

340 McNatt Rd, Neosho, MO
340 McNatt Rd
Neosho, MO 64850

\$525,000
6.5± Acres
Newton County



340 McNatt Rd, Neosho, MO
Neosho, MO / Newton County

SUMMARY

Address

340 McNatt Rd

City, State Zip

Neosho, MO 64850

County

Newton County

Type

Recreational Land, Hunting Land, Residential Property, Riverfront,
Single Family

Latitude / Longitude

36.737419 / -94.311324

Dwelling Square Feet

1,938

Bedrooms / Bathrooms

2 / 2

Acreage

6.5

Price

\$525,000

Property Website

www.mossyoakproperties.com



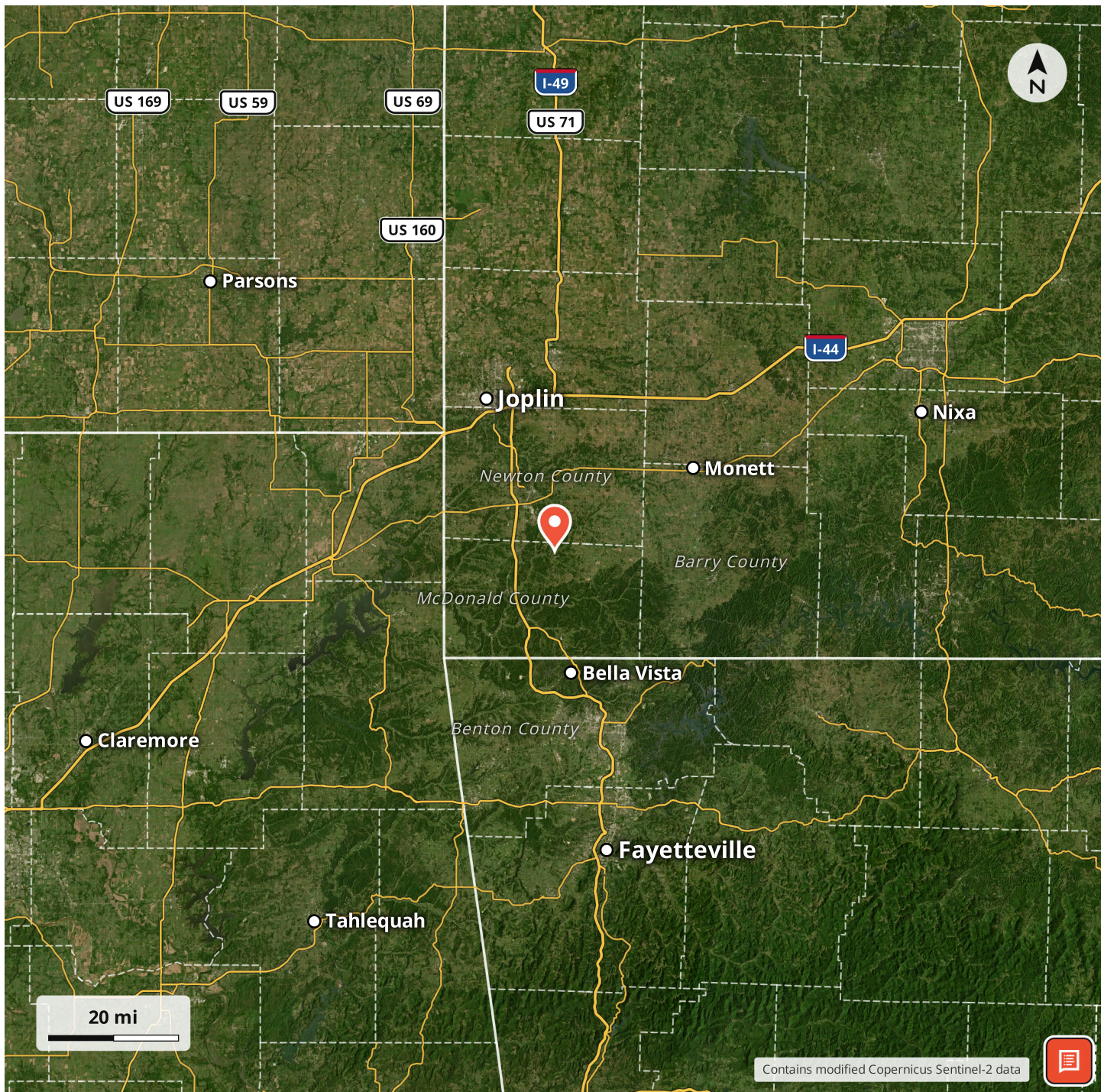
PROPERTY DESCRIPTION

Located at 340 McNatt Rd in Neosho, Missouri, this unique 6.5 acre property offers privacy, versatility, and beautiful frontage along Indian Creek. The main home, built in 1995, features 1 bedroom, 1 bathroom, a loft