

1.5± ACRE LOT
BOLIVAR COUNTY, MS
\$69,000



SMALLTOWN

**HUNTING PROPERTIES
& REAL ESTATESM**

OFFICE (662) 846-1425

THE BOLIVAR 1.5

PROPERTY PROFILE

LOCATION:

- Laughlin Road
Boyle, MS 38730
- Bolivar County
- Outside the City Limits
- 3.5± Miles SW of Cleveland

COORDINATES:

- 33.71798, -90.74468

PROPERTY USE:

- Residential
- Investment

PROPERTY INFORMATION:

- 1.5± Acre Lot
- 2,450± Yards of Dirt
for House Pad
- Covenants in Place
- City of Cleveland
Water & Sewer
- Fiber Internet Access
- 210'± Frontage on
Laughlin Road

TAX INFORMATION:

2024 - \$684.50

- Parcel #: 33-32-305-00-00300
- Parcel #: 33-32-305-00-00401



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BILLY CARPENTER

LAND SPECIALIST

C: 662-820-2007

O: 662-846-1425

billy@smalltownproperties.com

701 W. Sunflower Rd - Cleveland, MS 38732

smalltownproperties.com

Information is believed to be accurate but not guaranteed.



WELCOME TO THE BOLIVAR 1.5

BUILD YOUR DREAM HOME ON THIS 1.5± ACRE LOT JUST OUTSIDE THE CITY LIMITS OF CLEVELAND, MS. The Bolivar County lot is located on Laughlin Road, which is a highly sought-after location for residential development. Utilities include City of Cleveland water and sewer, Delta Electric power, Atmos Natural Gas, and fiber internet through Cspire & Sparklight. A house and shop pad are currently in place. Approximately 2,450 yards of dirt were added to raise the lot to meet the county elevation specifications for residential building. There are building covenants in place. The lot is located outside of the FEMA flood zone.

If you have been searching for a place to build your next home, give Billy Carpenter a call today!



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1.5± ACRES LOT

BOLIVAR COUNTY, MISSISSIPPI



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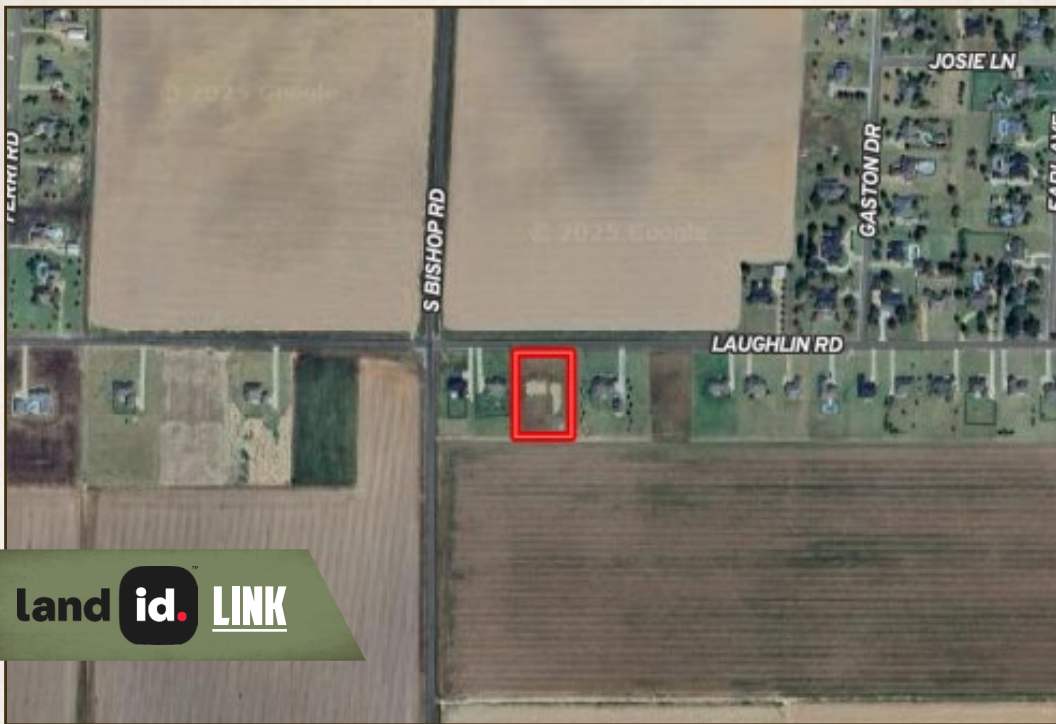
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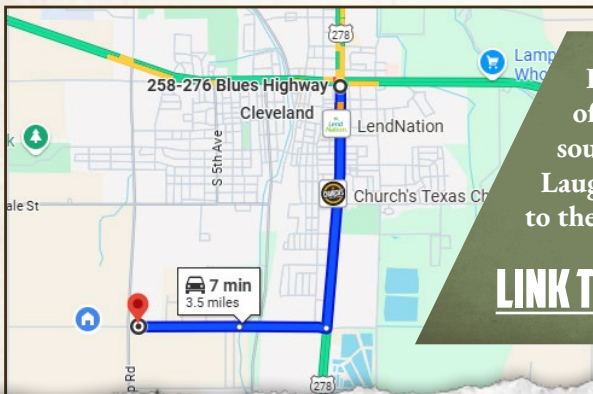
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1.5± ACRES LOT

BOLIVAR COUNTY, MISSISSIPPI



land id. LINK



Directions From the Intersection of Highway 8 & 61: Travel 2 miles south on Highway 61. Turn right onto Laughlin Road and continue 1.5 miles to the property on your left.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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