



SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM

88.9± ACRES
BOLIVAR COUNTY, MS
\$177,800

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

THE BOLIVAR 88.9

PROPERTY PROFILE

LOCATION:

- US-61
Shelby, MS 38774
- Bolivar County
- 16± Miles N of Cleveland
- 18± Miles S of Clarksdale
- 90± Miles S of Memphis
- 120± Miles NW of Jackson

COORDINATES:

- 33.96207, -90.75996

PROPERTY USE:

- Recreation
- Agriculture
- Investment

PROPERTY INFORMATION:

- 88.9± Total Acres
- 9± Acres of Tillable Farmland
- Old Dirt Pits
- Small Game & Deer Hunting
- Possible Dove Field
- Highway 61 Frontage
- Will Divide to Suit

TAX INFORMATION:

2024 - \$1,345

- Parcel: 37-06-900-00-02200
- Parcel: 37-19-900-00-02900
- Parcel: 37-29-900-00-01707
- Parcel: 37-29-900-00-01708



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WELCOME TO THE BOLIVAR 88.9

WELCOME TO THE BOLIVAR 88.9—QUITE POSSIBLY THE MOST AFFORDABLE ACREAGE ON THE MARKET IN THE MISSISSIPPI DELTA. This 88.9± acre property consists of three tracts that can be sold all together or separately. These tracts were originally used as borrow pits for the construction of Highway 61. Since being retired as dirt pits, the property has grown up in trees and undergrowth, suitable for multiple species of wildlife, specifically deer and small game.

The southern tract consists of 29± acres with ample frontage on Highway 61. This is the most heavily wooded and could possibly be an overlooked gem for the deer hunter. You will find two large borrow pits that could be converted to fishing ponds with a little TLC.



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MORE ABOUT THE BOLIVAR 88.9

The central tract, located near Winstonville, is comprised of 34± acres. This land offers frontage on Hwy 161, in addition to 8± acres of tillable farmland suited for growing soybeans, corn, or milo. The farmland is currently under lease through the 2026 crop year. One large borrow pit situated on the eastern edge of this tract could be converted to a pond for future enjoyment.

The 24± acre southern tract is south of Winstonville, close to a large section of woods, and therefore should be a great place for a deer stand—cameras are being put up to monitor the deer herd! This tract consists of sandier soil compared to the other, so it isn't suited for a pond. However, it would be possible to plant a sunflower field for the doves! The Bolivar 88.9 is a unique property with multiple possibilities for future enjoyment.

