



SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM

96.5± ACRES
BOLIVAR COUNTY, MS
\$386,000



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

THE BOLIVAR 96.5

PROPERTY PROFILE

LOCATION:

- Pearman Road
Cleveland, MS 38732
- Bolivar County
- 55± Miles W of Grenada
- 115± Miles S of Memphis

COORDINATES:

- 33.7303, -90.7099

PROPERTY USE:

- Multi-Family
- Row Crop
- Development
- Investment

PROPERTY INFORMATION:

- 96.5± Total Acres
- 50± Acres Outside City Limits
- 46.5± Acres in the City Limits (R-2)
- Currently Planted in Soybeans
- City Water & Sewer
- Utilities Accessible
- Will Divide to Suit
- Additional Acreage Available

TAX INFORMATION:

2024 - \$1,419.52

- Parcel: 33-27-900-00-03200
- Parcel: 33-28-900-00-00700
- Parcel: 33-28-900-00-07100
- Parcel: 33-28-900-00-07000
- Parcel: 33-28-900-00-06900



HENRY MOSCO | MANAGING BROKER
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BILLY CARPENTER | LAND SPECIALIST
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WELCOME TO THE BOLIVAR 96.5

WELCOME TO THE BOLIVAR 96.5, AN EXCEPTIONAL MIXED-USE DEVELOPMENT OPPORTUNITY LOCATED ON PEARMAN ROAD IN CLEVELAND, MISSISSIPPI. Spanning approximately 96.5± total acres, the property is positioned both within and outside the city limits, offering versatility for developers, investors, or agricultural users.

Of the total acreage, 46.5± acres fall within Cleveland's city limits and are zoned R-2, ideal for residential or multi-family development, while the remaining 50± acres lie outside city limits. All tracts are currently in row crop production, planted in soybeans. Strategically situated in Bolivar County, 55 miles west of Grenada and roughly 115 miles south of Memphis, the property features accessible city water, sewer, and utility services—making it development-ready. With no formal platting in place, the land provides developers with the flexibility to shape lot sizes and layouts to fit a variety of residential, commercial, or agricultural purposes.

Whether your vision includes a residential subdivision, a multi-family community, continued farming operations, or a combination of uses, the Bolivar 96.5 offers it all.

Additional acreage is available; call Billy Carpenter or Henry Mosco for more information.



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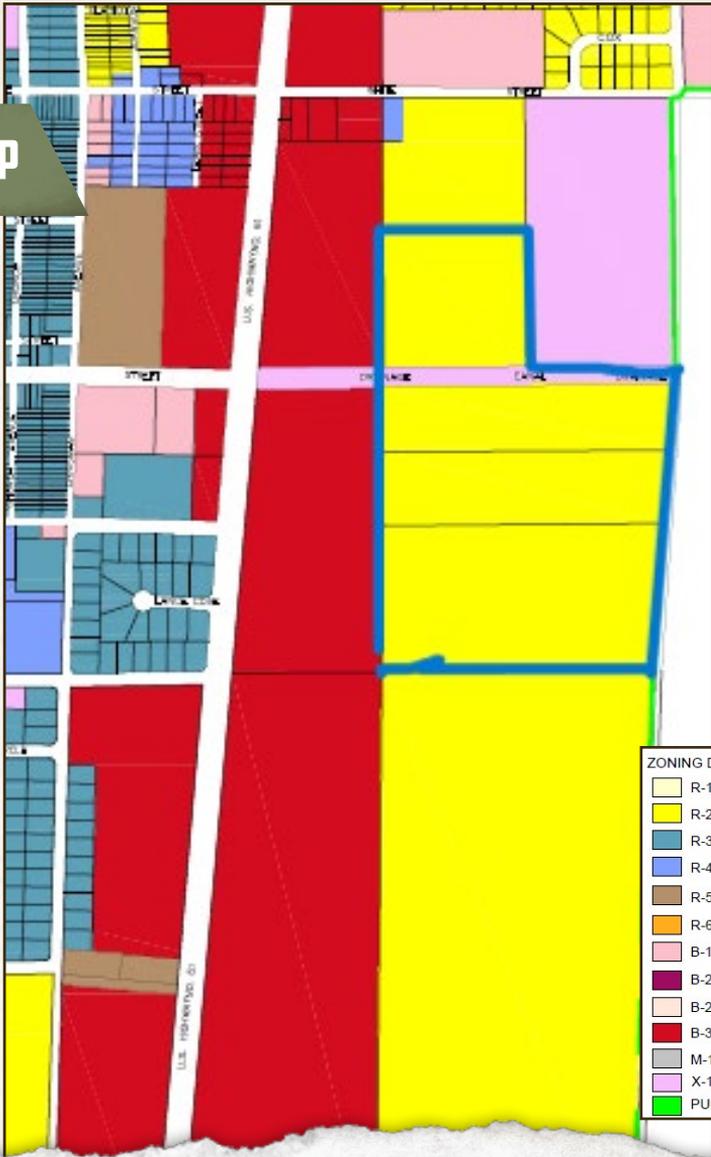


