



# SMALLTOWN

HUNTING PROPERTIES  
& REAL ESTATE<sup>SM</sup>

**14.5± ACRES**  
**BOLIVAR COUNTY, MS**

**\$108,750**

**PECAN ORCHARD**

# THE BOLIVAR 14.5

# PROPERTY PROFILE

## LOCATION:

- Interstate Road  
Shaw, MS, 38773
- Bolivar County
- 7.4± Miles SE of Cleveland
- 18± Miles N of Indianola
- 121± Miles SW of Memphis, TN

## COORDINATES:

- 33.65645, -90.69945

## PROPERTY USE:

- Residential
- Agriculture
- Investment

## PROPERTY INFORMATION:

- 14.5± Total Acres
- 760'± Frontage  
on Interstate Road
- 275'± Frontage on  
Claire Brake Road
- Pecan Orchard
- Utilities Available

## TAX INFORMATION:

- Tax Information: TBD
- Parcel: North Portion of  
31-22-900-00-00300



**HENRY MOSCO** | MANAGING BROKER  
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# WELCOME TO THE BOLIVAR 14.5

**WELCOME TO A RARE OPPORTUNITY IN THE HEART OF BOLIVAR COUNTY: A BEAUTIFUL 14.5± ACRE PECAN ORCHARD LOCATED JUST OUTSIDE SHAW, MISSISSIPPI.** Positioned only 5± miles southeast of Cleveland and roughly 120± miles southwest of Memphis, this tract offers the perfect blend of rural charm and convenience. With frontage on two county roads, approximately 760± feet along Interstate Road and 275± feet on Claire Brake Road, access and visibility are excellent.

The Bolivar 14.5± features a well-maintained pecan orchard, creating an attractive landscape with long-term agricultural potential. Whether you're looking for a homesite tucked beneath the trees, a small agricultural investment, or a tract to divide for future development, the possibilities are wide open. FMH Water and Delta Electric utilities are available, making this an easy property to build on or improve.

With multiple access points, available utilities, and the option to divide, this tract stands out as a versatile investment in a highly desirable part of Bolivar County.

**Call Billy Carpenter or Henry Mosco today to schedule a private showing and experience #TheSmallTownWay!**



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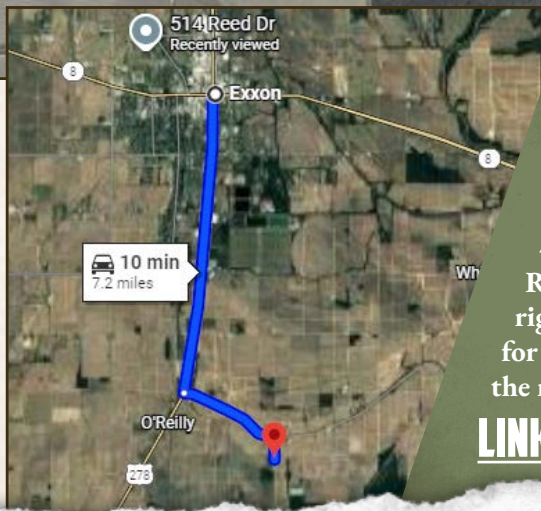
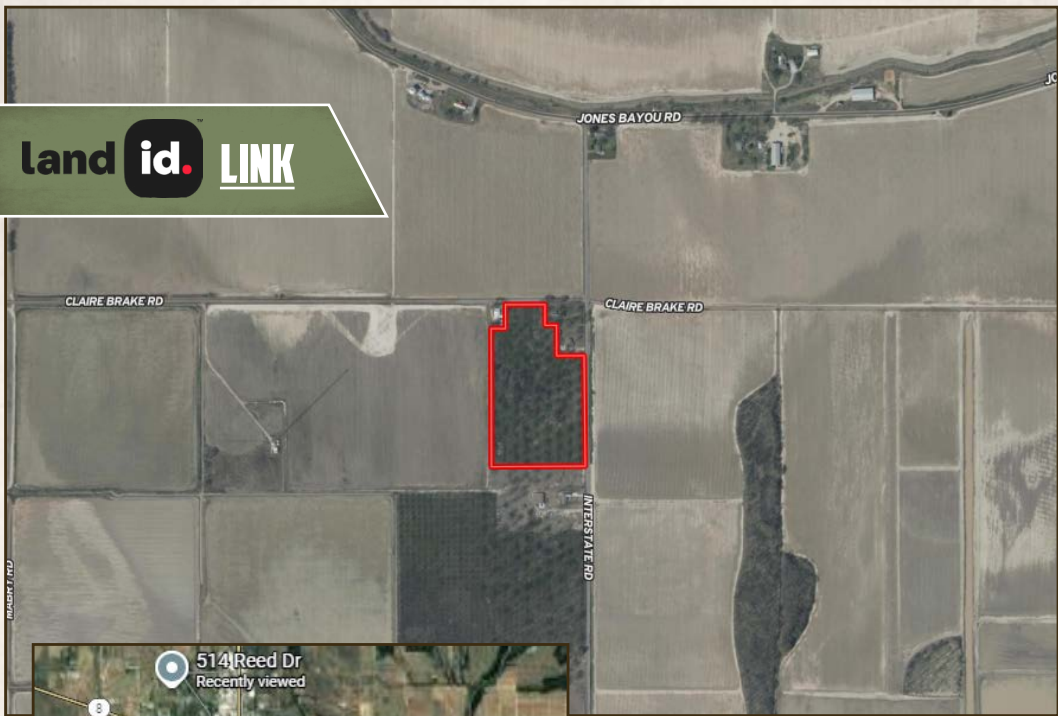
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701 W. Sunflower Rd - Cleveland, MS 38732 | O: 662-846-1425 | [smalltownproperties.com](http://smalltownproperties.com) Information is believed to be accurate but not guaranteed.

14.5± ACRES

BOLIVAR COUNTY, MISSISSIPPI

land id. LINK



Directions from the Intersection of Hwy 8 and Hwy 61 in Cleveland, MS: Travel on US 278 W/US-61 S for 4.7 miles. Turn left onto Jones Bayou Road and continue for 1.7 miles. Turn right onto Interstate Road and proceed for 0.4 miles. The destination will be on the right.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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