

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:

Airport Property-Austin and Howard Bush
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 Austin and Howard Bush 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:

Airport Property-Austin and Howard Bush

This property has appraised for \$220,000.00. The city is accepting bids and will review any submissions. This property is zoned M-2 and 16.7 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.

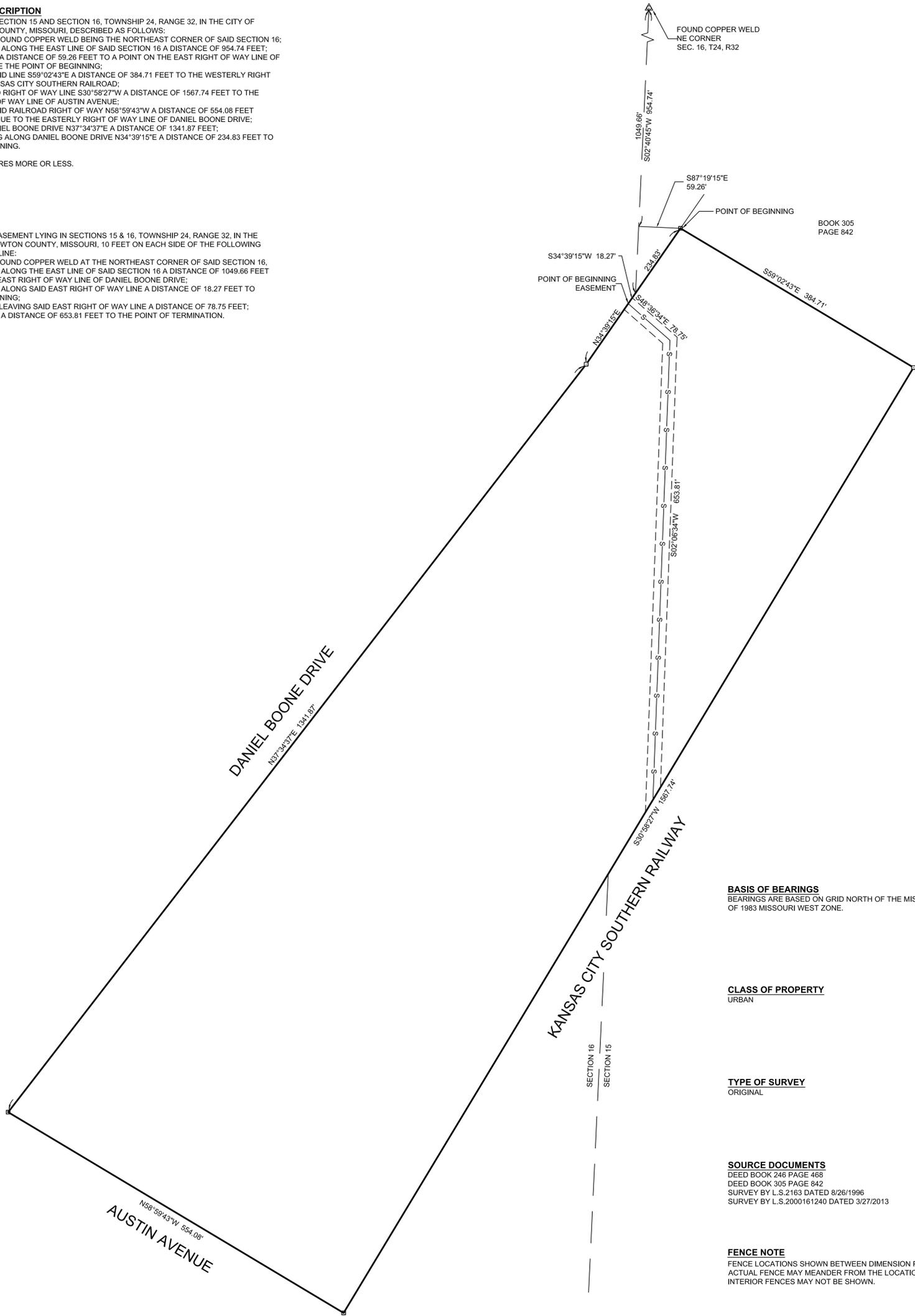
SURVEYORS DESCRIPTION

ALL THAT PART OF SECTION 15 AND SECTION 16, TOWNSHIP 24, RANGE 32, IN THE CITY OF NEOSHO, NEWTON COUNTY, MISSOURI, DESCRIBED AS FOLLOWS:
 COMMENCING AT A FOUND COPPER WELD BEING THE NORTHEAST CORNER OF SAID SECTION 16;
 THENCE S02°40'45"W ALONG THE EAST LINE OF SAID SECTION 16 A DISTANCE OF 954.74 FEET;
 THENCE S87°19'15"E A DISTANCE OF 59.26 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF DANIEL BOONE DRIVE THE POINT OF BEGINNING;
 THENCE LEAVING SAID LINE S59°02'43"E A DISTANCE OF 384.71 FEET TO THE WESTERLY RIGHT OF WAY LINE OF KANSAS CITY SOUTHERN RAILROAD;
 THENCE ALONG SAID RIGHT OF WAY LINE S30°58'27"W A DISTANCE OF 1567.74 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF AUSTIN AVENUE;
 THENCE LEAVING SAID RAILROAD RIGHT OF WAY N58°59'43"W A DISTANCE OF 554.08 FEET ALONG AUSTIN AVENUE TO THE EASTERLY RIGHT OF WAY LINE OF DANIEL BOONE DRIVE;
 THENCE ALONG DANIEL BOONE DRIVE N37°34'37"E A DISTANCE OF 1341.87 FEET;
 THENCE CONTINUING ALONG DANIEL BOONE DRIVE N34°39'15"E A DISTANCE OF 234.83 FEET TO THE POINT OF BEGINNING.

