



INVITATION TO BID

Sealed Proposals, addressed as follows:

Doniphan Property Sale
City of Neosho
ATTN: City Clerk
203 E. Main Street
Neosho, MO 64850

An endorsed “Proposal” for the Purchase of City real estate located on Doniphan Drive 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:

Doniphan Property Sale

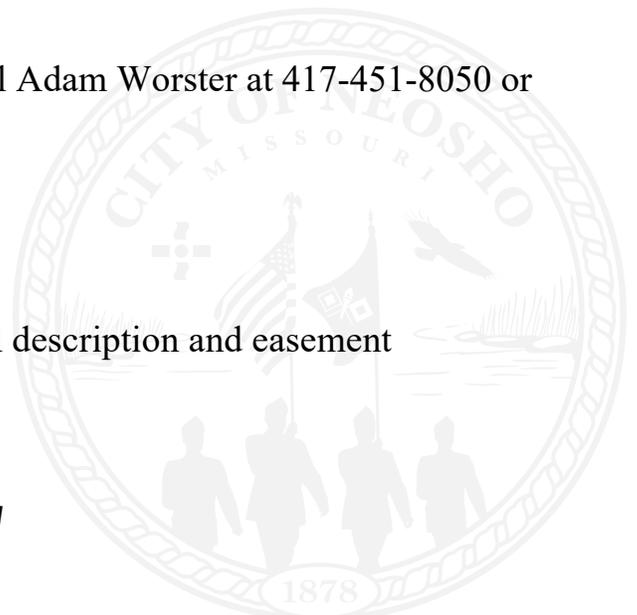
This property has appraised for \$840,000.00 the city is accepting bids and will review any submissions. This property is zoned M-2 and 157.2 acres.

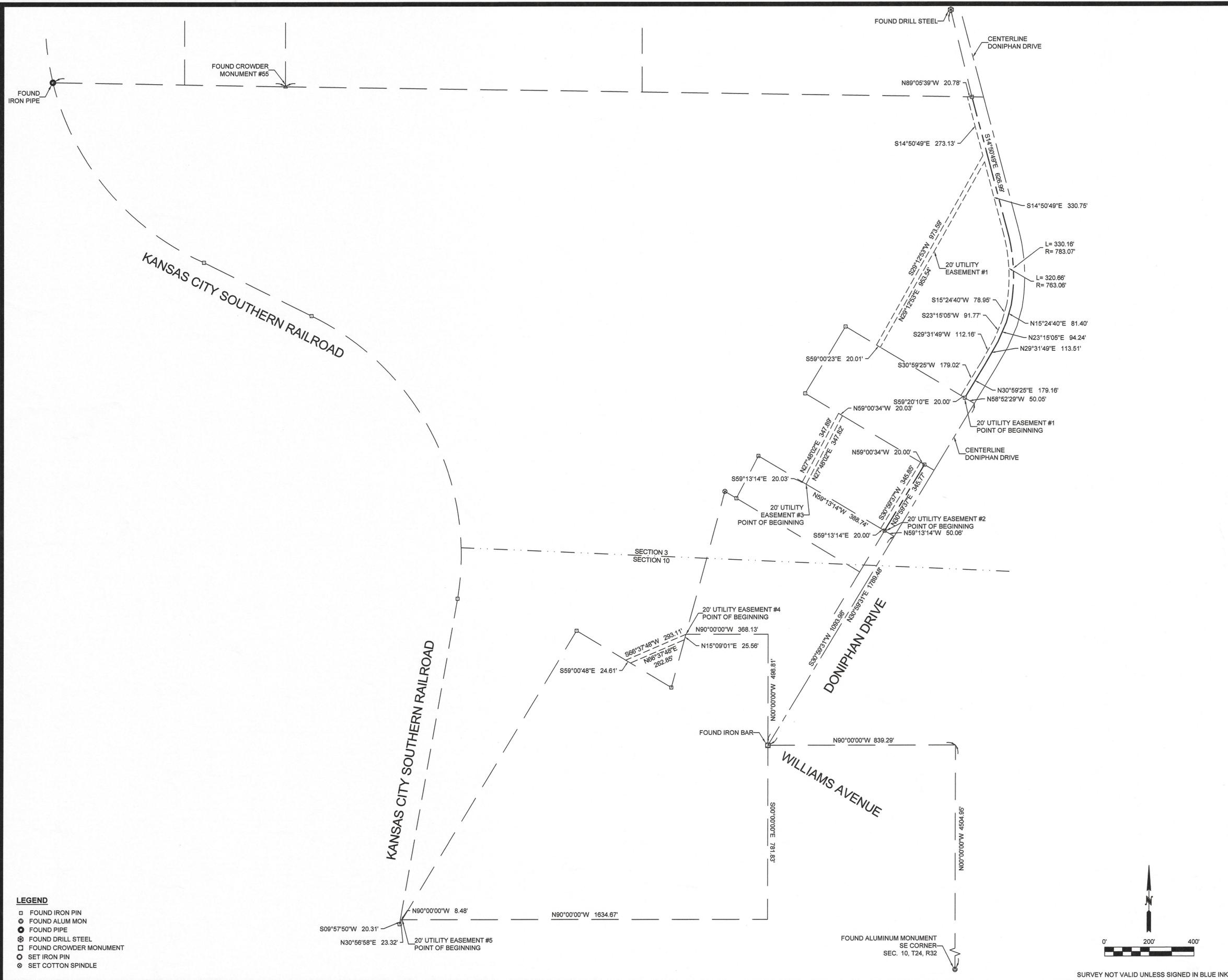
The City reserves the right to reject any and all bids if the bids fall below the appraised value.

