



SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM

0.69± ACRE LOT
BOLIVAR COUNTY, MS
\$6,900



OFFICE (662) 846-1425 | WWW.SMALLTOWNPROPERTIES.COM

THE BOLIVAR 0.69

PROPERTY PROFILE

LOCATION:

- South Chrisman Avenue
Cleveland, MS 38732
- Bolivar County, MS
- 56.6± Miles West of Grenada
- 115± Miles South of Memphis

COORDINATES:

- 33.72135, -90.71972

PROPERTY USE:

- Development
- Investment

PROPERTY INFORMATION:

- 0.69± Total Acres
- In the City Limits
- Zoned R-2
- 150' Road Frontage
- City Water & Sewer
- Utilities Accessible
- Infrastructure in Place
- Additional Acreage Available

TAX INFORMATION:

2024 - \$228.75

- Parcel: 33-28-690-00-00104



HENRY MOSCO | MANAGING BROKER
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BILLY CARPENTER | LAND SPECIALIST
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WELCOME TO THE BOLIVAR 0.69

SITUATED ON SOUTH CHRISMAN AVENUE IN CLEVELAND, MISSISSIPPI, this 0.69± acre residential lot presents a prime opportunity for builders, investors, or those looking to build a home in a steadily growing community within Bolivar County. The lot features 150' frontage on South Chrisman Avenue, city water, sewer, Delta Electric power and Atmos gas.

Call Billy Carpenter or Henry Mosco for additional information.

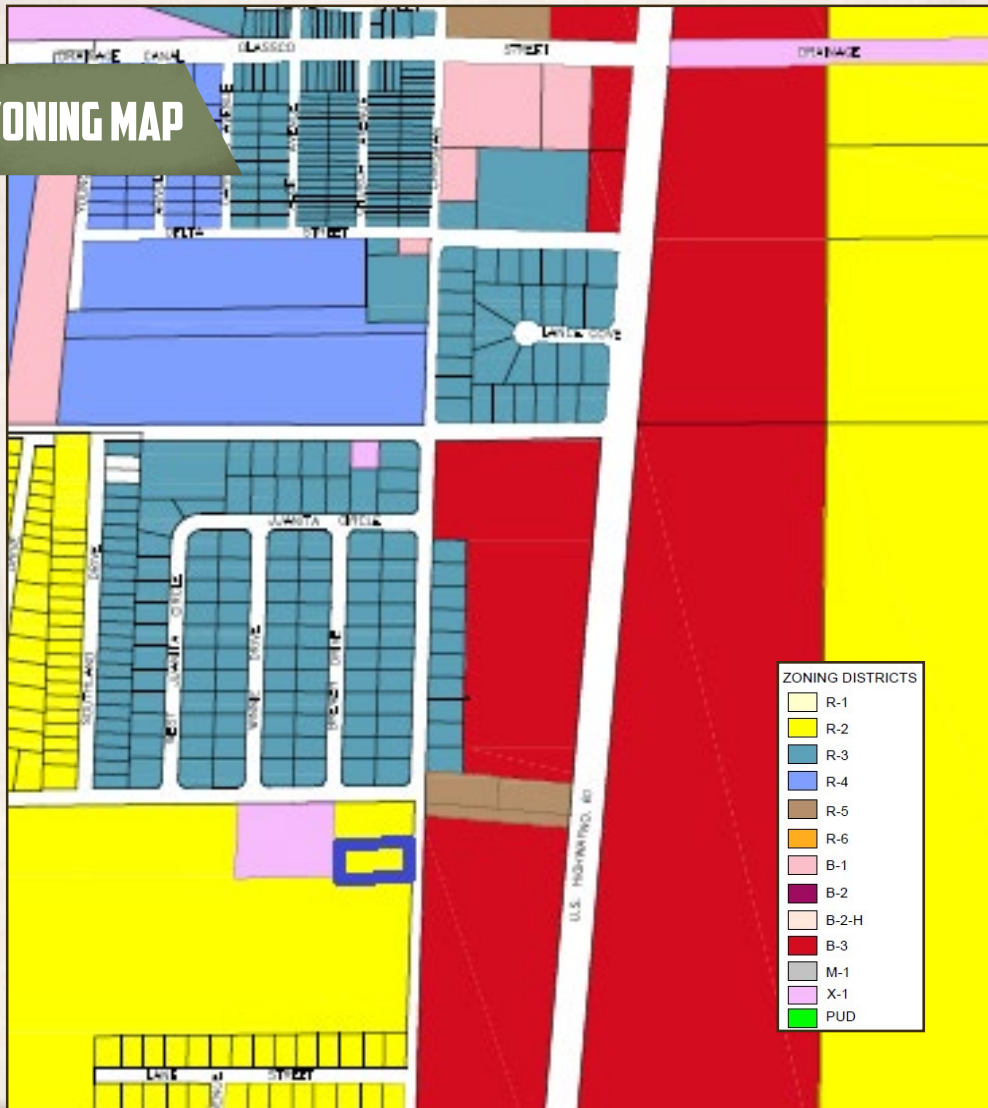


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ZONING MAP



ZONING DISTRICTS	
	R-1
	R-2
	R-3
	R-4
	R-5
	R-6
	B-1
	B-2
	B-2-H
	B-3
	M-1
	X-1
	PUD



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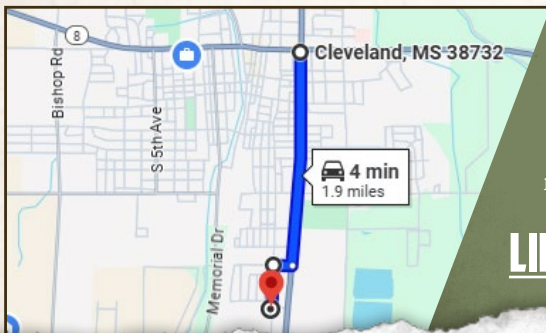
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0.69± ACRE LOT BOLIVAR COUNTY, MISSISSIPPI

land id. LINK



Directions From the Intersection of Highway 8 & 61: Travel 1.5 miles south on US-61. Turn right onto Legion Road and then an immediate left on South Chrisman Avenue. In 0.3 miles, the property will be on the right.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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