

**5± ACRES**  
**BOLIVAR COUNTY, MS**  
**\$30,000**

**FIVE LOTS ON LAKE BEULAH**



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# THE BOLIVAR 5

## PROPERTY PROFILE

### LOCATION:

- Cabin Road  
Beulah, MS 38726
- Bolivar County
- 17.7± Miles NW of Cleveland
- 45.5± Miles SW of Clarksdale
- 123± Miles SW of Memphis, TN
- 134± Miles SE of Pine Bluff, AR

### PROPERTY USE:

- Potential Home/Cabin Sites
- Investment
- Fishing
- Recreational

### COORDINATES:

- 33.7741, -90.9906

### PROPERTY INFORMATION:

- 5± Total Acres
- Frontage on Lake Beulah
- 5 Lake Lots
- Utilities Available
- Will Divide

### TAX INFORMATION:

- Tax Information: TBD
- Parcel: 10-34-900-00-00600



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# WELCOME TO THE BOLIVAR 5

**WELCOME TO THE BOLIVAR 5 ON LAKE BEULAH!** Located on Cabin Road in Beulah, Mississippi, this 5± acre property consists of five lakefront lots on the highly desirable Lake Beulah in Bolivar County. Conveniently situated just 15± miles west of Cleveland and 120± miles south of Memphis, the Bolivar 5 offers an ideal balance of accessibility and peaceful Delta lake living.

With approximately 1,000 feet of frontage on Lake Beulah, these lots provide excellent water access and scenic views, making them well suited for residential homesites, weekend cabins, or long-term investment opportunities.

Lake Beulah is known for great fishing and recreational use, adding to the appeal for both full-time residents and weekend getaway buyers.



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# MORE ABOUT THE BOLIVAR 5

Utilities are available, and the seller is willing to divide, allowing flexibility for buyers interested in individual lots or the entire tract. With strong lake frontage, multiple use options, and an affordable entry point into lake property ownership, this offering presents an excellent opportunity in a proven recreational and residential area.

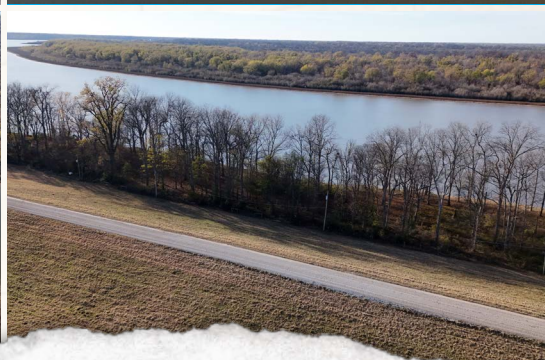
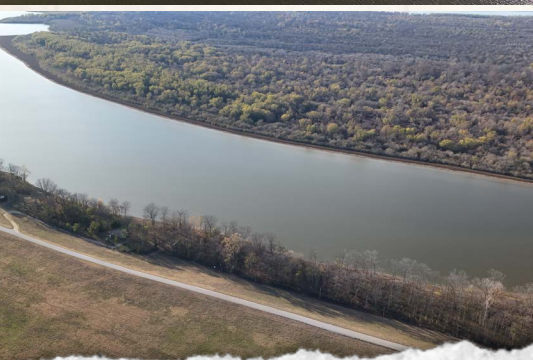
**Call Billy Carpenter or Henry Mosco to schedule a showing today and experience #TheSmallTownWay!**



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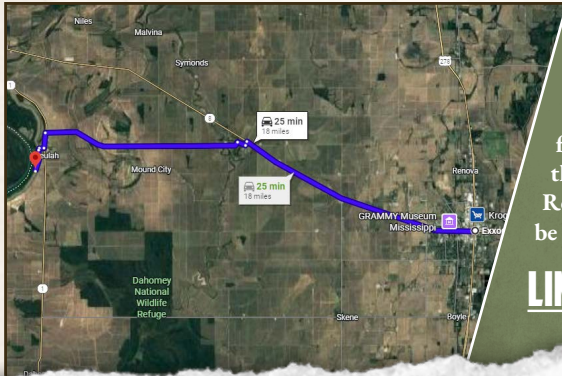
701 W. Sunflower Rd - Cleveland, MS 38732 | O: 662-846-1425 | [smalltownproperties.com](http://smalltownproperties.com) Information is believed to be accurate but not guaranteed.

**land id. LINK**



Directions from Cleveland, MS: Travel on MS-8 W/W Sunflower Road for 8.2 miles. Turn left onto Jenny Washington Street and continue for 0.2 miles. Turn right onto Kennedy Drive and proceed for 0.3 miles. Turn left onto Beulah Road and travel for 7 miles. Turn left onto Clark Street and continue for 0.6 miles. Turn right onto Main Street and then take a slight left turn to get onto Levee Road. Travel for 0.8 miles and Cabin Road will be on the right.

**[LINK TO GOOGLE MAP DIRECTIONS](#)**



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