For questions regarding properties, please call Adam Worster at 417-451-8050 or email at aworster@neoshomo.gov.

SURVEYORS DESCRIPTION

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





UTILITY EASEMENT #1
 A TWENTY FOOT (20') EASEMENT FOR UTILITIES LYING IN SECTION 3, TOWNSHIP 24, RANGE 32, IN THE CITY OF NEOSHO, NEWTON COUNTY, MISSOURI, DESCRIBED AS FOLLOWS:
 COMMENCING AT FOUND ALUMINUM MONUMENT BEING THE SOUTHEAST CORNER OF SECTION 10;
 THENCE N00°00'00"E A DISTANCE OF 4504.95 FEET;
 THENCE N90°00'00"W A DISTANCE OF 839.29 FEET TO A FOUND IRON BAR AT THE INTERSECTION OF DONIPHAN DRIVE AND WILLIAMS AVENUE;
 THENCE N30°59'31"E ALONG THE CENTERLINE OF DONIPHAN DRIVE A DISTANCE OF 1789.48 FEET;
 THENCE LEAVING SAID CENTERLINE N58°52'29"W A DISTANCE OF 50.05 FEET TO THE RIGHT OF WAY LINE OF DONIPHAN DRIVE THE POINT OF BEGINNING;
 THENCE ALONG SAID RIGHT OF WAY LINE THE FOLLOWING CALLS, N30°59'25"E A DISTANCE OF 179.16 FEET;
 THENCE N29°31'49"E A DISTANCE OF 113.51 FEET;
 THENCE N23°15'05"E A DISTANCE OF 91.77 FEET;
 THENCE N15°24'40"E A DISTANCE OF 81.40 FEET;
 THENCE WITH A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 783.07 FEET, AN ARC LENGTH OF 320.66 FEET, WITH A CHORD BEARING OF N02°45'37"W AND A CHORD LENGTH OF 327.72 FEET;
 THENCE N14°50'49"W A DISTANCE OF 626.99 FEET;
 THENCE LEAVING SAID RIGHT OF WAY N89°05'39"W A DISTANCE OF 20.78 FEET;
 THENCE S14°50'49"E A DISTANCE OF 273.13 FEET;
 THENCE S29°12'53"W A DISTANCE OF 973.59 FEET;
 THENCE S59°00'23"E A DISTANCE OF 20.01 FEET;
 THENCE N23°15'05"E A DISTANCE OF 91.77 FEET;
 THENCE S14°50'49"E A DISTANCE OF 330.75 FEET;
 THENCE WITH A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 783.06 FEET, AN ARC LENGTH OF 320.66 FEET, WITH A CHORD BEARING OF S02°48'00"E AND A CHORD LENGTH OF 318.31 FEET;
 THENCE S15°24'40"W A DISTANCE OF 78.95 FEET;
 THENCE S23°15'05"W A DISTANCE OF 91.77 FEET;
 THENCE S29°31'49"W A DISTANCE OF 112.16 FEET;
 THENCE S30°59'25"W A DISTANCE OF 179.02 FEET;
 THENCE S59°20'10"E A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING.

