

**20 Acres of Farmland between Cleveland and Merigold
in Bolivar County!**
Old HWY 61 South and McWimus Road
Merigold, MS 38759

\$130,000
20± Acres
Bolivar County



20 Acres of Farmland between Cleveland and Merigold in Bolivar County! Merigold, MS / Bolivar County

SUMMARY

Address

Old HWY 61 South and McWimus Road

City, State Zip

Merigold, MS 38759

County

Bolivar County

Type

Farms, Recreational Land, Undeveloped Land, Hunting Land, Lot, Business Opportunity

Latitude / Longitude

33.805307 / -90.726135

Acreage

20

Price

\$130,000

Property Website

<https://www.mossyoakproperties.com/property/20-acres-of-farmland-between-cleveland-and-merigold-in-bolivar-county-bolivar-mississippi/77359/>



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PROPERTY DESCRIPTION

20 Acres of Prime Delta Farmland – Bolivar County, MS

Situated at the intersection of Old Highway 61 and McWimus Road, this 20-acre row crop farm in Bolivar County offers a fantastic opportunity for investment or expansion. Whether you're a seasoned farmer looking to grow your operation or an investor seeking productive agricultural land, this property is a solid choice.

Property Highlights:

- **Productive Farmland:** This Bolivar 20 has a strong history of soybean production, benefiting from the rich Delta soil and favorable growing conditions.
- **Versatile Potential:** A cleared section of the land is currently used for farm equipment parking but offers incredible potential as a homesite, hunting retreat, or even a small hunting camp. Imagine waking up to the backdrop of 20 acres of productive farmland, providing both scenic views and practical value.
- **Prime Soil Composition for Row Crops:**
 - Brittain Silt Loam – 45.24% (Forestdale)
 - Dowling Clay – 0.3% (Sharkey)
 - Silty Clay Loam – 11.31% (Forestdale)
 - Waverly Silt Loam – 43.15% (Sharkey)

Location Advantages:

- Just 7 miles north of **Cleveland, MS**, providing convenient access to agricultural services, equipment suppliers, and local markets.
- 6 miles south of **Merigold, MS**, a small Delta town known for its rich history and community.
- Easy access to major roadways, ensuring smooth transportation for farming operations and potential residential development.

Investment Opportunity:

This farmland is ideal for row crop production, land banking, or future development. With its strategic location, rich soil, and flexibility for multiple uses, this 20-acre tract presents an excellent long-term investment in Mississippi's Delta region. Don't miss out on this unique opportunity to own a piece of the Delta's agricultural legacy.

Presented by:

Jones Luster

Mossy Oak Properties, BRE

2800 Martin Luther King Blvd

Clarksdale, MS 38614

Phone: [662-902-7592](tel:662-902-7592)

Office Phone: [662-624-8282](tel:662-624-8282)



