



SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM

7± ACRES
BOLIVAR COUNTY, MS
\$62,000



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

THE BOLIVAR 7

PROPERTY PROFILE

LOCATION:

- Julius Lucas Road
Cleveland, MS
- Bolivar County
- 53± Miles W of Grenada
- 100± Miles S of Memphis

COORDINATES:

- 33.772329, -90.713057

PROPERTY INFORMATION:

- Seven 1± Acre Lots
- Boyle Skene Water
- Electricity at the Road
- Zoned Agriculture

PROPERTY USE:

- Farm
- Investment
- Development

TAX INFORMATION:

2024 - \$36

- Parcel #: 33-09-400-00-00700
- Parcel #: 33-09-400-00-00900
- Parcel #: 33-09-400-00-01100
- Parcel #: 33-09-400-00-01300
- Parcel #: 33-09-400-00-01500
- Parcel #: 33-09-400-00-01700
- Parcel #: 33-09-400-00-01900



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BILLY CARPENTER

LAND SPECIALIST

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701 W. Sunflower Rd - Cleveland, MS 38732

smalltownproperties.com

Information is believed to be accurate but not guaranteed.



WELCOME TO THE BOLIVAR 7

LOOKING FOR AN INVESTMENT OR DEVELOPMENT TRACT? Come take a look at this 7± acre property located just off US-61 on Julius Lucas Road in Cleveland, MS. The Bolivar County acreage is being sold as seven 1± acre lots...buy one or buy them all!

This tract presents a unique mix of investment and development opportunities. Currently, the land is in agricultural production but could be developed for residential or commercial uses. Community water is already established, and electricity is at the road. The property is zoned agricultural, and additional acreage is available.

For additional information, contact Billy Carpenter today.



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SOIL MAP



 Boundary 7 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Sb	Sharkey clay, 0.5 to 3 percent slopes, rarely flooded	7	100	0	47	4w
TOTALS		7(*)	100%	-	47.0	4



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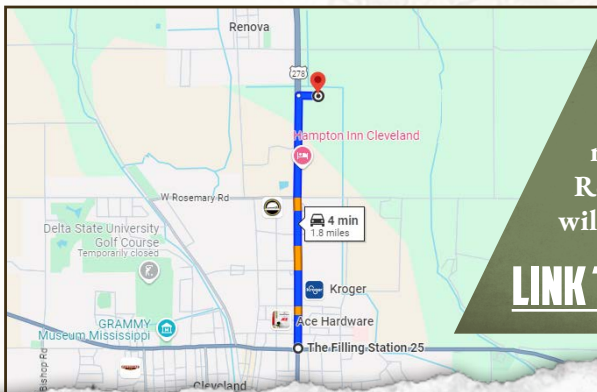
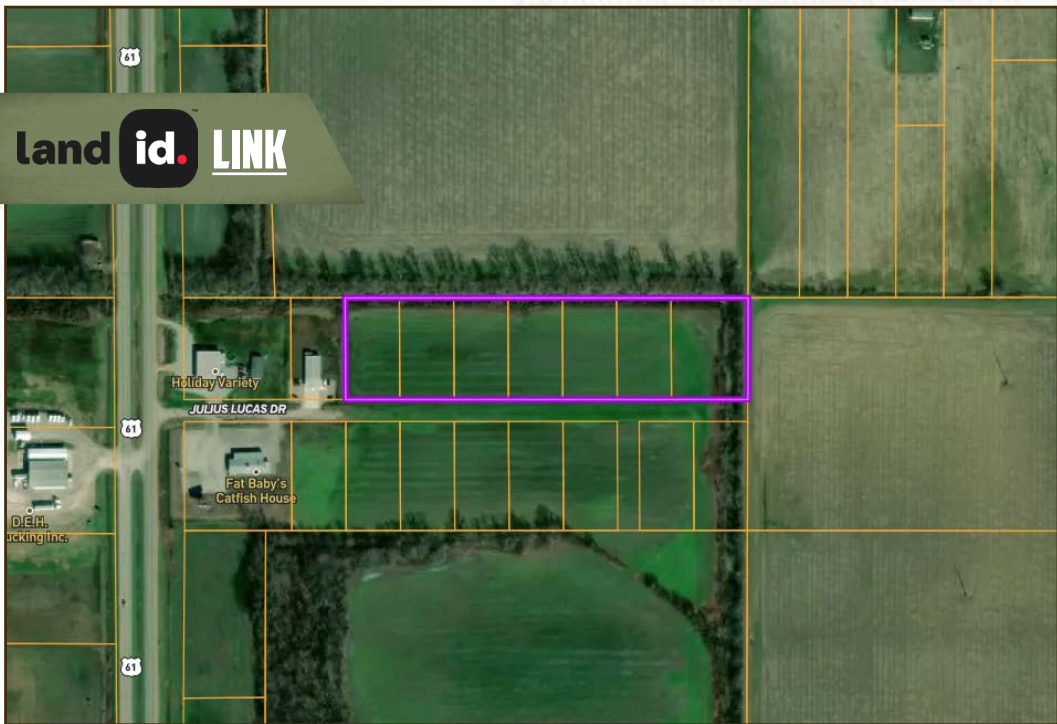
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7 ± ACRES

BOLIVAR COUNTY, MISSISSIPPI

land id. LINK



Directions from Highway 8 and Highway 61: Travel north for 1.7 miles and turn right onto Julius Lucas Road. Go 0.2 miles and the property will be on your left.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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