

MUSKOGEE County, Oklahoma  
**COUNTY PURCHASING OFFICE**  
 400 W BROADWAY, SUITE 110  
 MUSKOGEE, OKLAHOMA 74401  
 Phone Number (918) 682-2169

**Invitation to Bid**

PLEASE REVIEW TERMS AND CONDITIONS ON REVERSE SIDE  
 RELATING TO SUBMISSION OF THIS BID.  
 Notarized Affidavit completions and signature required on reverse side.

Date Issued February 25th, 2026  
 Page 1 of 2

**BID NUMBER**

#3

**BID CLOSING DATE AND HOUR**

03/16/2026 @ 9am

**REQUIRED DELIVERY DATE**

(Days after award of Purchase Order)

**TERMS**

*CASH + Loan Proceeds SEE ATTACHED*

**Date of Delivery**

*5-15-26*

ITEM	QUANTITY	UNIT OF ISSUE	DESCRIPTION	UNIT PRICE	TOTAL
			Muskogee County Commissioners are now accepting bids for the sale of Property located  400 Spaulding Blvd Muskogee OK 74401 Muskogee OT Block 370 (2.07 acres, more or less)  Questions: Melissa, BOCC Secretary 918-682-9601  Bids MUST be time stamped at the County Clerk's office NO later than 9:00 am 03/16/2026.  Please put bid# on the outside of the sealed envelope  Bids may be mailed to:  Polly Irving, Muskogee County Clerk PO Box 1008 Muskogee, OK 74401 or delivered to the office at: 400 W Broadway Muskogee, OK 74401		

**TERMS and CONDITIONS**

1. Sealed bids will be opened in the Commissioner's Conference Room, 400 W BROADWAY, SUITE 010  
MUSKOGEE, Oklahoma, at the time and date shown on the invitation to bid form.
2. Late bids will not be considered. Bids must be received in sealed envelopes (one to an envelope) with bid number and closing date written on the outside of the envelope.
3. Unit prices will be guaranteed correct by the bidder.
4. Firm prices will be F.O.B. destination.
5. Purchases by MUSKOGEE County, Oklahoma, are not subject to state or federal taxes.
6. This bid is submitted as a legal offer and any bid when accepted by the County constitutes a firm contract.
7. Oklahoma laws require each bidder submitting a bid to a county for goods or services to furnish a notarized sworn statement of non-collusion. A form is supplied below.
8. Bids will be firm until 03/16/2026 (Date) 9:00am

AFFIDAVIT: I, the undersigned, of lawful age, being first duly sworn on oath say the he (she) is the agent authorized by the bidder to submit the above bid. Affiant further states that the bidder has not been a party to any collusion among bidders in restraint of freedom of competition by agreement to bid at a fixed price or to refrain from bidding; or with any state official or employee as to quantity; quality or price in the prospective contract or any other terms of said prospective contract; or in any discussions between bidders and any state official concerning exchange of money or other thing of value for special consideration in the letting of a contract; that the bidder/contractor has not paid, given or donated or agreed to pay, give or donate to any officer or employee of the State of Oklahoma (or other entity) any money or other thing of value, either directly or indirectly in the procuring of the award of a contract pursuant to this bid.

Subscribed and sworn before this 16th day  
of March, 2026 (SEAL)

Firm: Federated Properties LLC

My commission expires 1/27/30

Signed by: [Signature] (Manual Signature of Underwriter) (Manager)

Address: 1223 Foxcroft Cir. Apt 8  
Muskogee, OK, 74403

Phone: 918-896-4814  
Zip: 74403



In accordance with 62 O.S. § 310.9

NOTE: Other terms and conditions can be added at the discretion of the county officers.

## CLOSED BID ADDENDUM

The following language is being provided as an addendum to the closed bid form for the property located at 400 Spalding Blvd., Muskogee, OK 74401 tract of land located in OT of Muskogee Block 370 containing 2.07 acres more or less.

The addendum and modification to the closed bid sets forth the following conditions:

1. The bidder wishes to place a bid on the property based on its current condition and without occupants. This bid amount is \$550,000.00.  
-or-
2. In the alternative the Bidder will increase the Bidder's bid to \$635,000.00, with the proviso that the property be leased to a qualified tenant at a minimum of \$8.00 per square foot for a lease not less than Three (3) years and no greater than Five (5) years, on or before the closing of the property sale to Bidder on or before May 15, 2026, or as may be extended.

