

City of Neosho

203 E. Main St.
Neosho, MO 64850
(417) 451-8050 phone
(417) 451-8065 fax
www.neoshomo.gov

INVITATION TO BID

Sealed Proposals, addressed as follows:

Fairground Road Property located behind the Municipal Pool
City of Neosho
ATTN: City Clerk
203 E. Main Street
Neosho, MO 64850

An endorsed “Proposal” for the Purchase of vacant City real estate located on Fairgrounds Road behind the Municipal Pool as shown on the Surveyor’s Property Map (attached), being more particularly described below, will be received by the City until 1:00 p.m. Local Time on the 27th day of February 2026 at the office of the City Clerk, 203 E. Main Street, Neosho, Missouri 64850, and at that time will be publicly opened and read aloud in the City Hall Conference Room.

Bids for purchase shall be addressed to the City Clerk and labeled as:

Vacant Land Behind Municipal Pool-Fairground Road

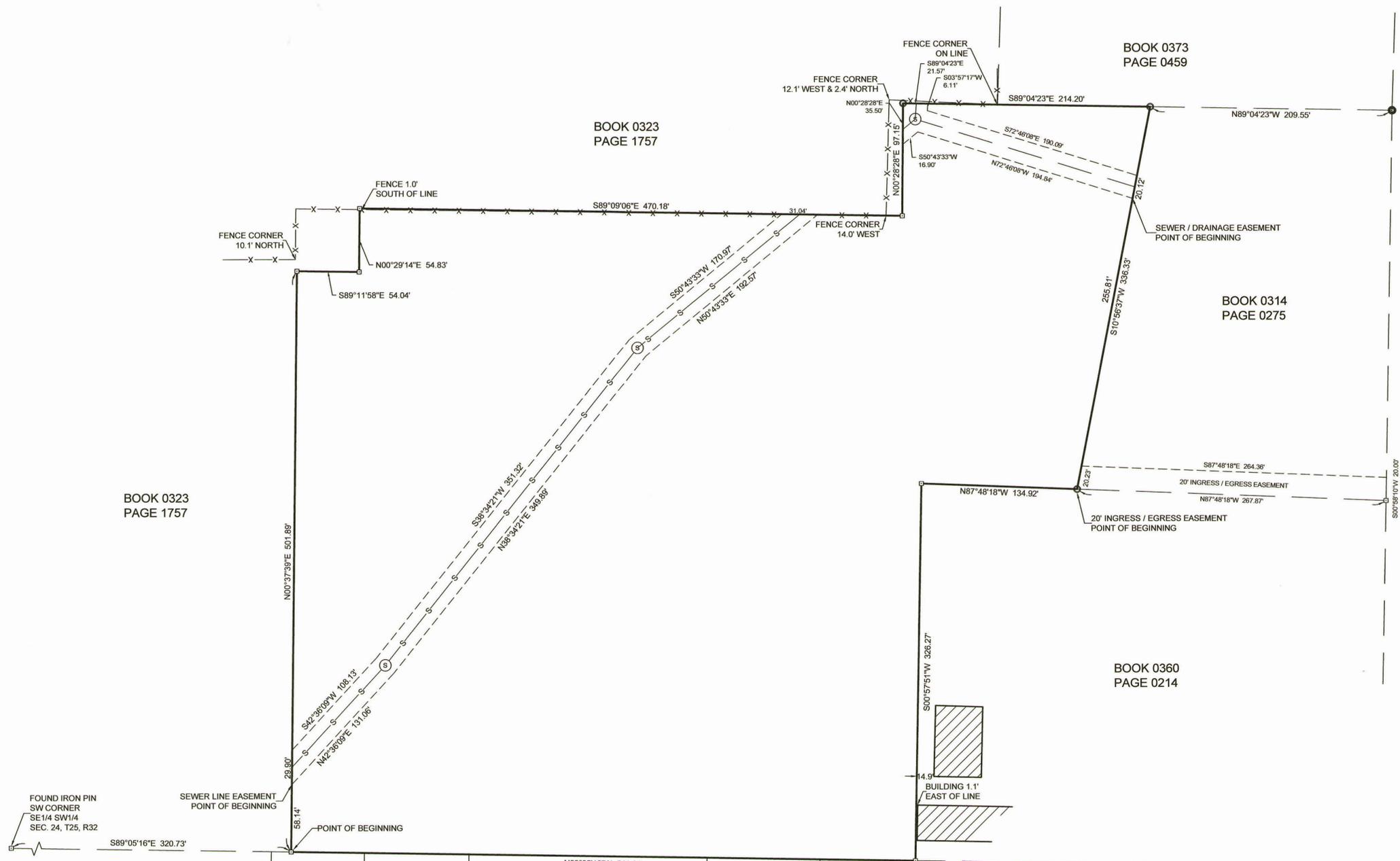
This property has appraised for \$125,000.00 the city is accepting bids and will review any submissions. This property is zoned M-1 and 8.1 acres.

