

313.72± ACRES
BOLIVAR COUNTY, MS
\$862,730



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE™

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THE BOLIVAR 313.72

PROPERTY PROFILE

LOCATION:

- Off W. Mound Bayou Road
- Bolivar County
- 10± Miles NW of Cleveland
- 90± Miles SW of Memphis, TN
- Accessed by a Deeded Easement

COORDINATES:

- 33.88868, -90.74912

PROPERTY USE:

- Recreational
- Hunting
- Investment

PROPERTY INFORMATION:

- 313.72± Total Acres
- 144± Acres in Wetland Mitigation Easement
- 140± Acres in Old Growth Timberland
- 30± Acre Natural Slough
- Wildlife Plots in Place
- Adjoins Ag Land to the North & South
- Deer and Duck Opportunities

TAX INFORMATION:

2023 - \$648.89

- Parcel #: 37-31-900-00-00100



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MICHAEL OSWALT, ALC

PRINCIPAL BROKER


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michael@smalltownproperties.com

4848 Main St. - Flora, MS 39071

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Information is believed to be accurate but not guaranteed.

WELCOME TO THE BOLIVAR 313.72

WELCOME TO THE BOLIVAR 313.72, LOCATED JUST NORTHWEST OF MOUND BAYOU IN THE HEART OF THE MISSISSIPPI DELTA. This Bolivar County farm features 313.72± surveyed acres with deer and duck hunting opportunities. The makeup includes old-growth timberland, a wetland mitigation easement, and a natural slough. The old-growth timberland makes up approximately 140 acres of the total tract, creating perfect areas to hunt that bottomland timberland setting. The Wetland Mitigation Easement area includes 144± acres of 25± year-old planted timberlands. This area is still thick enough for bedding but also is starting to produce an acorn crop to hold the deer. The 30± acre natural slough area makes up the remainder of the property, creating that perfect, centrally located duck hunting spot.



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MORE ABOUT THE BOLIVAR 313.72

Bolivar County has long been known to produce big whitetail deer, and the Bolivar 313 should be no different. The property adjoins agricultural land on the north and south sides, providing endless summer forage, year in and year out. Access to this tract is by a deeded easement from the south (noted by a purple line on the aerial map) with an additional deeded easement in place along the north and south sides. The north and south side turnrow easement will provide access to most anywhere on the property without blowing out your entire farm.

This farm is located just 10 miles northwest of Cleveland, MS, and 90 miles southwest of Memphis, TN.

If you have been looking for a deer and duck tract in the Mississippi Delta, give Michael Oswalt a call today for your private showing of the Bolivar 313.



