2780 HECTARES 0.684 ACRES
1-2	THERE SHANNON NICKLAS, ET VIR	C.O.B. 248 PG. 211 03/22/1980	0.1308 HECTARES 0.320 ACRES
1-1	ETHEL OCEAN WILSON	C.O.B. 663 PG. 336 02/22/1993	0.0725 HECTARES 0.179 ACRES

LEGEND:
 --- R/W --- RIGHT OF WAY LINE
 --- APPARENT PROPERTY LINE
 --- LOT LINE
 --- SECTION LINE
 --- QUARTER LINE
 --- LIMITS OF CONSTRUCTION
 --- DESCRIPTION CALL LINE
 ■ L.D.M. MONUMENT
 ● IRON PIPE, PIN OR ROD (MONUMENTATION)

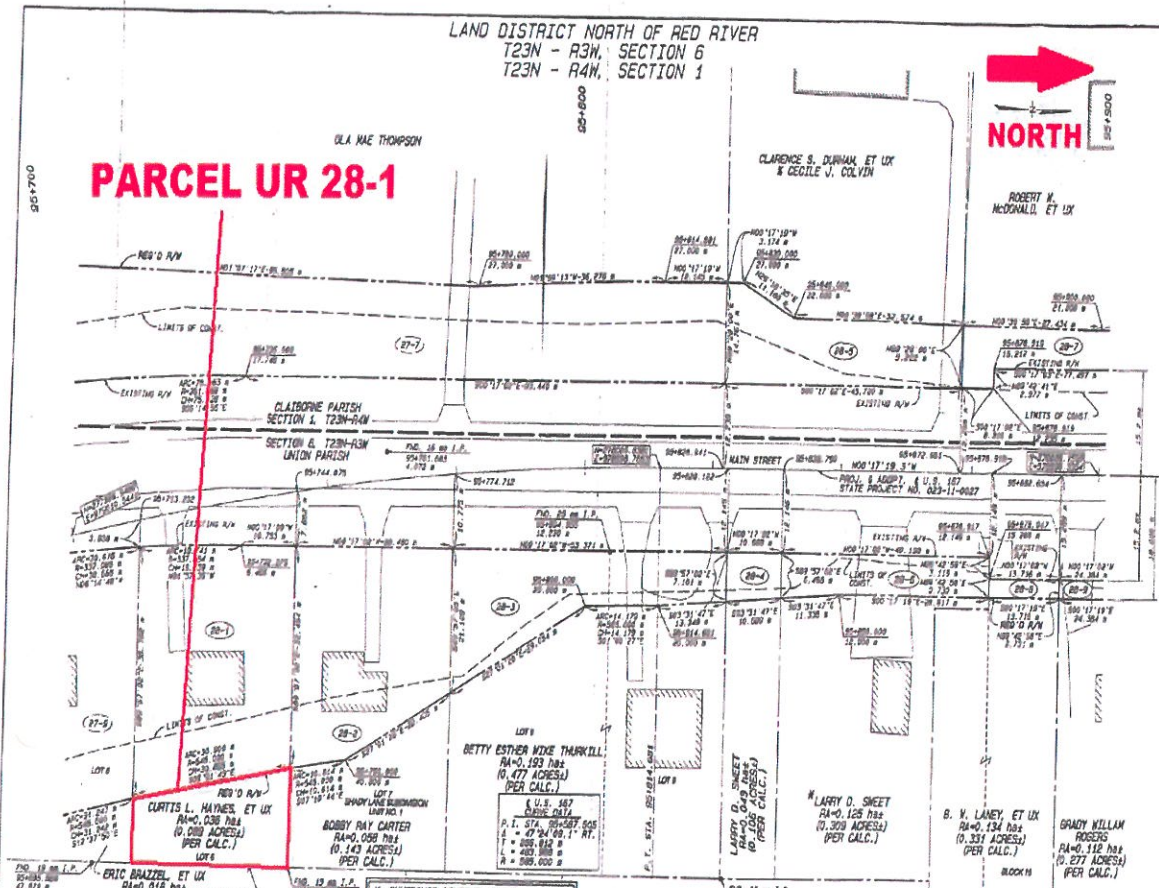
NOTE:
 ALL PIPES AND MONUMENTS SHOWN HEREON WERE FOUND.
 THIS MAP HAS BEEN PREPARED IN METRIC UNITS. DISTANCES SHOWN HEREON ARE IN METERS.
 THE COORDINATES AND BEARINGS SHOWN HEREON ARE GRID AND ARE ON THE LOUISIANA COORDINATE SYSTEM NORTH ZONE NAD 83. DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES.
 TO CONVERT FROM GRID TO TRUE BEARINGS USE: "90°04'57.8"
 TO CONVERT DISTANCES DERIVED FROM COORDINATES SHOWN HEREON TO HORIZONTAL DISTANCES USE SCALE FACTOR: 1.000021760.

