



**SMALLTOWN**  
HUNTING PROPERTIES  
& REAL ESTATE<sup>SM</sup>

**10± ACRES**  
**BOLIVAR COUNTY, MS**  
**\$100,000**



OFFICE (662) 846-1425 | [WWW.SMALLTOWNPROPERTIES.COM](http://WWW.SMALLTOWNPROPERTIES.COM)

# THE BOLIVAR 10

# PROPERTY PROFILE

## LOCATION:

- South Street  
Cleveland, MS 38732
- Colonial Acres Subdivision
- Bolivar County
- 55± Miles W of Grenada
- 114± Miles S of Memphis

## COORDINATES:

- 33.742418, -90.706429

## PROPERTY USE:

- Development
- Investment

## PROPERTY INFORMATION:

- 10± Total Acres
- In the City Limits
- Zoned R-2
- City Water & Sewer
- Utilities Accessible
- Infrastructure in Place
- Will Divide to Suit
- Additional Acreage Available

## TAX INFORMATION:

2024 - \$925

- Parcel: 33-22-900-00-01601



**HENRY MOSCO** | MANAGING BROKER  
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**BILLY CARPENTER** | LAND SPECIALIST  
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# WELCOME TO THE BOLIVAR 10

LOCATED ON SOUTH STREET IN CLEVELAND, MISSISSIPPI, THIS 10± ACRE RESIDENTIAL DEVELOPMENT TRACT OFFERS A RARE OPPORTUNITY WITHIN THE CITY LIMITS OF ONE OF BOLIVAR COUNTY'S MOST DESIRABLE COMMUNITIES. Positioned just 55 miles west of Grenada and 114 miles south of Memphis, this property sits on the east side of town within the established Colonial Acres subdivision. Zoned R-2 and primed for residential development, the land is already equipped with essential infrastructure, including city water, sewer, storm drains, and underground utilities, significantly reducing initial development costs. Depending on design and layout, the acreage could accommodate approximately 15 residential lots, with the option to divide the property to suit individual or phased development needs.

The lots have not been formally platted, allowing customization based on buyer or project requirements. Whether you're looking to build a small subdivision, develop custom homes, or invest in a growing market, this property provides an excellent blend of location, infrastructure, and flexibility. Additional acreage is available.

**This is the ideal option for developers seeking scalable opportunities in a thriving Delta community. Contact Billy Carpenter or Henry Mosco for more information and to schedule a personal tour.**



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BOLIVAR COUNTY, MISSISSIPPI

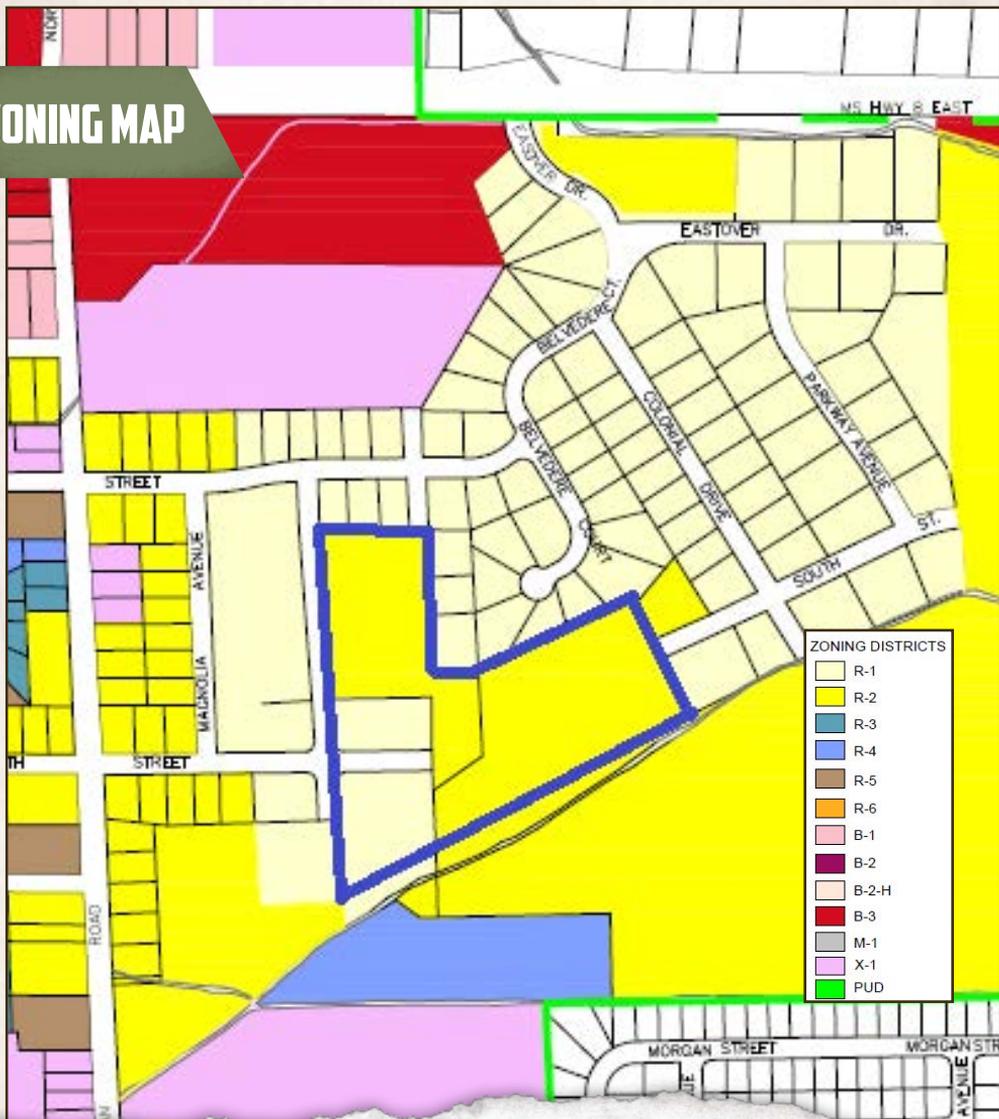


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701 W. Sunflower Rd - Cleveland, MS 38732 | O: 662-846-1425 | [smalltownproperties.com](http://smalltownproperties.com) Information is believed to be accurate but not guaranteed.

ZONING MAP



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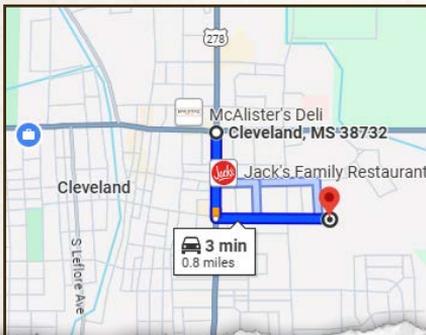


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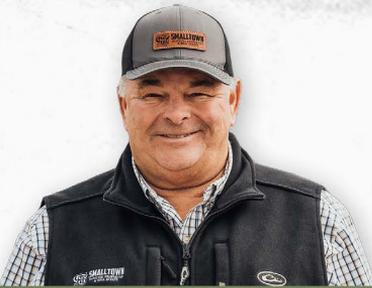
BOLIVAR COUNTY, MISSISSIPPI

land id. LINK



Directions From the Intersection of Highway 8 & 61: Travel 0.4 miles south on US-61. Turn left on South Street and continue 0.5 miles to the property.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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