UTILITY EASEMENT #2
 A TWENTY FOOT (20') EASEMENT FOR UTILITIES LYING IN SECTION 3, TOWNSHIP 24, RANGE 32, IN THE CITY OF NEOSHO, NEWTON COUNTY, MISSOURI, DESCRIBED AS FOLLOWS:
 COMMENCING AT FOUND ALUMINUM MONUMENT BEING THE SOUTHEAST CORNER OF SECTION 10;
 THENCE N00°00'00"E A DISTANCE OF 4504.95 FEET;
 THENCE N90°00'00"W A DISTANCE OF 839.29 FEET TO A FOUND IRON BAR AT THE INTERSECTION OF DONIPHAN DRIVE AND WILLIAMS AVENUE;
 THENCE N30°59'31"E ALONG THE CENTERLINE OF DONIPHAN DRIVE A DISTANCE OF 1093.98;
 THENCE N59°13'14"W A DISTANCE OF 50.06 FEET TO THE RIGHT OF WAY LINE OF DONIPHAN DRIVE THE POINT OF BEGINNING;
 THENCE N30°59'37"E ALONG SAID LINE A DISTANCE OF 345.77 FEET;
 THENCE LEAVING SAID LINE N59°13'14"W A DISTANCE OF 20.00 FEET;
 THENCE S30°59'37"W A DISTANCE OF 345.85 FEET;
 THENCE S59°13'14"E A DISTANCE OF 20.00 FEET TO THE RIGHT OF WAY LINE OF DONIPHAN DRIVE POINT OF BEGINNING.

UTILITY EASEMENT #3
 A TWENTY FOOT (20') EASEMENT FOR UTILITIES LYING IN SECTION 3, TOWNSHIP 24, RANGE 32, IN THE CITY OF NEOSHO, NEWTON COUNTY, MISSOURI, DESCRIBED AS FOLLOWS:
 COMMENCING AT FOUND ALUMINUM MONUMENT BEING THE SOUTHEAST CORNER OF SECTION 10;
 THENCE N00°00'00"E A DISTANCE OF 4504.95 FEET;
 THENCE N90°00'00"W A DISTANCE OF 839.29 FEET TO A FOUND IRON BAR AT THE INTERSECTION OF DONIPHAN DRIVE AND WILLIAMS AVENUE;
 THENCE N30°59'31"E ALONG THE CENTERLINE OF DONIPHAN DRIVE A DISTANCE OF 1093.98;
 THENCE LEAVING SAID CENTERLINE N59°13'14"W A DISTANCE OF 458.80 FEET TO THE POINT OF BEGINNING;
 THENCE N27°48'02"E A DISTANCE OF 347.82 FEET;
 THENCE N59°00'34"W A DISTANCE OF 20.03 FEET;
 THENCE S27°48'02"W A DISTANCE OF 347.89 FEET;
 THENCE S59°13'14"E A DISTANCE OF 20.03 FEET TO THE POINT OF BEGINNING.