**Call Ford True or Billy Carpenter today to
schedule a private showing of this affordable land!**



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88.9 ± ACRES

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NORTH TRACK | 29 ± ACRES



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88.9 ± ACRES

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MIDDLE TRACK | 33± ACRES



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SOUTH TRACK | 24± ACRES



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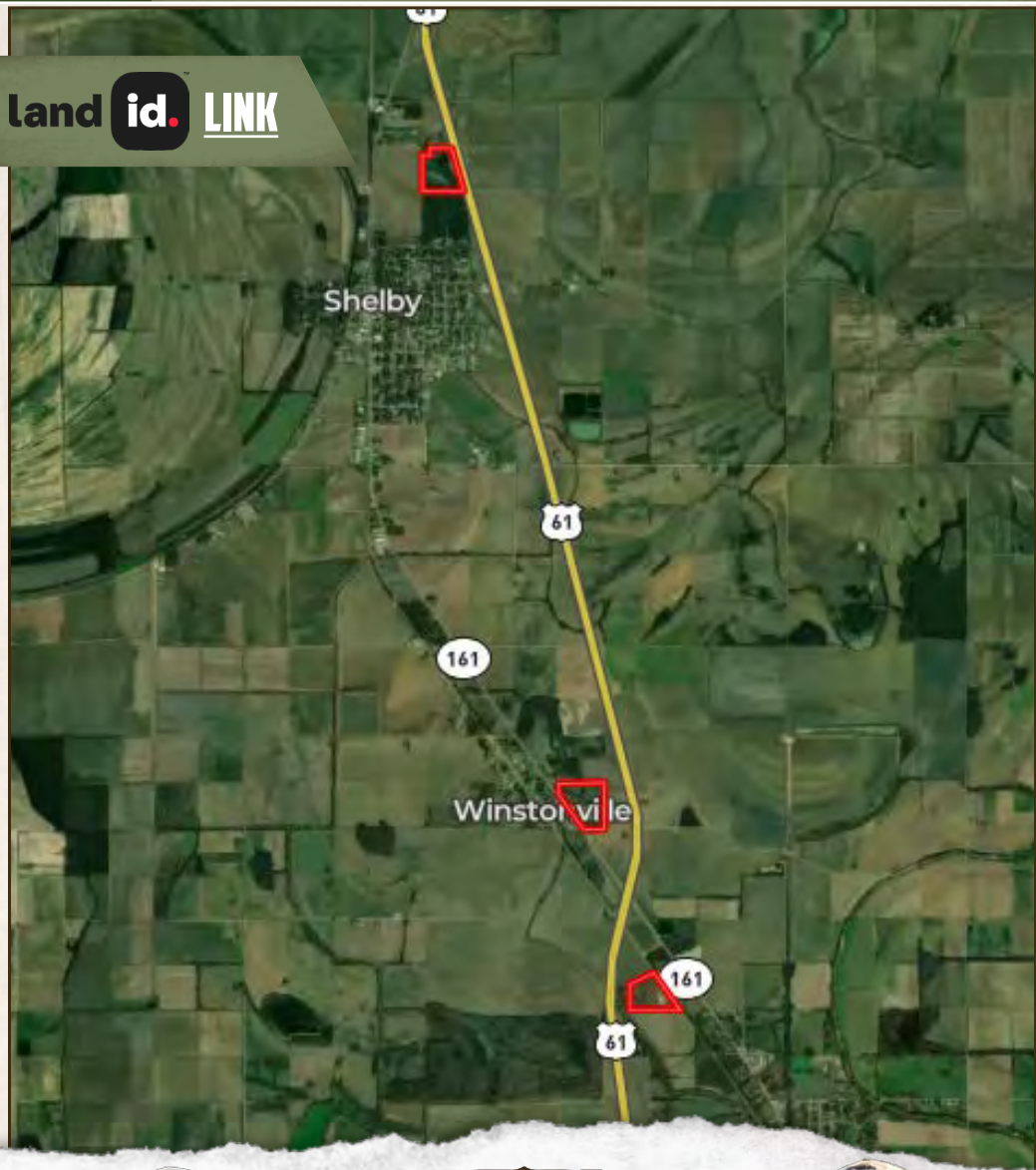
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land id. LINK



