



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

25± ACRES
BOLIVAR COUNTY, MS
\$525,000



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

THE BOLIVAR 25

PROPERTY PROFILE

LOCATION:

- US-61
Cleveland, MS 38732
- Bolivar County
- 55± Miles W of Grenada
- 100± Miles S of Memphis

COORDINATES:

- 33.72432, -90.71585

PROPERTY USE:

- Development
- Commercial
- Agriculture
- Investment

PROPERTY INFORMATION:

- 25± Total Acres
- Divided Into 9 Lots
- 200'± Frontage Per Lot
- 600'± Depth Per Lot
- 1,750'± Total Frontage on Hwy 61
- In the City Limits
- City Water & Sewer
- Traffic Count: 15,000 VPD
- Will Divide to Suit
- Additional Acreage Available

TAX INFORMATION:

2024 - TBD

- Parcel: 33-28-900-00-09700
- Parcel: 33-28-900-00-07100



HENRY MOSCO | MANAGING BROKER
C: 662-719-7167 | henry@smalltownproperties.com



BILLY CARPENTER | LAND SPECIALIST
C: 662-820-2007 | billy@smalltownproperties.com

WELCOME TO THE BOLIVAR 25

AN EXCELLENT 25± ACRE COMMERCIAL TRACT IS NOW AVAILABLE FOR SALE IN BOLIVAR COUNTY, MS. Located within the city limits of Cleveland, the property is positioned along the east side of US Highway 61 at the southern edge of the city. The tract offers approximately 1,750 feet of total frontage with outstanding visibility and access. Divided into nine 200' x 600' lots, this site offers flexible development potential and can be subdivided to suit. With city water and sewer available and an approximate traffic count of 15,000 vehicles per day, according to MDOT, this land is ideally suited for retail, commercial services, agriculture, or a long-term investment. Soybeans are currently planted. Additional acreage is available.

The lots have not been formally platted and can be adjusted to fit individual uses. To learn more, contact Billy Carpenter or Henry Mosco today!



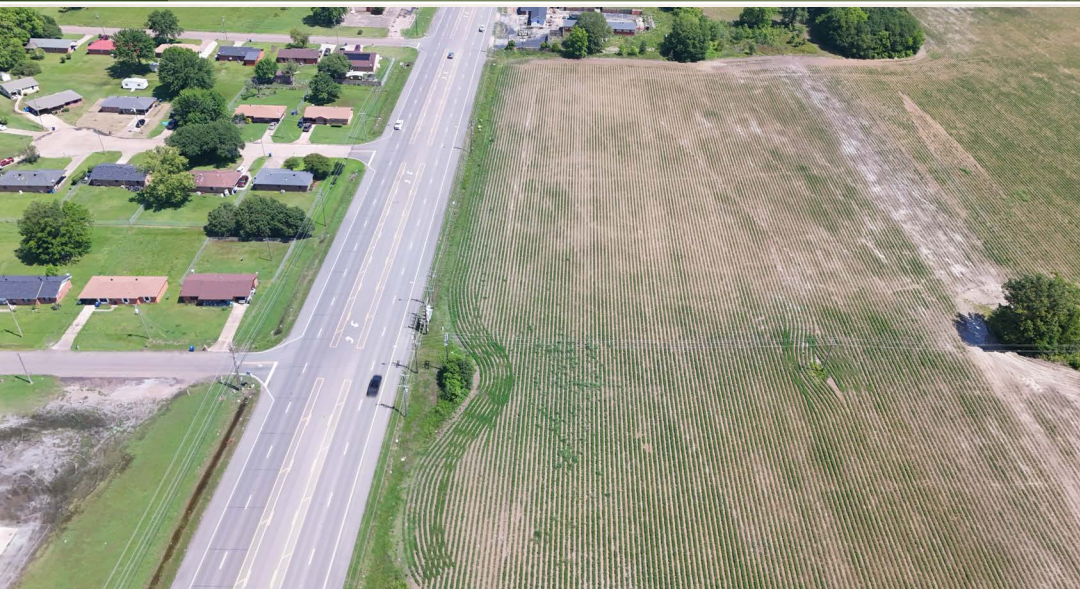
HENRY MOSCO | MANAGING BROKER
C: 662-719-7167 | henry@smalltownproperties.com



BILLY CARPENTER | LAND SPECIALIST
C: 662-820-2007 | billy@smalltownproperties.com

25± ACRES

BOLIVAR COUNTY, MISSISSIPPI



HENRY MOSCO | MANAGING BROKER
C: 662-719-7167 | henry@smalltownproperties.com



BILLY CARPENTER | LAND SPECIALIST
C: 662-820-2007 | billy@smalltownproperties.com

25± ACRES

BOLIVAR COUNTY, MISSISSIPPI



HENRY MOSCO | MANAGING BROKER
C: 662-719-7167 | henry@smalltownproperties.com

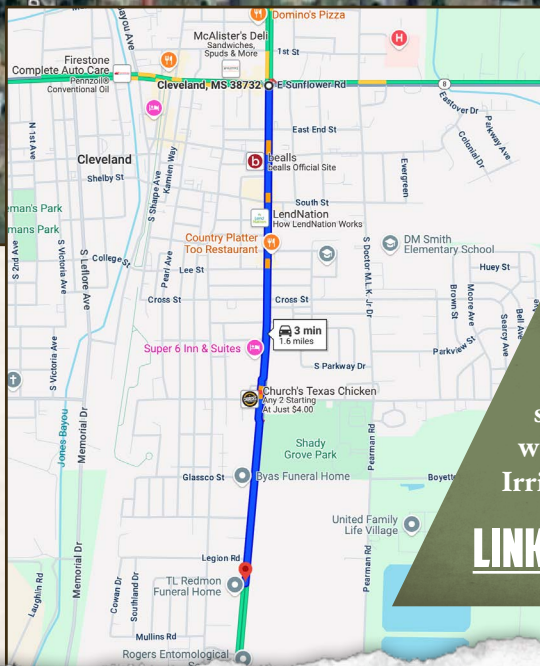


BILLY CARPENTER | LAND SPECIALIST
C: 662-820-2007 | billy@smalltownproperties.com

25± ACRES

BOLIVAR COUNTY, MISSISSIPPI

land id. LINK



Directions From the Intersection of Highway 8 & 61: Travel 1.6 miles south on Highway 61. The property will be on the left before you get to Irrigation Services.

[LINK TO GOOGLE MAP DIRECTIONS](#)



HENRY MOSCO | MANAGING BROKER
C: 662-719-7167 | henry@smalltownproperties.com



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM



BILLY CARPENTER | LAND SPECIALIST
C: 662-820-2007 | billy@smalltownproperties.com