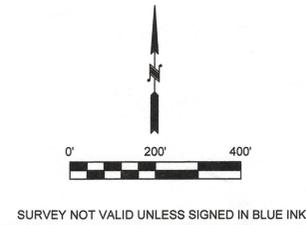
UTILITY EASEMENT #4
 A TWENTY FOOT (20') EASEMENT FOR UTILITIES LYING IN SECTION 10, TOWNSHIP 24, RANGE 32, IN THE CITY OF NEOSHO, NEWTON COUNTY, MISSOURI, DESCRIBED AS FOLLOWS:
 COMMENCING AT FOUND ALUMINUM MONUMENT BEING THE SOUTHEAST CORNER OF SECTION 10;
 THENCE N00°00'00"E A DISTANCE OF 4504.95 FEET;
 THENCE N90°00'00"W A DISTANCE OF 839.29 FEET TO A FOUND IRON BAR AT THE INTERSECTION OF DONIPHAN DRIVE AND WILLIAMS AVENUE;
 THENCE N00°00'00"W A DISTANCE OF 498.81 FEET;
 THENCE N90°00'00"W A DISTANCE OF 368.13 FEET TO THE POINT OF BEGINNING;
 THENCE S68°37'48"W A DISTANCE OF 293.11 FEET;
 THENCE S59°00'48"E A DISTANCE OF 24.61 FEET;
 THENCE N68°37'48"E A DISTANCE OF 262.85 FEET;
 THENCE N15°09'01"E A DISTANCE OF 25.56 FEET TO THE POINT OF BEGINNING.

UTILITY EASEMENT #5
 A TWENTY FOOT (20') EASEMENT FOR UTILITIES LYING IN SECTION 10, TOWNSHIP 24, RANGE 32, IN THE CITY OF NEOSHO, NEWTON COUNTY, MISSOURI, DESCRIBED AS FOLLOWS:
