

An aerial photograph of a property in Bolivar County, MS. The property features a large, multi-story house with a brown roof, a white barn, and a smaller red building. The surrounding area is filled with bare trees, suggesting a winter or late autumn setting. A dark-colored vehicle is parked on a grassy area in the foreground. The top of the image has a torn paper effect, revealing a white background where the text is located.

THE SMITH POINT LOT

0.67± ACRES | BOLIVAR COUNTY, MS
\$72,000



SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM

OFFICE (662)846-1425

THE SMITH POINT LOT

PROPERTY PROFILE

LOCATION:

- Bolivar County, MS
- 448 Donaldson Point Road, Gunnison, MS 38746
- Behind the Mississippi River Levee

COORDINATES:

- 33.958719, -90.984493

PROPERTY USE:

- Home/Camp Site
- Investment

PROPERTY INFORMATION:

- 0.67± Acres
- 225'± Frontage on Old River Lake
- Great Fishing
- 25'x25' Metal Shop
- 20'x10' Cook House
- Private Well

TAX INFORMATION:

2023 - \$409.42

- Parcel #: 16-01-900-00-00206



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BILLY CARPENTER

LAND SPECIALIST

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701 W. Sunflower Rd - Cleveland, MS 38732

smalltownproperties.com

Information is believed to be accurate but not guaranteed.



WELCOME TO THE SMITH POINT LOT

WELCOME TO LIFE BEHIND THE LEVEE! IF YOU HAVE BEEN SEARCHING FOR A PLACE IN BOLIVAR COUNTY, MS TO BUILD YOUR DREAM CABIN, LOOK AT THIS .67± ACRE LOT ON DONALDSON POINT ROAD. The lot features its own private well, a 25'x25' shop with two roll-up doors, and a 20'x10' tiny house/cook house equipped with a stove, sink, and a bathroom. With approximately 225 feet of Old River Lake frontage, you have plenty of space to build your own pier or install a private boat ramp. A fishing membership is required for boating rights. An equity membership is also available at Smith Point Hunting Club. The location is perfect being just 20 miles northwest of Cleveland, in the heart of the Mississippi Delta.

If you have been looking for a place to build behind the levee, give Billy Carpenter a call to schedule your private showing today.



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BOLIVAR COUNTY, MISSISSIPPI



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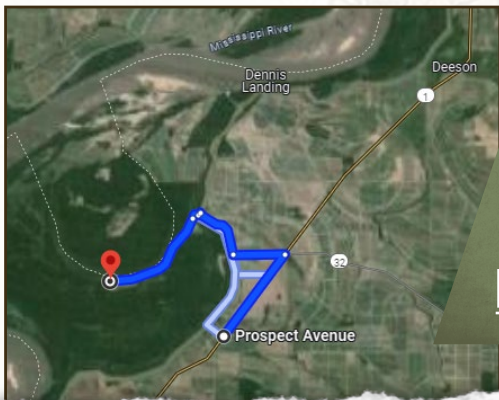
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land **id.** LINK



Directions From Gunnison: Travel north on MS-1 for 2 miles, turn left onto Boyd Lane Road, proceed for 1 mile, and take a right onto Bobo Road, continue until you get to the MS River levee. Cross the levee and proceed to the gated entrance. From the gate it is approximately 2.4 miles on the right.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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