



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

57± ACRES
BOLIVAR COUNTY, MS
\$345,000

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

Mississippi Delta Farmland

LOCATION:

- North Broadway/Highway 61
Shelby, MS 38774
- Bolivar County
- 16± Miles North of Cleveland
- 80± Miles South of Memphis

COORDINATES:

- 33.96995, -90.76659

PROPERTY USE:

- Farm
- Investment
- Development

PROPERTY INFORMATION:

- 57± Total Acres
- 49± Acres Furrow Irrigated
- 8± Acres Non-Irrigated
- Alligator and
Forestdale Soils
- Electric Well
- 1,300' Frontage
on Highway 61

TAX INFORMATION:

2023 - \$862.76

- Parcel - 38-01-900-00-01200



HENRY MOSCO | MANAGING BROKER
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BILLY CARPENTER | LAND SPECIALIST
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WELCOME TO THE BOLIVAR 57

SITUATED JUST NORTH OF SHELBY, IN BOLIVAR COUNTY, MS LIES 57± ACRES OF INCOME PRODUCING FARM GROUND. The property is made up of predominately Alligator and Forestdale soils. Approximately 49 acres is furrow irrigated and the remaining 8± acres is non-irrigated. An electric well is in place which provides reliable irrigation and consistent yields. The 8± acre parcel features roughly 1,300 feet of frontage on Highway 61 and nearly 750 feet on N Broadway Street. This could be a great site for potential development.

**Small tracts like this one are popular so act fast!
Give Billy Carpenter or Henry Mosco a call today
for your private showing.**



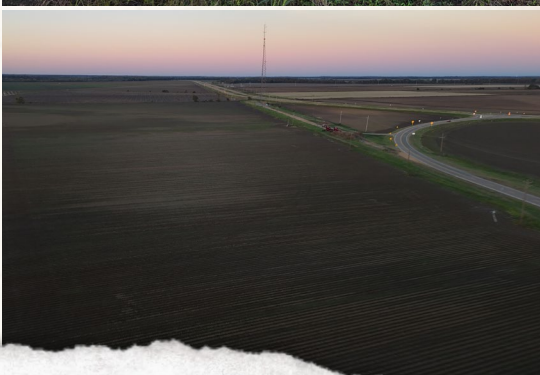
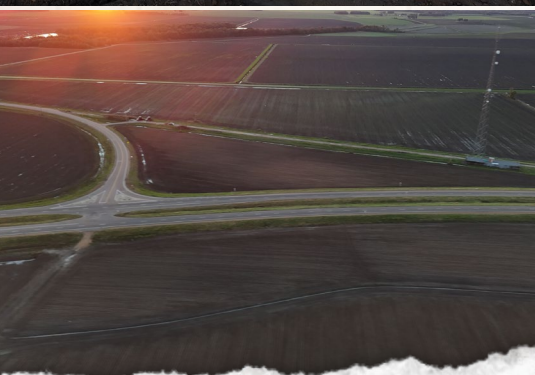
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BOLIVAR COUNTY, MISSISSIPPI

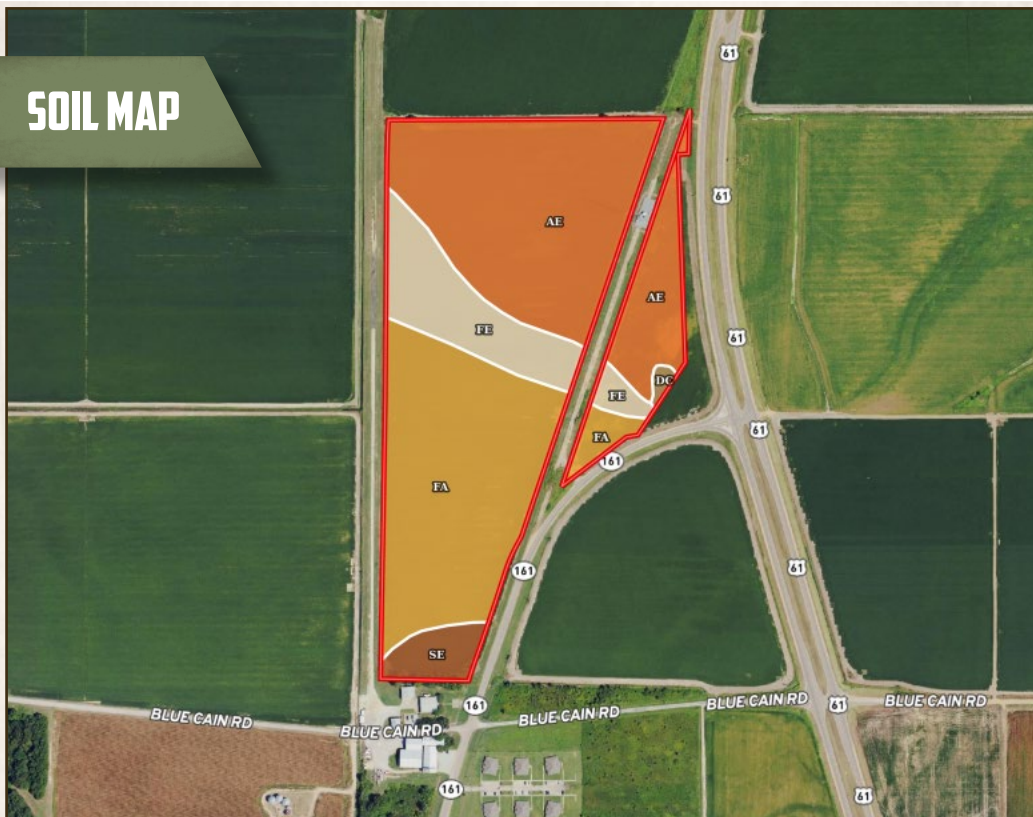


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701 W. Sunflower Rd - Cleveland, MS 38732 | O: 662-846-1425 | smalltownproperties.com Information is believed to be accurate but not guaranteed.

SOIL MAP



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Ae	Alligator silty clay, 0.5 to 3 percent slopes	24.68	44.28	0	49	3e
Fa	Forestdale silt loam, 0 to 3 percent slopes	20.85	37.41	0	65	3w
Fe	Forestdale silty clay loam, 0 to 3 percent slopes	7.72	13.85	0	65	3w
Se	Sharkey silty clay, 0.5 to 3 percent slopes	2.16	3.88	0	51	3e
Dc	Dowling clay (Sharkey)	0.31	0.56	0	40	5w
TOTALS		55.72(±)	100%	-	57.22	3.01



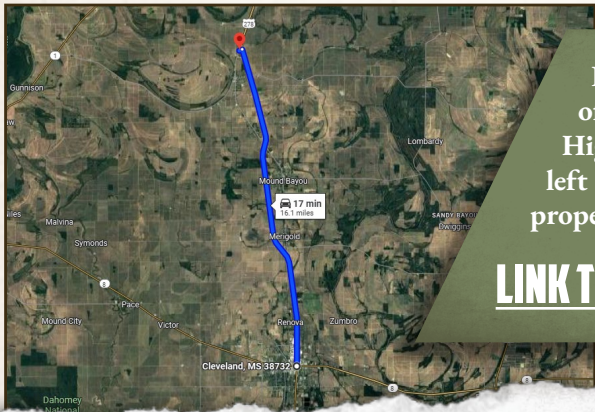
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57 ± ACRES

BOLIVAR COUNTY, MISSISSIPPI

land id. LINK



Directions From the Intersection of Highway 8 & Highway 61: Travel Highway 61 north for 16 miles. Turn left on North Broadway Street and the property will be on your right.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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