FIELD BOOKS:
 189-750 150-025
 190-802

LAZENBY & ASSOCIATES, INC.
 195
 STATE PROJECT NO. 025-11-0027
 LILLIE - UNION PARISH STATE LINE
 LOCATION AND SURVEY

LAND DISTRICT NORTH OF RED RIVER
T23N - R3W, SECTION 6
T23N - R4W, SECTION 1

PARCEL UR 28-1



W-OWNERSHIP PENDING AS PER LETTER DATED JANUARY 27, 2006 FROM JOSEPH A. CUSIMANO, JR., LTD.

PARCEL	OWNER	ACQUISITION	AREA
28-2	GRADY WILLIAM ROGERS	C.O.B. 5187 PG. 121 04/15/2004	0.0082 HECTARES 0.016 ACRES
28-6	W. W. LANEY, ET UX	C.O.B. 373 PG. 084 07/08/1978	0.0037 HECTARES 0.009 ACRES
28-7	ROBERT W. McDONALD, ET UX	C.O.B. 501 PG. 25 01/12/1981	0.0048 HECTARES 0.012 ACRES
28-5	LARRY D. SWEET		0.0030 HECTARES 0.009 ACRES
28-3	CLARENCE S. DUNHAM, ET UX & DEBILIE J. COLVIN	C.O.B. 421 PG. 061 01/11/1978	0.0478 HECTARES 0.118 ACRES
28-4	LARRY D. SWEET	C.O.B. 918 PG. 80 10/27/1988	0.0073 HECTARES 0.018 ACRES
28-3	BETTY ESTHER WIKE THIRKILL	C.O.B. 1190 PG. 431 01/31/2006	0.0080 HECTARES 0.148 ACRES
28-2	BOBBY RAY CARTER	C.O.B. 1235 PG. 229 06/23/1990	0.0087 HECTARES 0.212 ACRES
28-1	CURTIS L. HAYNES, ET UX	C.O.B. 809 PG. 298 11/21/1990	0.1095 HECTARES 0.261 ACRES

LEGEND:
 --- R/W --- RIGHT OF WAY LINE
 - - - - - APPARENT PROPERTY LINE
 --- LOT LINE
 --- SECTION LINE
 --- QUARTER LINE
 - - - - - LIMITS OF CONSTRUCTION
 --- DESCRIPTION CALL LINE

NOTE:
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 TO CONVERT FROM GRID TO TRUE BEARINGS USE: -00°07'07.7".
 TO CONVERT DISTANCES DERIVED FROM COORDINATES SHOWN HEREON TO HORIZONTAL DISTANCES USE SCALE FACTOR: 1.000032823.