CONTAINING 16.7 ACRES MORE OR LESS.

EASEMENT:

A 20' WIDE UTILITY EASEMENT LYING IN SECTIONS 15 & 16, TOWNSHIP 24, RANGE 32, IN THE CITY OF NEOSHO, NEWTON COUNTY, MISSOURI, 10 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:
 COMMENCING AT A FOUND COPPER WELD AT THE NORTHEAST CORNER OF SAID SECTION 16,
 THENCE S02°40'45"W ALONG THE EAST LINE OF SAID SECTION 16 A DISTANCE OF 1049.66 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF DANIEL BOONE DRIVE;
 THENCE S34°39'14"W ALONG SAID EAST RIGHT OF WAY LINE A DISTANCE OF 18.27 FEET TO THE POINT OF BEGINNING;
 THENCE S48°36'34"E LEAVING SAID EAST RIGHT OF WAY LINE A DISTANCE OF 78.75 FEET;
 THENCE S02°06'34"W A DISTANCE OF 653.81 FEET TO THE POINT OF TERMINATION.



FOUND COPPER WELD
 NE CORNER
 SEC. 16, T24, R32

BOOK 305
 PAGE 842

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 246 PAGE 468
 DEED BOOK 305 PAGE 842
 SURVEY BY L.S.2163 DATED 8/26/1996
 SURVEY BY L.S.2000161240 DATED 3/27/2013

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.

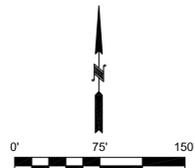
NO FLOOD DETERMINATIONS HAVE BEEN EXAMINED AS A PART OF THIS SURVEY.

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 12/31/2026

LEGEND

- FOUND IRON PIN
- △ FOUND COPPER WELD
- (M) MEASURED
- (P) PLAT



SURVEY NOT VALID UNLESS SIGNED IN BLUE INK

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

DRAWN RLP	DATE 2/21/2025	CITY OF NEOSHO PART OF SEC. 15 & 16
APPROVED BAA	DATE 2/21/2025	TOWNSHIP 24, RANGE 32 NEWTON COUNTY, MISSOURI.
SCALE 1"=75'	SHEET NEOPORT	PROJECT # 24309A



*See survey for property boundaries