 COMMENCING AT FOUND ALUMINUM MONUMENT BEING THE SOUTHEAST CORNER OF SECTION 10;
 THENCE N00°00'00"E A DISTANCE OF 4504.95 FEET;
 THENCE N90°00'00"W A DISTANCE OF 839.29 FEET TO A FOUND IRON BAR AT THE INTERSECTION OF DONIPHAN DRIVE AND WILLIAMS AVENUE;
 THENCE S00°00'00"E A DISTANCE OF 781.83 FEET;
 THENCE N90°00'00"W A DISTANCE OF 1634.67 FEET TO THE POINT OF BEGINNING;
 THENCE N90°00'00"W A DISTANCE OF 8.48 FEET;
 THENCE S09°57'50"W A DISTANCE OF 20.31 FEET;
 THENCE N30°56'58"E A DISTANCE OF 23.32 FEET TO THE POINT OF BEGINNING.

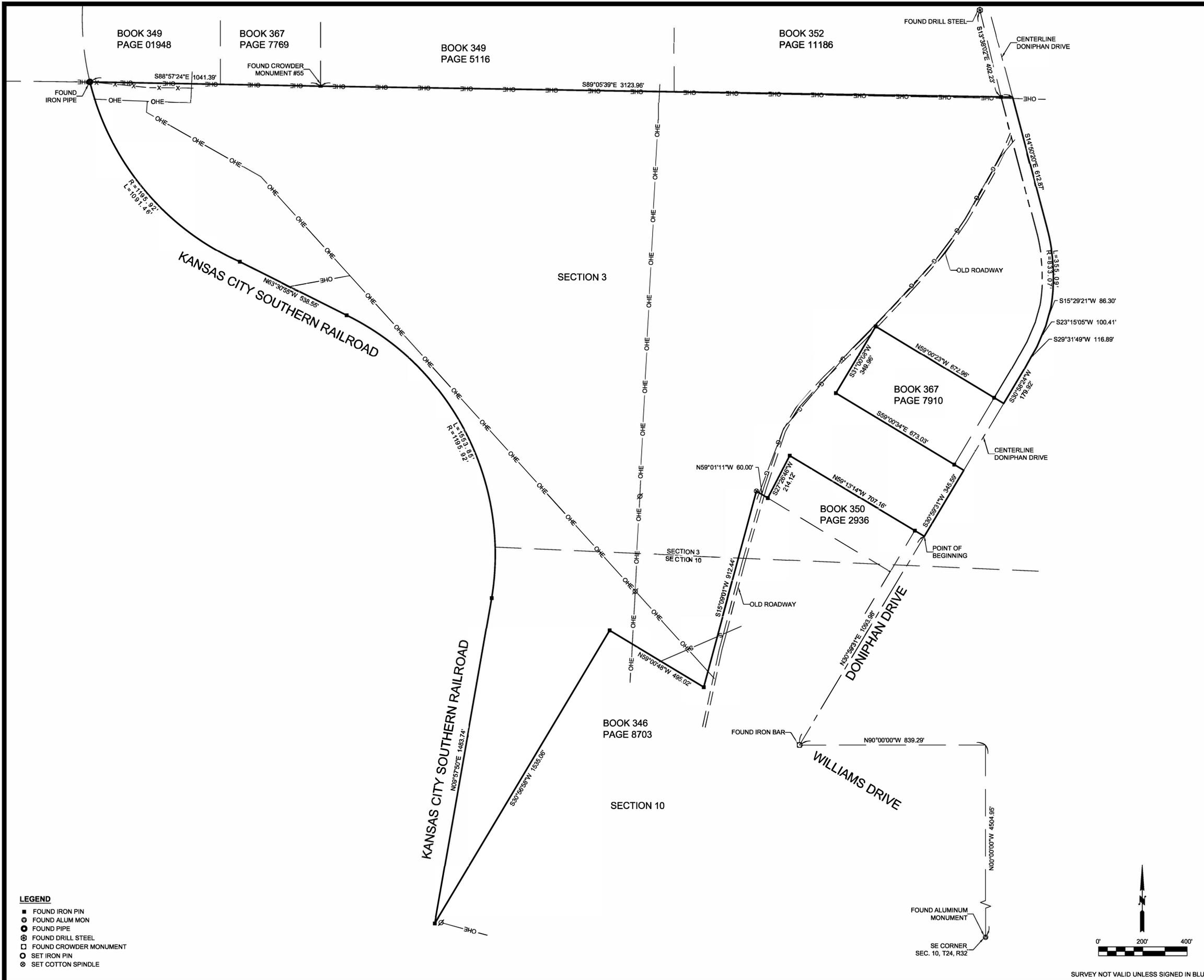
THIS SURVEY HAS BEEN PERFORMED BASED ON KNOWLEDGE AND INFORMATION IN ACCORDANCE WITH COMMONLY ACCEPTED PROCEDURES CONSISTENT WITH THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS AND IS NOT A GUARANTEE OR WARRANTY EITHER EXPRESSED OR IMPLIED. DECLARATION IS MADE TO THE ORIGINAL PURCHASER 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 12/31/2024