area, and approximately 1,030 square feet of comfortable living space. In addition, a detached apartment built in 2023 offers 908 square feet with 1 bedroom and 1 bathroom, presenting excellent potential for short-term rental income, guest quarters, or multi-generational living. The acreage provides a peaceful setting with direct creek access ideal for fishing, floating, and swimming. Whether you're looking for a full-time residence, weekend retreat, or investment opportunity, this property offers a rare combination of water frontage and income potential-don't miss out on this opportunity! For more information call James Pratt [870-404-4188](tel:870-404-4188).

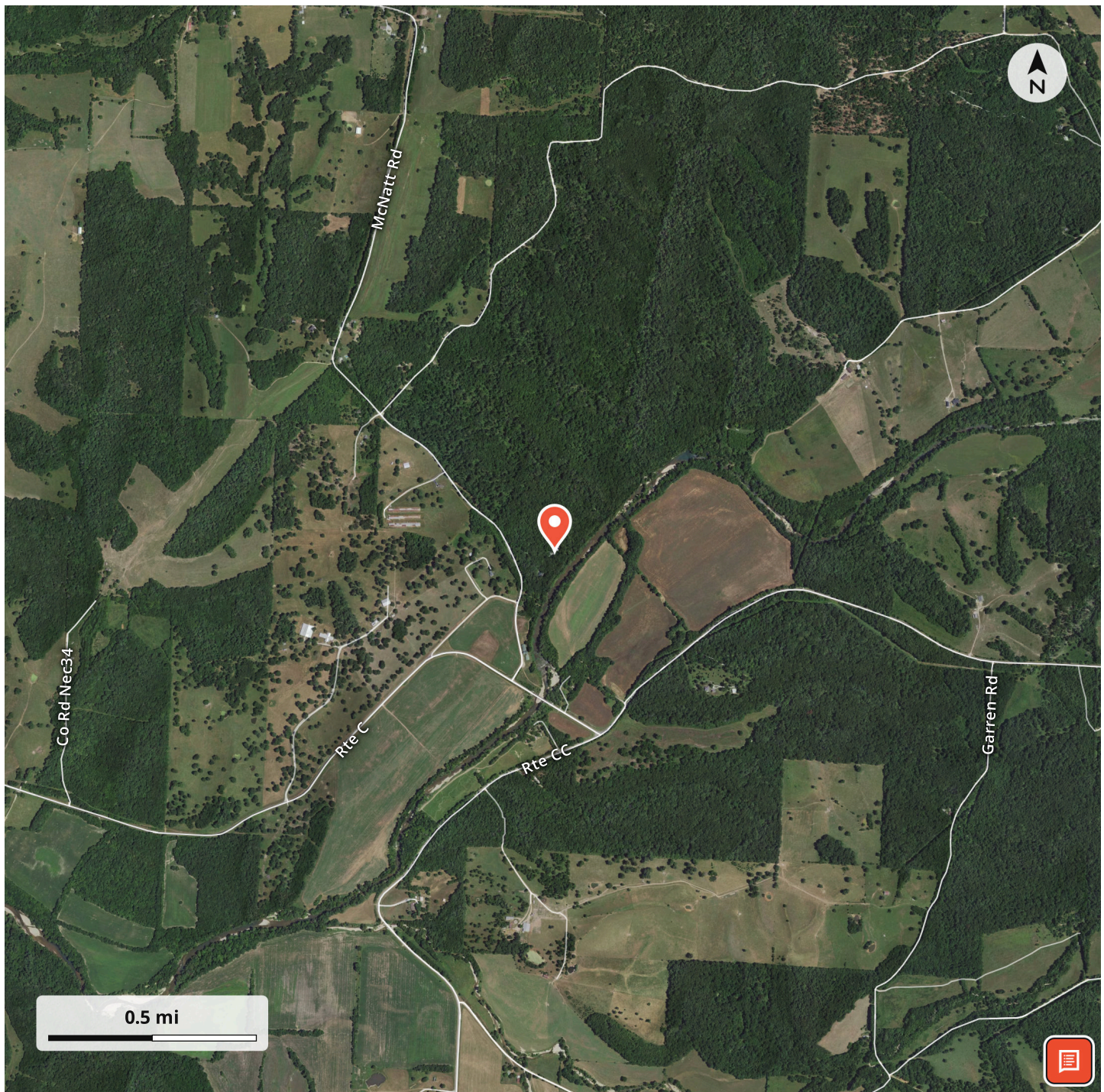
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Neosho, MO / Newton County