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96.5± ACRES

BOLIVAR COUNTY, MISSISSIPPI

ZONING MAP



ZONING DISTRICTS	
	R-1
	R-2
	R-3
	R-4
	R-5
	R-6
	B-1
	B-2
	B-2-H
	B-3
	M-1
	X-1
	PUD



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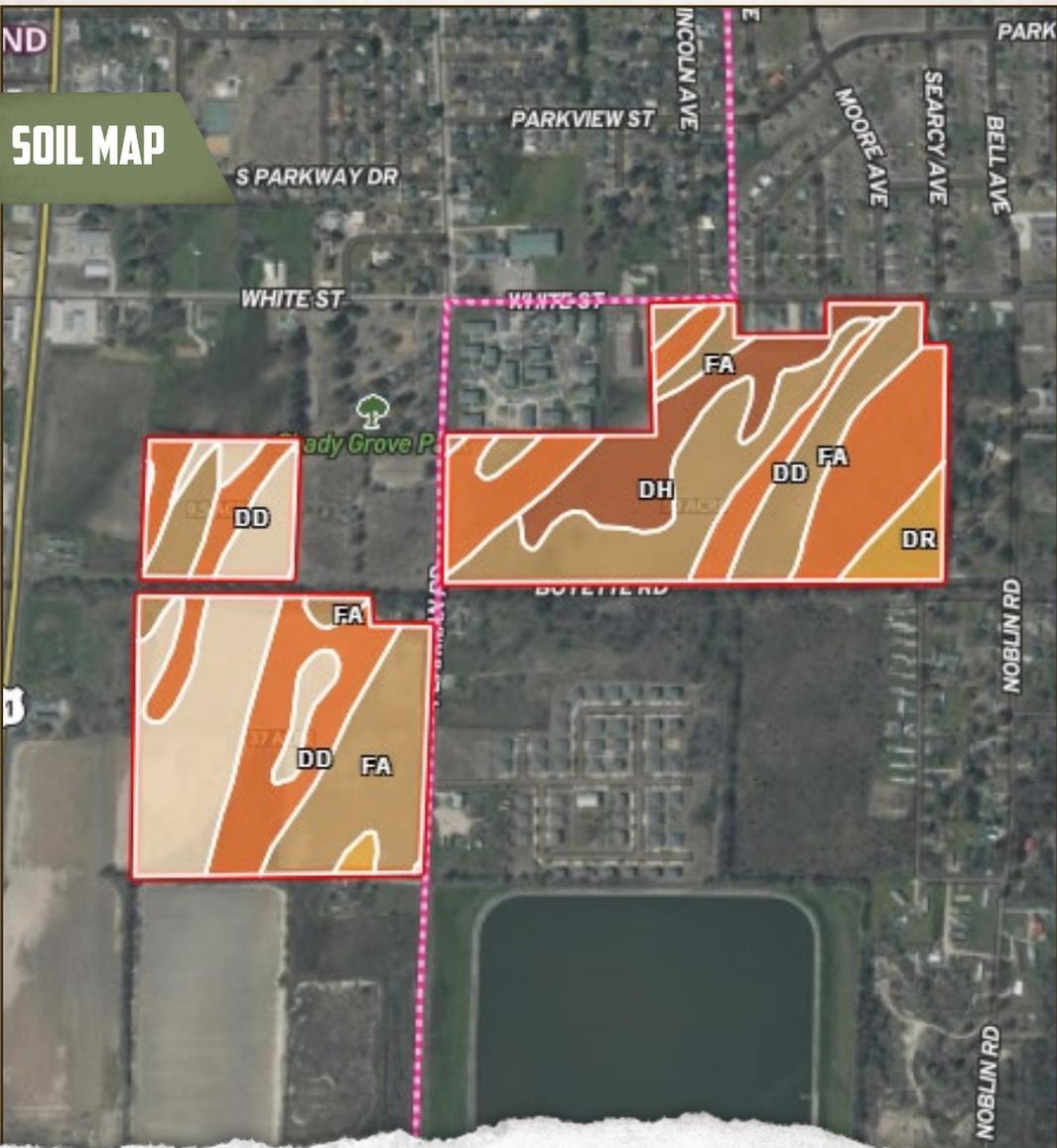