		MJSURVEYING, LLC PH 417.623.2525 2224 S. MAIN ST. JOPLIN, MO 64804 www.MJSurveyingLLC.com		
		DRAWN RLP	DATE 10/1/2024	CITY OF NEOSHO PART SEC. 3 & 10 TOWNSHIP 24, RANGE 32 IN THE CITY OF NEOSHO, NEWTON, CO., MISSOURI.
APPROVED BAA		DATE 10/1/2024	PROJECT # 24480	
SCALE 1"=200'		SHEET 1 OF 1		

- LEGEND**
- FOUND IRON PIN
 - FOUND ALUM MON
 - FOUND PIPE
 - ⊕ FOUND DRILL STEEL
 - ⊙ FOUND CROWDER MONUMENT
 - SET IRON PIN
 - SET COTTON SPINDLE



SURVEY NOT VALID UNLESS SIGNED IN BLUE INK



SURVEYORS DESCRIPTION
 ALL THAT PART OF SECTIONS 3 & 10, TOWNSHIP 24, RANGE 32, NEWTON COUNTY, MISSOURI, DESCRIBED AS FOLLOWS:
 COMMENCING AT FOUND ALUMINUM MONUMENT BEING THE SOUTHEAST CORNER OF SECTION 10;
 THENCE N00°00'00" E A DISTANCE OF 4504.95 FEET;
 THENCE N90°00'00" W A DISTANCE OF 839.29 FEET TO A FOUND IRON BAR AT THE INTERSECTION OF DONIPHAN AND WILLIAMS;
 THENCE N30°59'31" E ALONG THE CENTERLINE OF DONIPHAN DRIVE A DISTANCE OF 1083.98 FEET TO THE POINT OF BEGINNING;
 THENCE LEAVING A SAID CENTERLINE N59°13'14" W A DISTANCE OF 707.16 FEET;
 THENCE S27°26'46" W A DISTANCE OF 214.12 FEET;
 THENCE N59°01'11" W A DISTANCE OF 60.00 FEET;
 THENCE S15°09'01" W A DISTANCE OF 912.44 FEET;
 THENCE N59°00'48" W A DISTANCE OF 495.02 FEET;
 THENCE S30°56'58" W A DISTANCE OF 1535.06 FEET TO THE EASTERLY RIGHT OF WAY LINE OF KANSAS CITY SOUTHERN RAILROAD;
 THENCE ALONG SAID RAILROAD RIGHT OF WAY THE FOLLOWING CALLS
 N09°57'50" E A DISTANCE OF 1483.74 FEET;
 THENCE WITH A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 1195.92 FEET, AN ARC LENGTH OF 1532.05 FEET,
 WITH A CHORD BEARING OF N27°15'29" W AND A CHORD LENGTH OF 1429.41 FEET;
 THENCE N63°30'55" W A DISTANCE OF 538.55 FEET;
 THENCE WITH A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 1195.92 FEET, AN ARC LENGTH OF 1091.46 FEET,
 WITH A CHORD BEARING OF N39°57'42" W AND A CHORD LENGTH OF 1053.97 FEET TO A FOUND IRON PIPE ON THE NORTH LINE OF SECTION 3;
 THENCE ALONG SAID LINE S88°57'24" E A DISTANCE OF 1041.39 FEET TO CROWDER MONUMENT #55;
 THENCE S89°05'39" E A DISTANCE OF 3123.96 FEET TO THE CENTERLINE OF DONIPHAN DRIVE;
 THENCE ALONG CENTERLINE THE FOLLOWING CALLS S14°50'20" E A DISTANCE OF 612.87 FEET;
 THENCE WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 833.07 FEET, AN ARC LENGTH OF 355.09 FEET,
 WITH A CHORD BEARING OF S02°37'41" E AND A CHORD LENGTH OF 352.41 FEET;
 THENCE S15°29'21" W A DISTANCE OF 86.30 FEET;
 THENCE S23°15'05" W A DISTANCE OF 100.41 FEET;
 THENCE S29°31'49" W A DISTANCE OF 116.89 FEET;
 THENCE S30°58'24" W A DISTANCE OF 179.92 FEET;
 THENCE LEAVING SAID CENTERLINE N59°00'23" W A DISTANCE OF 672.96 FEET;
 THENCE S31°00'08" W A DISTANCE OF 349.96 FEET;
 THENCE S59°00'34" E A DISTANCE OF 673.03 FEET TO THE CENTERLINE OF DONIPHAN DRIVE;
 THENCE ALONG SAID CENTERLINE S30°59'31" W A DISTANCE OF 345.59 FEET TO THE POINT OF BEGINNING.
 CONTAINING 157.2 ACRES MORE OR LESS.

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

CLASS OF PROPERTY
 RURAL

TYPE OF SURVEY
 ORIGINAL

SOURCE DOCUMENTS
 SURVEY BY L.S. 2163 DATED 11/20/2013
 SURVEY BY L.S. 2163 DATED 8/9/2000
 SURVEY BY L.S.#1 DATED 7/23/1964

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.
 EASEMENTS AND SETBACKS ARE NOT SHOWN ON THE ORIGINAL PLAT.

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.

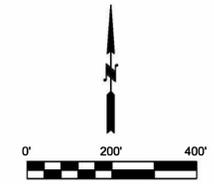
NO FLOOD DETERMINATIONS HAVE BEEN EXAMINED AS A PART OF THIS SURVEY.