The City reserves the right to reject any and all bids if the bids fall below the appraised value.

For questions regarding properties, contact Adam Worster at 417-451-8055 or email at aworster@neoshomo.gov.

SURVEYORS DESCRIPTION

Please see the surveyor’s documents for legal description and easement information.



SURVEYORS DESCRIPTION
 ALL THAT PART OF THE SOUTHWEST QUARTER (SE1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 24, TOWNSHIP 25, RANGE 32, IN THE CITY OF NEOSHO, NEWTON COUNTY, MISSOURI, DESCRIBED AS FOLLOWS:
 COMMENCING AT A FOUND IRON PIN BEING THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER;
 THENCE S89°05'16"E ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER A DISTANCE OF 320.73 FEET TO THE POINT OF BEGINNING;
 THENCE N00°37'39"E A DISTANCE OF 501.89 FEET;
 THENCE S89°11'58"E A DISTANCE OF 54.04 FEET;
 THENCE N00°29'14"E A DISTANCE OF 54.83 FEET;
 THENCE S89°09'06"E A DISTANCE OF 470.18 FEET;
 THENCE N00°28'28"E A DISTANCE OF 97.15 FEET;
 THENCE S89°04'23"E A DISTANCE OF 214.20 FEET;
 THENCE S10°56'37"W A DISTANCE OF 336.33 FEET;
 THENCE N87°48'18"W A DISTANCE OF 134.92 FEET;
 THENCE S00°57'51"W A DISTANCE OF 326.27 FEET TO THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER;
 THENCE N89°05'16"W ALONG SAID SOUTH LINE A DISTANCE OF 541.01 FEET TO THE POINT OF BEGINNING.
 CONTAINING 8.1 ACRES MORE OR LESS.

SEWER LINE EASEMENT
 ALL THAT PART OF THE SOUTHWEST QUARTER (SE1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 24, TOWNSHIP 25, RANGE 32, IN THE CITY OF NEOSHO, NEWTON COUNTY, MISSOURI, DESCRIBED AS FOLLOWS:
 COMMENCING AT A FOUND IRON PIN BEING THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER;
 THENCE S89°05'16"E ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER A DISTANCE OF 320.73 FEET;
 THENCE LEAVING SAID SOUTH LINE N00°37'39"E A DISTANCE OF 58.14 FEET TO THE POINT OF BEGINNING;
 THENCE N42°36'09"E A DISTANCE OF 131.06 FEET;
 THENCE N38°34'21"E A DISTANCE OF 349.83 FEET;
 THENCE N50°43'33"E A DISTANCE OF 192.57 FEET;
 THENCE N89°09'06"W A DISTANCE OF 31.04 FEET;
 THENCE S50°43'33"W A DISTANCE OF 170.97 FEET;
 THENCE S38°34'21"W A DISTANCE OF 351.32 FEET;
 THENCE S42°36'09"W A DISTANCE OF 108.13 FEET;
 THENCE S00°37'39"W A DISTANCE OF 29.90 FEET TO THE POINT OF BEGINNING.

SEWER / DRAIN EASEMENT
 ALL THAT PART OF THE SOUTHWEST QUARTER (SE1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 24, TOWNSHIP 25, RANGE 32, IN THE CITY OF NEOSHO, NEWTON COUNTY, MISSOURI, DESCRIBED AS FOLLOWS:
 COMMENCING AT A FOUND IRON PIN BEING THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER;
 THENCE S89°05'16"E ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER A DISTANCE OF 861.74 FEET;
 THENCE N00°57'51"E A DISTANCE OF 326.27 FEET;
 THENCE S87°48'18"E A DISTANCE OF 134.92 FEET TO THE POINT OF BEGINNING;
 THENCE N10°56'37"E A DISTANCE OF 255.81 FEET TO THE POINT OF BEGINNING;
 THENCE N72°46'08"W A DISTANCE OF 194.84 FEET;
 THENCE S50°43'33"W A DISTANCE OF 16.90 FEET;
 THENCE N00°28'28"E A DISTANCE OF 35.50 FEET;
 THENCE S89°04'23"E A DISTANCE OF 21.57 FEET;
 THENCE S03°57'17"W A DISTANCE OF 6.11 FEET;
 THENCE S72°46'08"E A DISTANCE OF 190.09 FEET;
 THENCE S10°56'37"W A DISTANCE OF 20.12 FEET TO THE POINT OF BEGINNING.