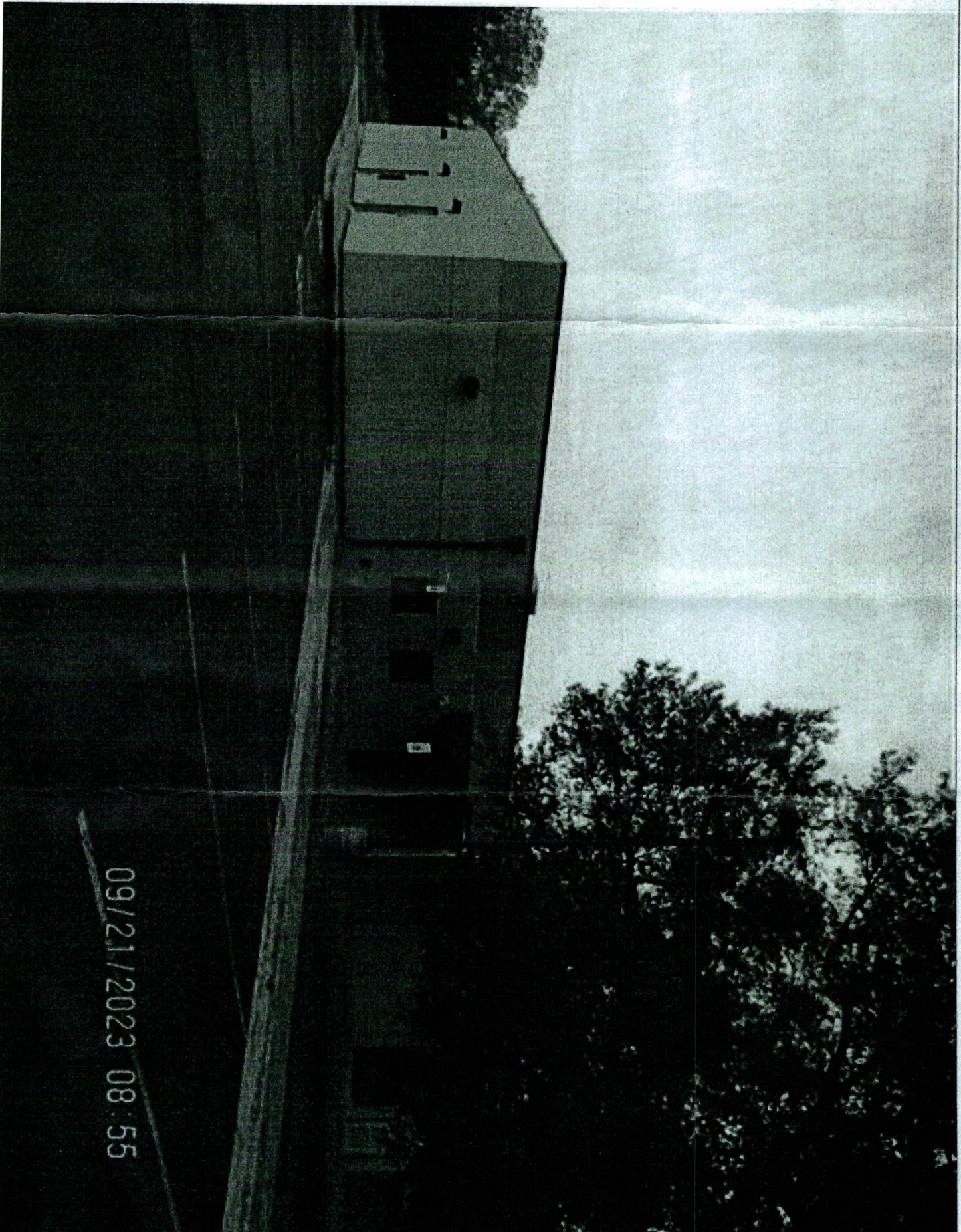
Both bid offers #1 and #2 above are conditioned on the following:

1. Final financing approval from the Bidder's lending institution on terms suitable to Bidder.
2. That the property appraises for a suitable amount as may be required by Bidder's Lender to complete the financing for the property.
3. That a title commitment be obtained from a nationally licensed title agency and also licensed in the state of Oklahoma and showing marketable title in Seller without exception other than existing, easements setbacks, and right of ways, and showing no impediments to access or use of the property.