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 12/31/2024

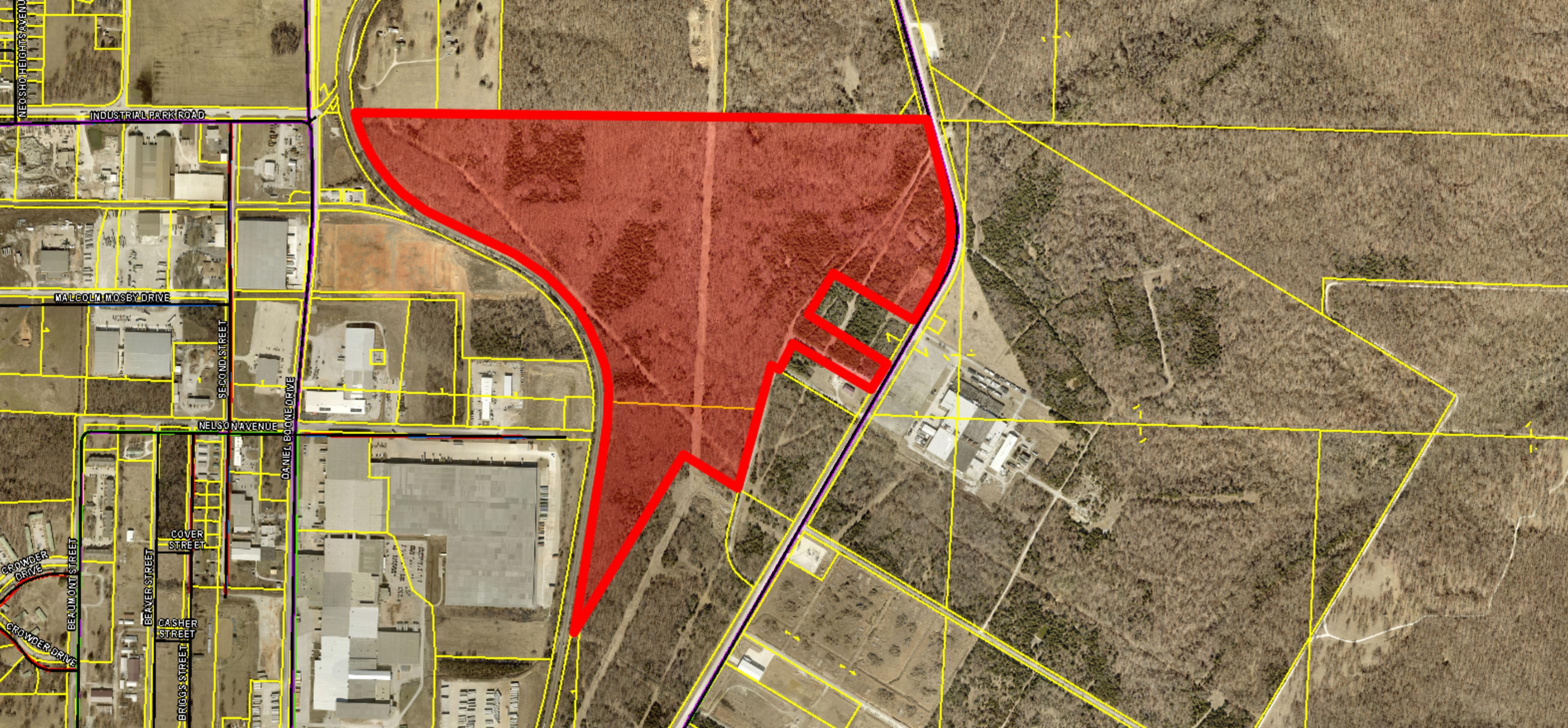
MJSURVEYING, LLC
 www.MJSurveyingLLC.com
 PH 417.623.2525
 2224 S. MAIN ST.
 JOPLIN, MO 64804

DRAWN RLP	DATE 7/15/2024	CITY OF NEOSHO PART SEC. 3 & 10
APPROVED BAA	DATE 7/15/2024	TOWNSHIP 24, RANGE 31 IN THE CITY OF NEOSHO, NEWTON, CO., MISSOURI.
SCALE 1"=200'	SHEET 1 OF 1	PROJECT # 24320



SURVEY NOT VALID UNLESS SIGNED IN BLUE INK

- LEGEND**
- FOUND IRON PIN
 - FOUND ALUM MON
 - ⊙ FOUND PIPE
 - ⊗ FOUND DRILL STEEL
 - ⊠ FOUND CROWDER MONUMENT
 - SET IRON PIN
 - ⊙ SET COTTON SPINDLE



INDUSTRIAL PARK ROAD

MALCOLM MOSBY DRIVE

NELSON AVENUE

SECOND STREET

DANIEL BOONE DRIVE

COVER STREET

CASHIER STREET

BRIGGS STREET

BEAUMONT STREET

BEAVER STREET

CROWDER DRIVE

CROWDER DRIVE