Email: jluster@mossyoakproperties.com

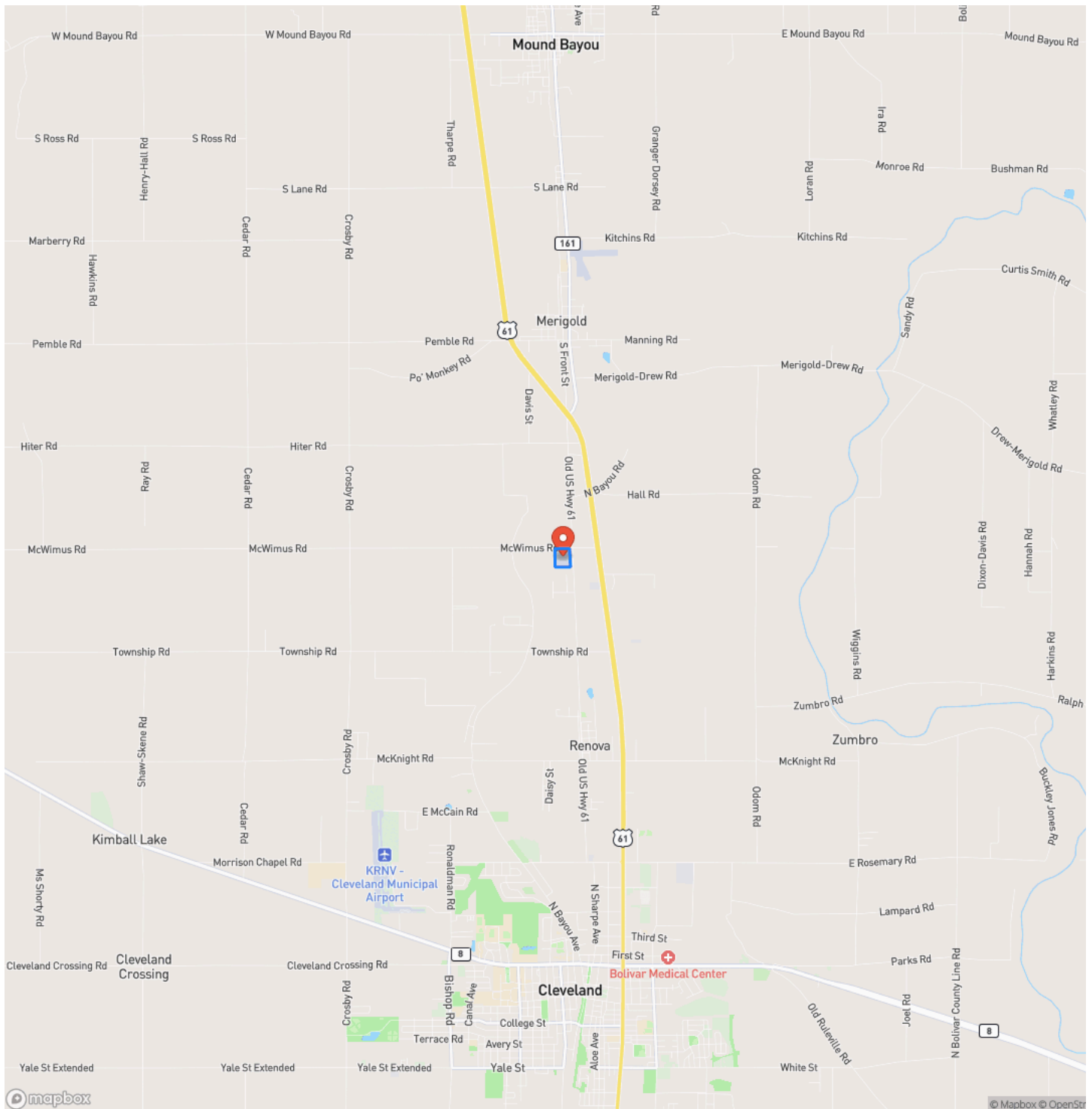


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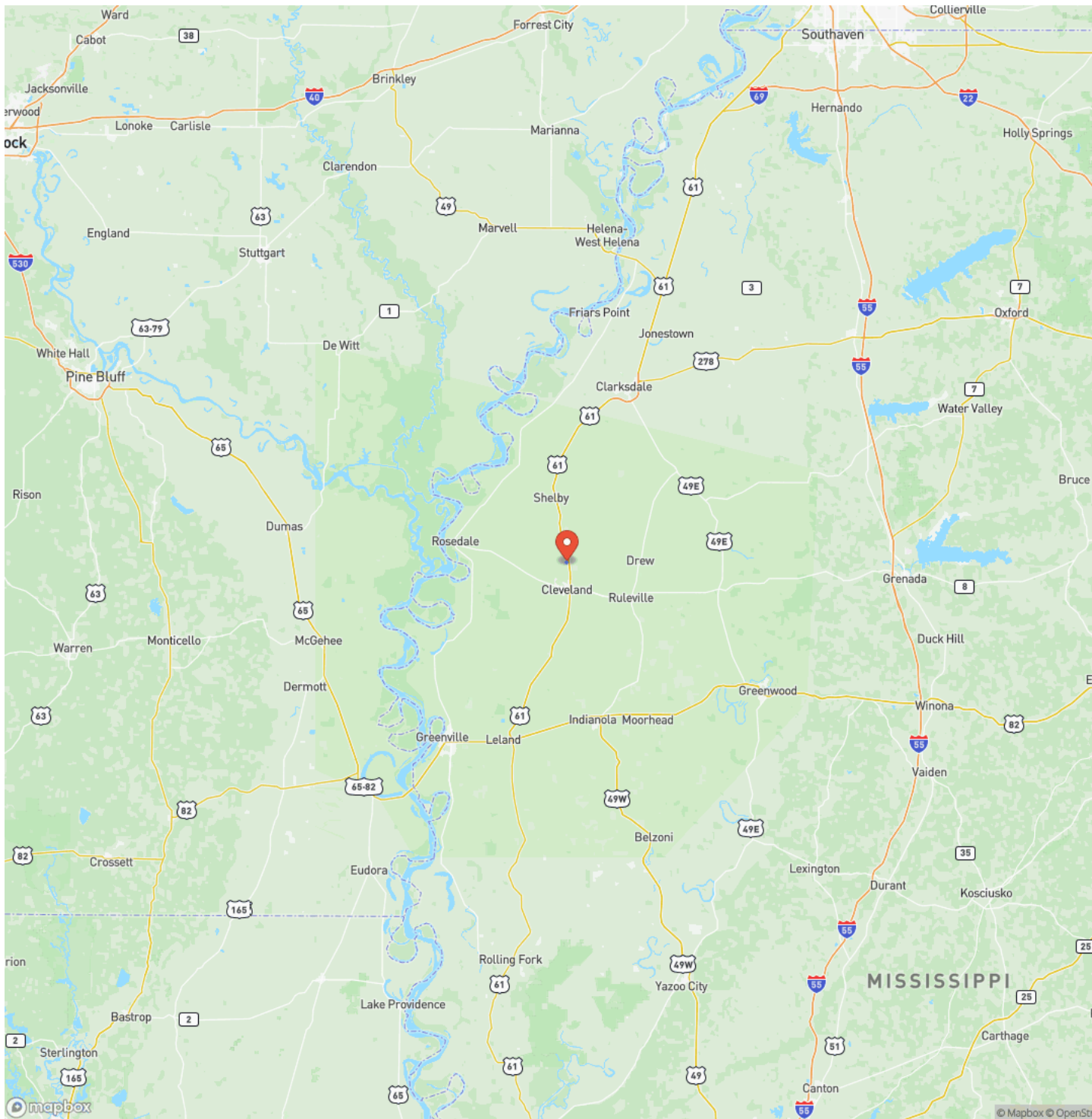
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Merigold, MS / Bolivar County

Locator Map



Merigold, MS / Bolivar County

Locator Map



20 Acres of Farmland between Cleveland and Merigold in Bolivar County!
Merigold, MS / Bolivar County

Satellite Map



20 Acres of Farmland between Cleveland and Merigold in Bolivar County! Merigold, MS / Bolivar County

LISTING REPRESENTATIVE

For more information contact:



Representative

Jones Luster

Mobile

(662) 902-7592

Office

(662) 624-8282

Email

jluster@mossyoakproperties.com

Address

2800 Martin Luther King Blvd

City / State / Zip

Clarksdale, MS 38614

NOTES

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This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



MORE INFO ONLINE:
MossyOakProperties.com

DISCLAIMERS

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

Mossy Oak Properties Bottomland Real Estate

5795 Highway 45 Alt S

West Point, MS 39773

(662) 495-1121

MossyOakProperties.com