20' INGRESS / EGRESS EASEMENT
 ALL THAT PART OF THE SOUTHWEST QUARTER (SE1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 24, TOWNSHIP 25, RANGE 32, IN THE CITY OF NEOSHO, NEWTON COUNTY, MISSOURI, DESCRIBED AS FOLLOWS:
 COMMENCING AT A FOUND IRON PIN BEING THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER;
 THENCE S89°05'16"E ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER A DISTANCE OF 861.74 FEET;
 THENCE N00°57'51"E A DISTANCE OF 326.27 FEET;
 THENCE S87°48'18"E A DISTANCE OF 134.92 FEET TO THE POINT OF BEGINNING;
 THENCE N10°56'37"E A DISTANCE OF 20.23 FEET;
 THENCE S87°48'18"E A DISTANCE OF 264.36 FEET WEST RIGHT OF WAY LINE OF FAIRGROUND ROAD; THENCE ALONG SAID RIGHT OF WAY LINE S00°58'10"W A DISTANCE OF 20.00 FEET; THENCE LEAVING SAID RIGHT OF WAY LINE N87°48'18"W A DISTANCE OF 267.87 FEET TO THE POINT OF BEGINNING.

BASIS OF BEARINGS
 BEARINGS ARE BASED ON GRID NORTH OF THE MISSOURI COORDINATE SYSTEM OF 1983 MISSOURI WEST ZONE.

CLASS OF PROPERTY
 URBAN

TYPE OF SURVEY
 ORIGINAL

SOURCE DOCUMENTS
 DEED BOOK 0314 PAGE 0275
 SURVEY BY L.S.2163 DATED 10/4/2010

FENCE NOTE
 FENCE LOCATIONS SHOWN BETWEEN DIMENSION POINTS ARE APPROXIMATE AND THE ACTUAL FENCE MAY MEANDER FROM THE LOCATIONS SHOWN ON THE PLAT HEREIN. INTERIOR FENCES MAY NOT BE SHOWN.

NOTES
 NO UTILITIES SHOWN AS A PART OF THIS SURVEY.
 SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
 NO FLOOD DETERMINATIONS HAVE BEEN EXAMINED AS A PART OF THIS SURVEY.

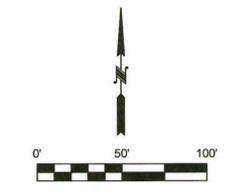
THIS SURVEY HAS BEEN PERFORMED BASED ON KNOWLEDGE AND INFORMATION IN ACCORDANCE WITH COMMONLY ACCEPTED PROCEDURES CONSISTENT WITH THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS AND IS NOT A GUARANTEE OR WARRANTY EITHER EXPRESSED OR IMPLIED. DECLARATION IS MADE TO THE ORIGINAL PURCHASER OF THE SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS AND MAY NOT BE USED IN CONNECTION WITH A SURVEY AFFIDAVIT OR SIMILAR DOCUMENT, STATEMENT, OR MECHANISM TO OBTAIN TITLE INSURANCE FOR ANY SUBSEQUENT OR FUTURE GRANTEEES.

CERTIFICATE OF AUTHORITY LICENSE NUMBER LS-2014013548 EXPIRATION 12/31/2026

MJSURVEYING, LLC
 PH 417.623.2525
 2224 S. MAIN ST.
 JOPLIN, MO 64804
 www.MJSurveyingLLC.com

DRAWN RLP	DATE 10/16/2025	CITY OF NEOSHO PART OF SE1/4 SW1/4
APPROVED BAA	DATE 10/16/2025	SEC. 24, T25, R32, IN CITY OF NEOSHO, NEWTON CO., MISSOURI.
SCALE 1"=50'	SHEET B&R	PROJECT # 25500