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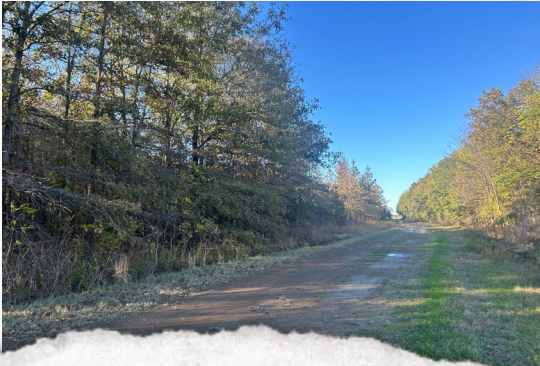
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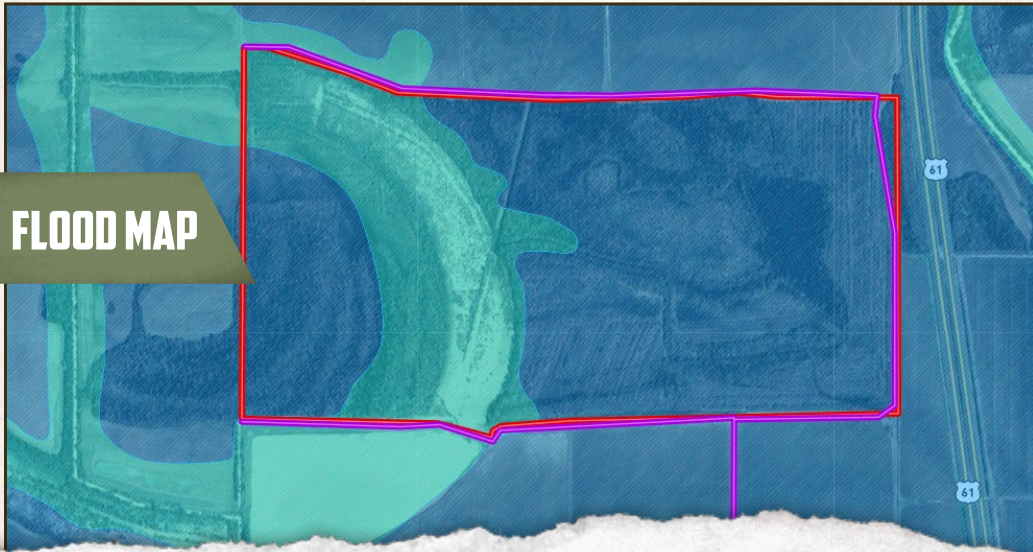
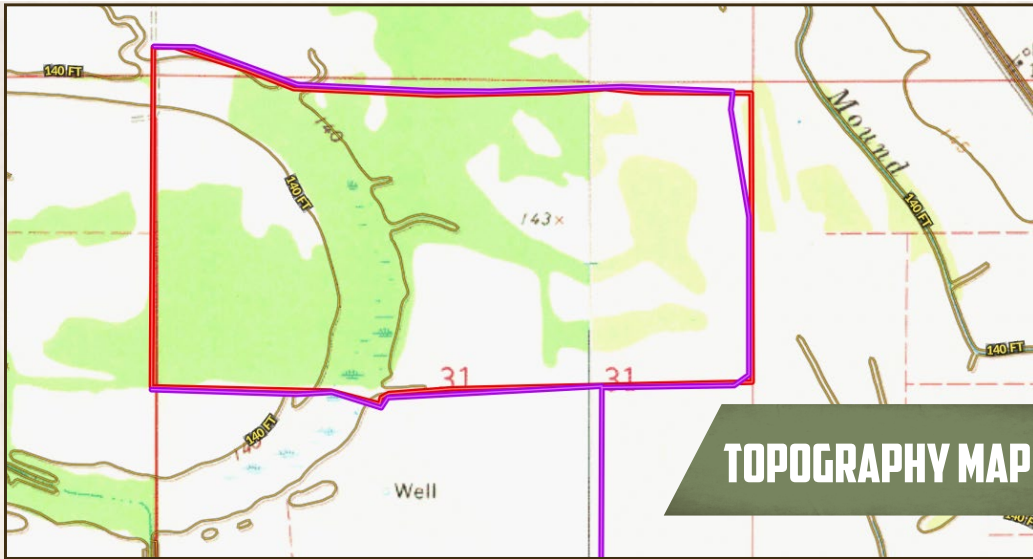
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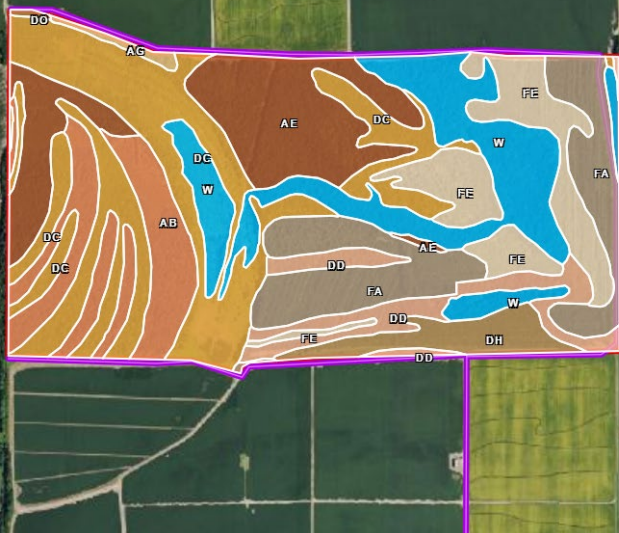
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SOIL MAP



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Dc	Dowling clay (sharkey)	78.61	24.75	0	40	5w
W	Water	48.44	15.25	0	-	-
Ae	Alligator silty clay, 0.5 to 3 percent slopes	47.84	15.06	0	49	3e
Fa	Forestdale silt loam, 0 to 3 percent slopes	42.23	13.3	0	65	3w
Ab	Alligator clay, 0.5 to 3 percent slopes	33.83	10.65	0	49	3e
Fe	Forestdale silty clay loam, 0 to 3 percent slopes	32.33	10.18	0	65	3w
Dd	Dowling soils, overwash phases (sharkey)	19.47	6.13	0	43	5w
Dh	Dundee silt loam, 0 to 3 percent slopes, rarely flooded	12.66	3.99	0	87	2e
Ag	Alligator silty clay, 3 to 7 percent slopes	1.82	0.57	0	49	3e
Do	Dundee silty clay loam, 3 to 7 percent slopes, moderately eroded, rarely flooded	0.42	0.13	0	79	4e
TOTALS		317.6 5(*)	100%	-	44.25	3.68



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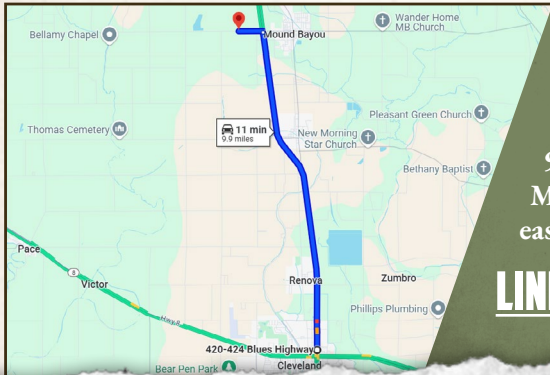
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land id. LINK



Directions From US-278 in Cleveland, MS: Travel north on US-278 E/US-61 N/N Davis Ave toward 2nd Street and continue to follow US-278 E/US-61N for 9.2 miles. Turn left onto McGinnis St/W Mound Bayou Road and the property easement is on the right.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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