



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

4.86± ACRES
BOLIVAR COUNTY, MS
\$190,000



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

THE BOLIVAR 4.86

PROPERTY PROFILE

LOCATION:

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

COORDINATES:

- 33.72007, -90.7168

PROPERTY USE:

- Development
- Commercial
- Agriculture
- Investment

PROPERTY INFORMATION:

- 4.86± Total Acres
- Divided Into Four 1± Acre Lots
- 150' Frontage Per Lot
- 300' Depth Per Lot
- 660' Total Frontage on Highway 61
- In the City Limits
- City Water & Sewer
- Traffic Count: 15,000 VPD
- Will Divide to Suit
- Additional Acreage Available

TAX INFORMATION:

2024 - \$5,589.46

- Parcel: 33-28-900-00-11301
- Parcel: 33-28-900-00-11300



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WELCOME TO THE BOLIVAR 4.86

WELCOME TO THE BOLIVAR 4.86—A COMMERCIAL LAND TRACT NOW FOR SALE, LOCATED WITHIN THE CLEVELAND CITY LIMITS. Situated along the east side of US Highway 61 at the southern edge of the city, the 4.86± acre Bolivar County, MS, property contains approximately 660 feet of total frontage with outstanding visibility and access. Divided into four 1± acre lots, each measuring 150' x 300', this tract offers flexible development potential and can be subdivided to suit. With city water and sewer available and a high traffic count of approximately 15,000 vehicles per day (MDOT), it is ideally suited for retail, commercial services, agriculture, or a long-term investment. 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!



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4.86± ACRES **BOLIVAR COUNTY, MISSISSIPPI**

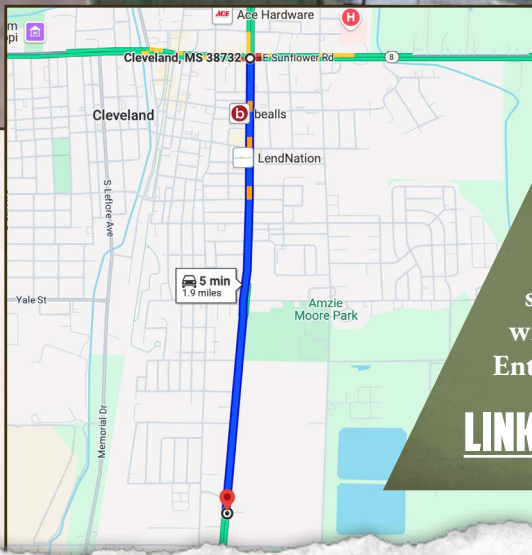


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4.86± ACRES **BOLIVAR COUNTY, MISSISSIPPI**



Directions From the Intersection of Highway 8 & 61: Travel 2 miles south on Highway 61. The property will be on the left, between Rogers Entomological and Quality Steel.

LINK TO GOOGLE MAP DIRECTIONS



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