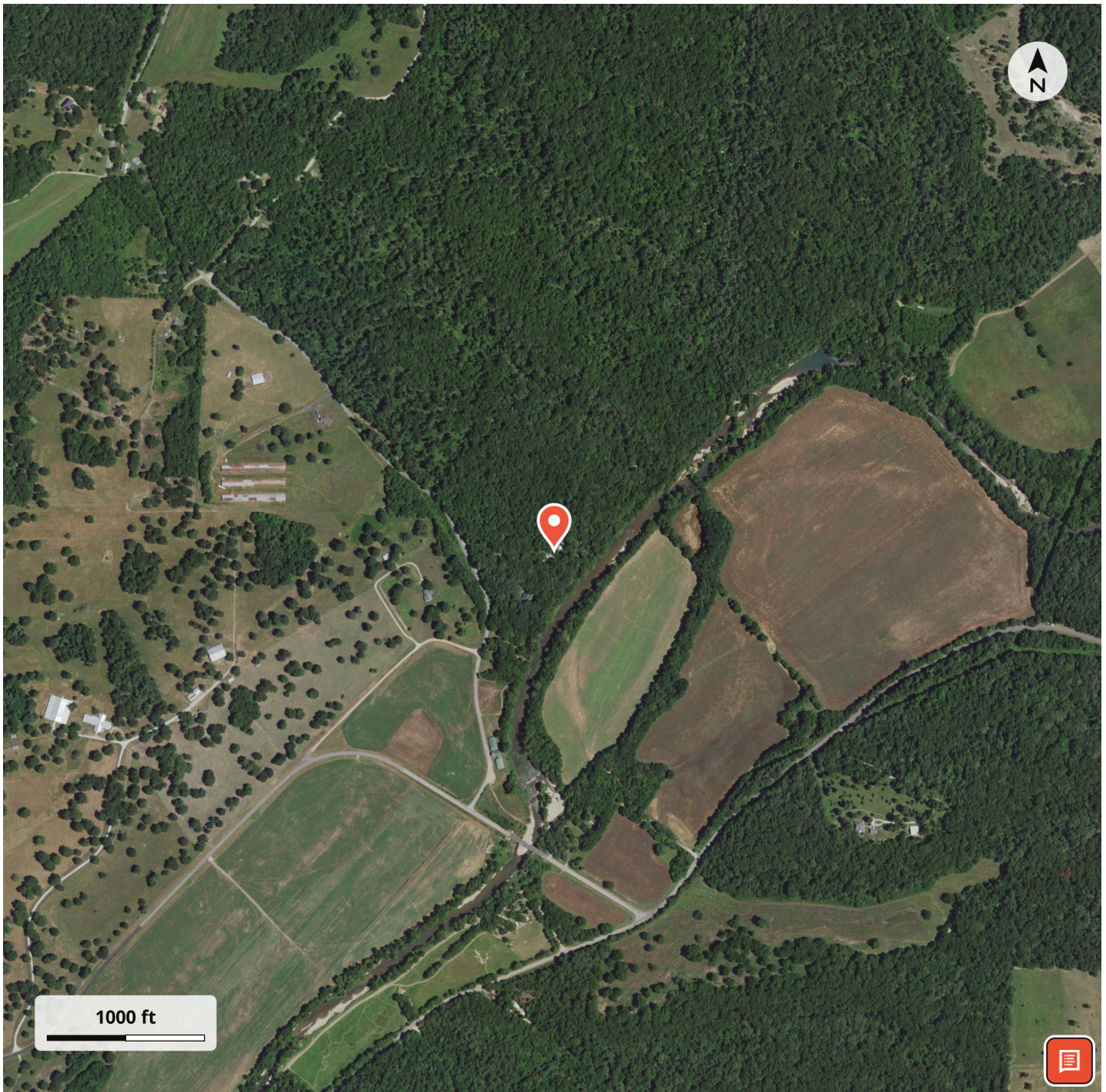
Regional Map



Locator Map



Aerial Map



340 McNatt Rd, Neosho, MO
Neosho, MO / Newton County

LISTING REPRESENTATIVE

For more information contact:



Representative

James Pratt

Mobile

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Office

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Email

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Address

4210 Frontage Side B Unit F

City / State / Zip

Fayetteville, AR 72703

NOTES

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DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

Mossy Oak Properties Field, Farm, and Homes

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