FEDERATED PROPERTIES, LLC  
(Bidder)

  
\_\_\_\_\_  
By: Kevin McCrory, Manager

3/13/26  
\_\_\_\_\_  
Date



09/21/2023 08:55

**Muskogee County Assessor's Office**

Print Date: 2/25/2026

Account: 510004281  
 Parcel ID: 4610-26-370-000-1-129-17  
 Owner: MUSKOGEE COUNTY- COP  
 Situs: 400 SPAULDING BLVD  
 Nbhd: 4610  
 Lot Size: Acres 2.066

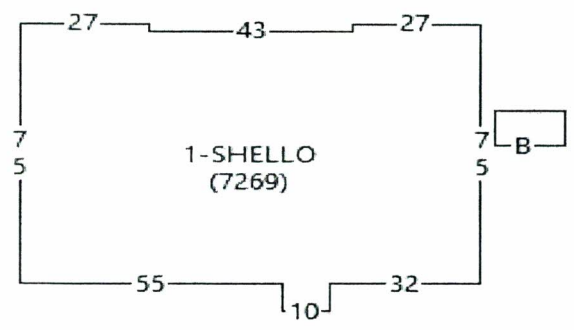
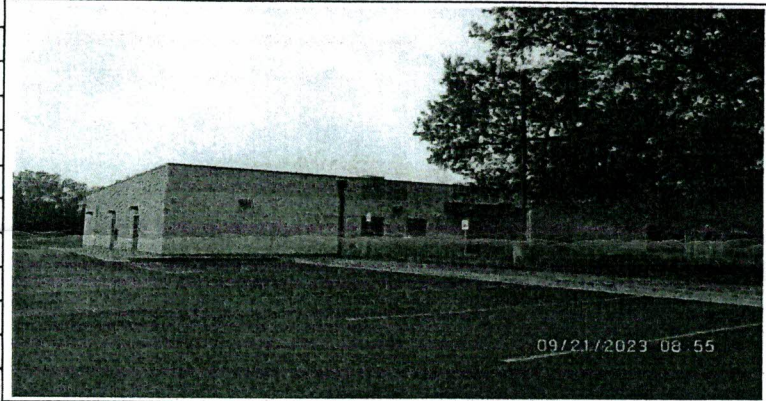
Exemptions: Tax Status: EX  
 Freeze:  
 Tax District: 32  
 Source: REAL  
 Property Class: E  
 RE X-Ref:

**Current Market Values**  
 Land: 90,000  
 Impr: 529,546  
 Mobh:  
 Total: 619,546  
 Capped FCV: 619,546

Building/Section: 1  
 Business Name:  
 Location:

Legal: MUSKOGEE OT ALL BLOCK 370

Card: 1	Recorded				Observed			
	Component	Code	%	CQ SH	Code	%	CQ SH	
Occupancy 1	SHELLO	100	D3	10				
Occupancy 2								
Occupancy 3								
Ext Wall	882							
Number Stories	1							
YC/Age-Act/Est	2014							
Condition	3							
Effective Age	11							
Avg Floor Area	7269							
Total Floor Area	7269							
Perimeter	364							
Total Hgt/# Flrs	10	1						
Heat & Cool	07	100 %		%				
Sprinkler Sys		%		%				
Bldg Multiplier	1							
Total # Units								
Phys % Good	67							
External								
Func Obs								
REL	67							
B/S Cost/O	529546							
Cadastral ID	0002 0129 17							



**Outbuildings and Yard Improvements**

Code	Type	B/S	Qty1	Qty2	UM	QR	CR	YC/Age	Rate	O	RE	O	Value	NC	Description	Item
SHDS		1	150		3	3	2000		29.36		30		1321		Yard Shed - Wood	B

Sale History						Notes	
Book/Page	Sale Date	Code	Grantor	Amount	Date	ID	Note
4553 398	8/4/2017	UV	MUSKOGEE RET	0	5/22/2020	CON	A= JUVENILE DETENTION CENTER
4424 866	1/13/2015	UV	MUSKOGEE LIT1	0		B	
1560 158	1/1/1900			0	5/22/2020	CON	= OUTBUILDING

			Field Notes
Date	ID	Note	
		Flat Rubber	