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96.5± ACRES

BOLIVAR COUNTY, MISSISSIPPI

SOIL MAP



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SOIL MAP
LEGEND

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Fa	Forestdale silt loam, 0 to 3 percent slopes	34.21	35.38	0	65	3w
Dd	Dowling soils, overwash phases (sharkey)	32.42	33.53	0	43	5w
Fe	Forestdale silty clay loam, 0 to 3 percent slopes	17.28	17.87	0	65	3w
Dh	Dundee silt loam, 0 to 3 percent slopes, rarely flooded	9.3	9.62	0	87	2e
Dr	Dundee very fine sandy loam, 0 to 3 percent slopes, rarely flooded	3.47	3.59	0	88	2e
TOTALS		96.68(*)	100%	-	60.56	3.54

(*) 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.

▣ 37 Acre 37.03 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Fe	Forestdale silty clay loam, 0 to 3 percent slopes	13.52	36.51	0	65	3w
Fa	Forestdale silt loam, 0 to 3 percent slopes	11.49	31.03	0	65	3w
Dd	Dowling soils, overwash phases (sharkey)	11.47	30.97	0	43	5w
Dr	Dundee very fine sandy loam, 0 to 3 percent slopes, rarely flooded	0.55	1.49	0	88	2e
TOTALS		37.03(*)	100%	-	58.53	3.6

(*) 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.

▣ 9.5 Acre 9.5 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Fe	Forestdale silty clay loam, 0 to 3 percent slopes	3.76	39.58	0	65	3w
Dd	Dowling soils, overwash phases (sharkey)	3.47	36.53	0	43	5w
Fa	Forestdale silt loam, 0 to 3 percent slopes	2.27	23.89	0	65	3w
TOTALS		9.5(*)	100%	-	56.96	3.73

(*) 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.

▣ 50 Acre 50.15 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Fa	Forestdale silt loam, 0 to 3 percent slopes	20.45	40.78	0	65	3w
Dd	Dowling soils, overwash phases (sharkey)	17.48	34.86	0	43	5w
Dh	Dundee silt loam, 0 to 3 percent slopes, rarely flooded	9.3	18.54	0	87	2e
Dr	Dundee very fine sandy loam, 0 to 3 percent slopes, rarely flooded	2.92	5.82	0	88	2e
TOTALS		50.15(*)	100%	-	62.75	3.45



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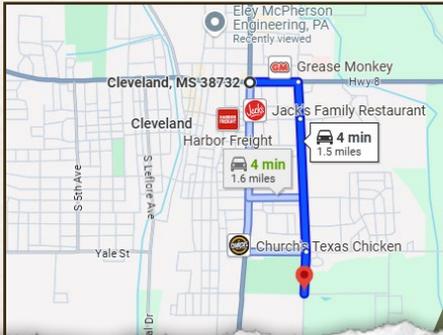
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96.5+ ACRES

BOLIVAR COUNTY, MISSISSIPPI



Directions From the Intersection of Highway 8 & 61: Travel 0.3 miles east on Highway 8. Turn right onto Martin Luther King Jr Dr. and continue 1.2 miles to the properties on both sides of the road.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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