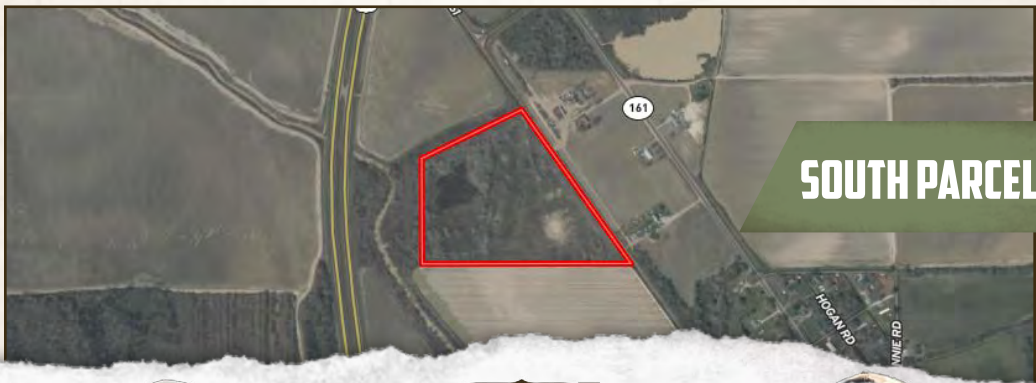
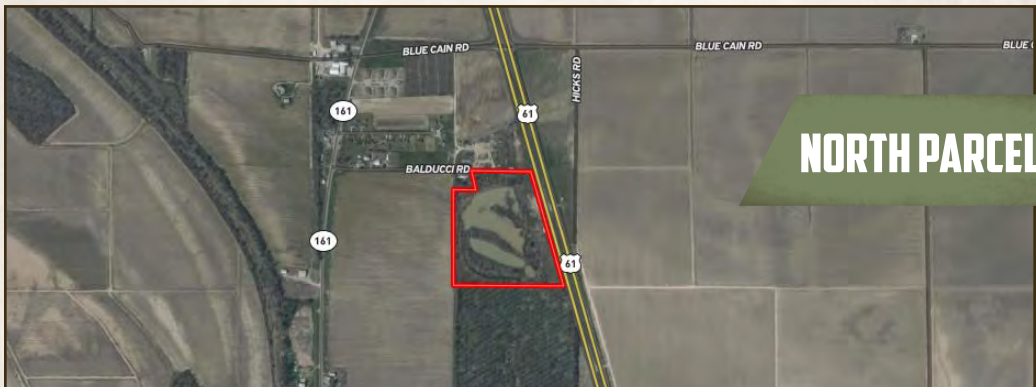
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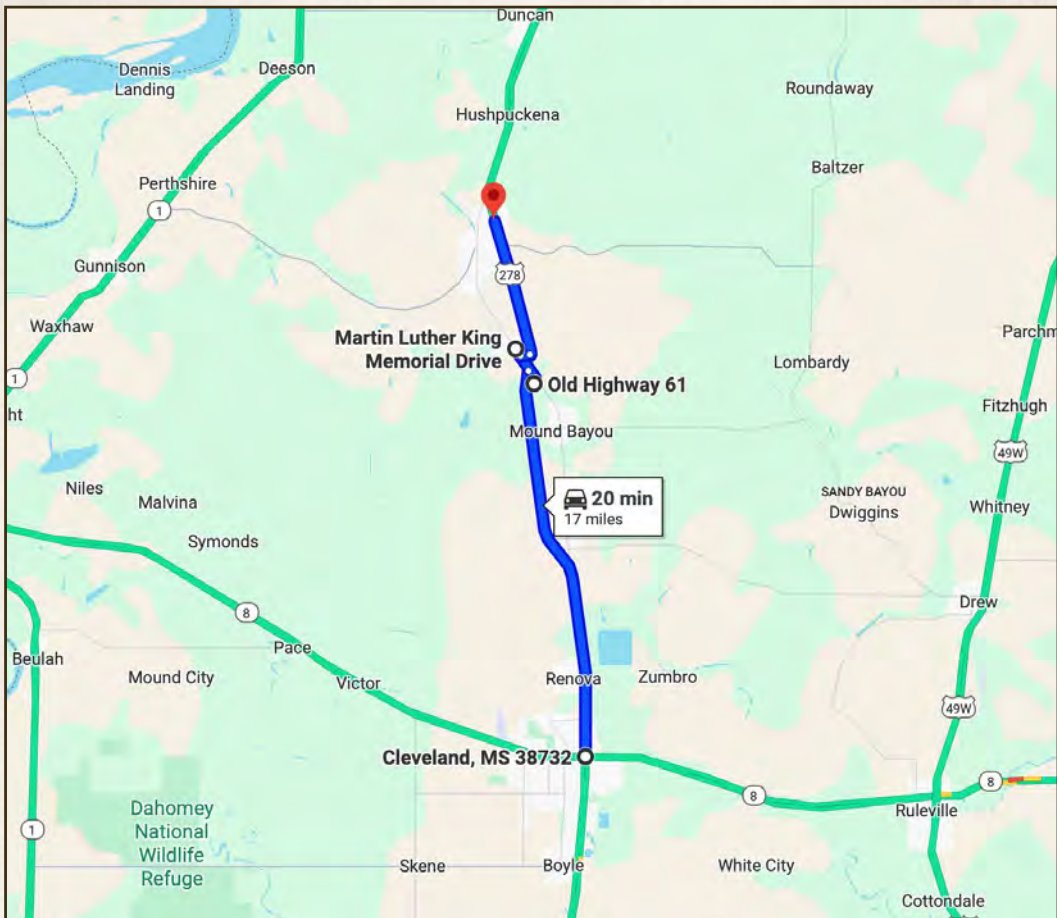
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**Directions from Hwy 8/61: Travel 15 miles north on
US-61 to the property on the west side of US-61.**

[LINK TO GOOGLE MAP DIRECTIONS](#)



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