

22± ACRES
BOLIVAR COUNTY, MS
\$150,000



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

OFFICE (662) 846-1425

THE BOLIVAR 22

PROPERTY PROFILE

LOCATION:

- Julius Lucas Drive Cleveland, MS

COORDINATES:

- 33.771143, -90.711115

PROPERTY INFORMATION:

- Boyle Skene Water
- Zoned Agriculture
- 14± Acres Tillable
- 8± Acres Trees (5± Acres Wetland)
- 20± Acres Inside the City Limits
- 2± Acres Outside City Limits

PROPERTY USE:

- Farm
- Investment
- Development

TAX INFORMATION:

2023 - \$207.37

- Parcel #: 33-09-900-00-00200
- Parcel #: 33-09-400-00-01800
- Parcel #: 33-09-400-00-02000



HENRY MOSCO | MANAGING BROKER
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BILLY CARPENTER | LAND SPECIALIST
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WELCOME TO THE BOLIVAR 22

SITUATED ON THE OUTSKIRTS OF CLEVELAND, MS SITS A 22± ACRE PROPERTY OFFERING LOADS OF POTENTIAL. The Bolivar County acreage presents a unique blend of investment and development opportunities. Currently, the land is in agricultural production but could be developed for residential or commercial uses.

The land is located just off Highway 61 on Julius Lucas Drive. 20± acres are situated within the Cleveland city limits and 2± acres are outside the city limits. Community water is already established and electricity is nearby. The property is currently zoned agricultural. Additional acreage is available

For additional information and to schedule a showing, contact Billy Carpenter or Henry Mosco today. Owner/Agent



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SOIL MAP

| Boundary 21.99 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Sb	Sharkey clay, 0.5 to 3 percent slopes, rarely flooded	21.34	97.04	0	47	4w
Dc	Dowling clay (sharkey)	0.65	2.96	0	38	5w
TOTALS		21.99(*)	100%	-	46.73	4.03

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.



WETLAND AERIAL MAP



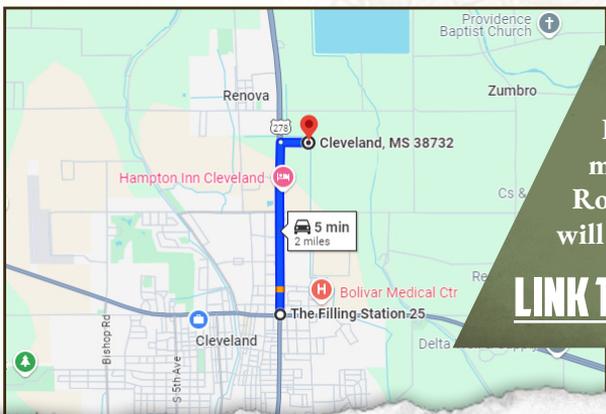
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Directions from Highway 8 and Highway 61: Travel north for 1.7 miles and turn right onto Julius Lucas Road. Go .3 miles and the property will be on your right.

LINK TO GOOGLE MAP DIRECTIONS



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