LEGEND
 ● FOUND PIPE
 □ FOUND IRON PIN
 ○ SET IRON PIN



SURVEY NOT VALID UNLESS SIGNED IN BLUE INK

Neosho, MO



Legend

- Manhole
- Gravity Main
- Private Line
- NE Interceptor
- School North Interceptor
- West Interceptor
- Force Main
- Waste Water Plant
- Grease Trap
- Water Main AM
- Water Main by Size**
- 1"
- 1 1/2"
- 2"
- 4"
- 6"
- 8"
- 10"
- 12"
- 16"
- 20"
- Service Line AM
- Neosho Streets**
- <all other values>
- INTERSTATE
- U.S. HIGHWAY

Notes

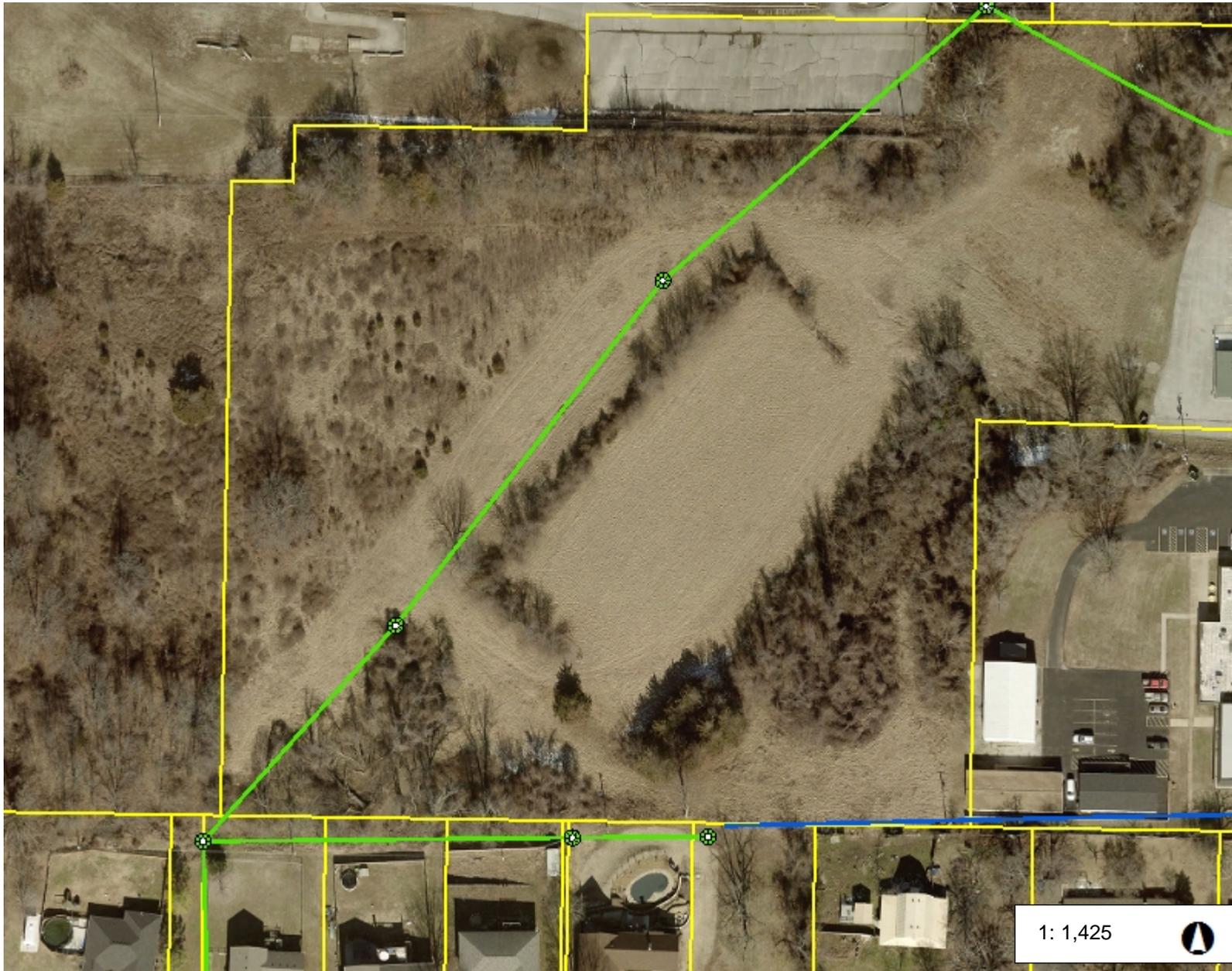
Surplus Property

237.5 0 118.76 237.5 Feet

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THIS MAP IS NOT TO BE USED FOR NAVIGATION

