



# SMALLTOWN

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

**5.24± ACRES**  
**BOLIVAR COUNTY, MS**  
**\$126,000**



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# THE BOLIVAR 5.24

# PROPERTY PROFILE

## LOCATION:

- US-61  
Cleveland, MS 38732
- Bolivar County
- 55± Miles W of Grenada
- 100± Miles S of Memphis

## COORDINATES:

- 33.72432, -90.71585

## PROPERTY USE:

- Development
- Commercial
- Agriculture
- Investment

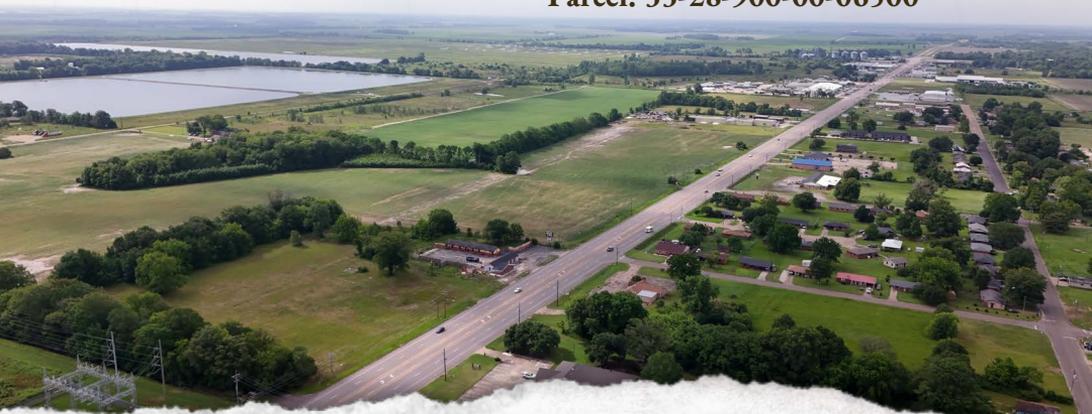
## PROPERTY INFORMATION:

- 5.24± Total Acres
- Divided Into 2 Lots
- 210'± Frontage Per Lot
- 530'± Depth Per Lot
- 420'± Total Frontage on Highway 61
- In the City Limits
- City Water & Sewer
- Traffic Count: 15,000 VPD
- Will Divide to Suit
- Additional Acreage Available

## TAX INFORMATION:

2024 - \$2,511

- Parcel: 33-28-900-00-06500



**HENRY MOSCO** | MANAGING BROKER  
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# WELCOME TO THE BOLIVAR 5.24

**IDEALLY SUITED FOR RETAIL, COMMERCIAL SERVICES, AGRICULTURE, OR A LONG-TERM INVESTMENT, THIS 5.24± ACRE PROPERTY IS WORTH CONSIDERING!** The Bolivar County commercial tract is located within the city limits of Cleveland, Mississippi.

Positioned along the east side of US Highway 61 at the southern edge of the city, the property contains approximately 420 feet of total frontage with outstanding visibility and access. Divided into two lots (210' x 530' each), this site offers flexible development potential and can be subdivided to suit. With city water and sewer available and a high traffic count of approximately 15,000 vehicles per day (MDOT), the property checks many boxes. Additional acreage is available.

**The lots have not been formally platted and can be adjusted to fit individual uses. To schedule a showing and learn more, contact Billy Carpenter or Henry Mosco today!**



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5.24± ACRES

BOLIVAR COUNTY, MISSISSIPPI



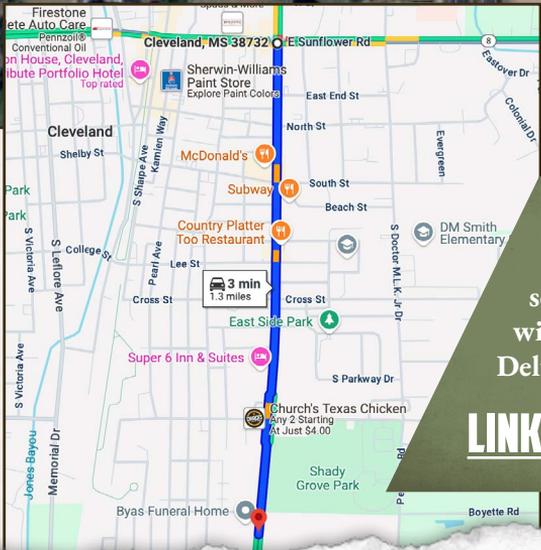
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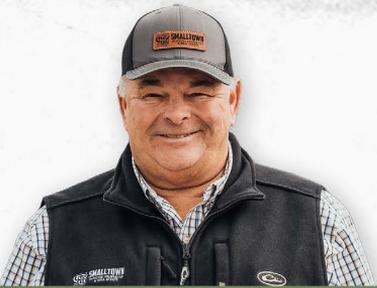


land id. LINK



Directions From the Intersection of Highway 8 & 61: Travel 1.3 miles south on Highway 61. The property will be on the left before you get to The Delta Inn.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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