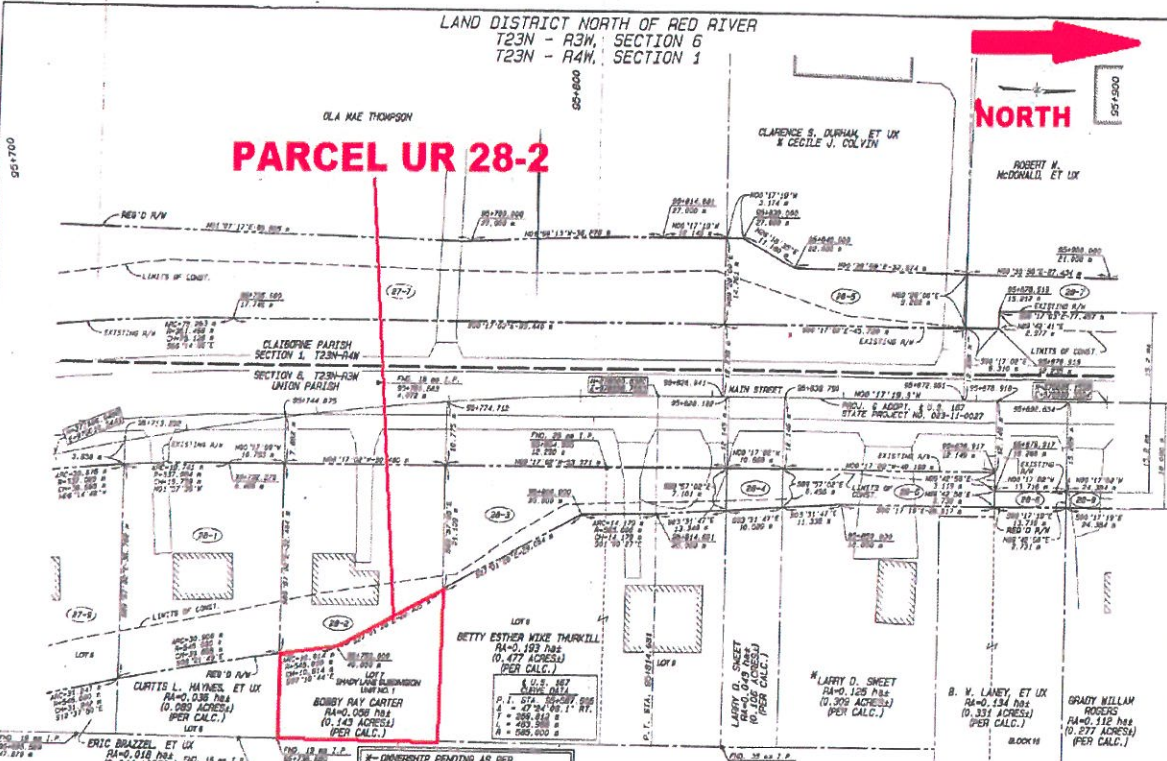
FIELD BOOKS:
 189-790 190-026
 190-602

LAZENBY & ASSOCIATES, INC.
 SURVEYORS
 1000 N. W. 10th St., Ft. Lauderdale, FL 33304
 PHONE: (954) 561-1100
 FAX: (954) 561-1101
 STATE PROJECT NO. 0238-11-0027
 LELIE A. WATKINS STATE LINE
 1907 U.S. 17
 LOCATION AND SURVEY

LAND DISTRICT NORTH OF RED RIVER
T23N - R3W, SECTION 6
T23N - R4W, SECTION 1

PARCEL UR 28-2

NORTH



PARCEL	OWNER	ACQUISITION	AREA
28-2	GRADY WILLIAM ROGERS		
28-3	B. H. LANEY, ET UX		
28-7	ROBERT M. McDONALD, ET UX		
28-5	LARRY D. SWEET		
28-4	CLARENCE S. DURHAM, ET UX & CEGILE J. COLVIN		
28-4	LARRY D. SWEET		
28-3	BETTY ESTHER NIXE THIRKILL		
28-7	BOBBY RAY CARTER		
28-1	CURTIS L. HAYNES, ET UX		

LEGEND:
 - - - - - RIGHT OF WAY LINE
 - - - - - APPARENT PROPERTY LINE
 - - - - - LOT LINE
 - - - - - SECTION LINE
 - - - - - QUARTER LINE
 - - - - - LIMITS OF CONSTRUCTION
 - - - - - DESCRIPTION CALL LINE
 * L.O.H. MONUMENT
 * IRON PIPE, 2" IN. OR ROD
 * MONUMENTATION

NOTE:
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 THE COORDINATES AND BEARINGS SHOWN HEREON
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 SYSTEM NORTH ZONE AND IS. DISTANCES SHOWN ARE
 HORIZONTAL GROUND DISTANCES.
 TO CONVERT FROM GRID TO TRUE BEARINGS
 (USE: -00°07'07.7")
 TO CONVERT DISTANCES DERIVED FROM
 COORDINATES SHOWN HEREON TO HORIZONTAL
 DISTANCES USE SCALE FACTOR 1.0000353.

LAZENBY & ASSOCIATES, INC.
 CONSULTING ENGINEERS AND LAND SURVEYORS
 1000 N. UNIVERSITY BLVD., SUITE 100
 LITTLE ROCK, AR 72202
 PHONE: 501-656-1100
 FAX: 501-656-1101
 STATE PROJECT NO. 023-11-0027
 LITTLE ROCK, ARKANSAS STATE LINE
 LOCATION AND SURVEY