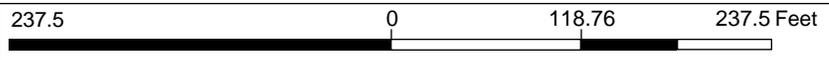
Neosho, MO



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- 20"
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- <all other values>
- INTERSTATE
- U.S. HIGHWAY

1: 1,425

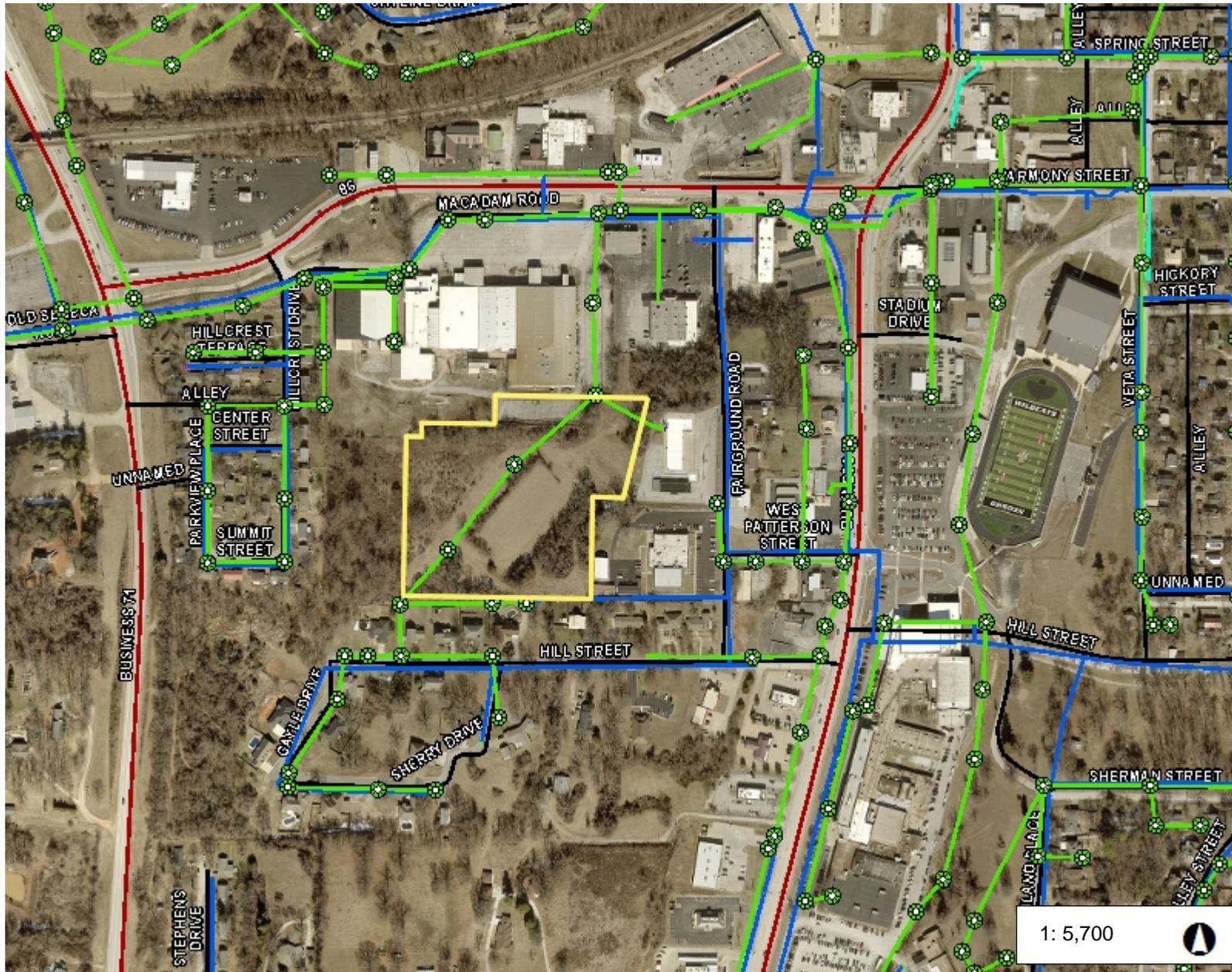


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Notes

Surplus Property

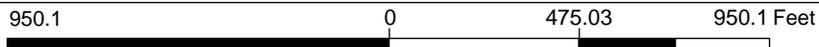
Neosho, MO



Legend

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 - <all other values>
 - INTERSTATE
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1: 5,700



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Notes

Surplus Property