



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

**95± ACRES**  
**BOLIVAR COUNTY, MS**  
**\$570,000**



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# THE BOLIVAR 95

## PROPERTY PROFILE

### LOCATION:

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

### COORDINATES:

- 33.74218, -90.69973

### PROPERTY USE:

- Potential Home Sites
- Row Crop
- Development
- Investment

### PROPERTY INFORMATION:

- 95± Total Acres
- In the City Limits
- Zoned R-2
- Planted in Soybeans
- Utilities Accessible
- Will Divide to Suit
- Additional Acreage Available

### TAX INFORMATION:

2024 - \$2,565

- Parcel: 33-22-900-00-00500
- Parcel: 33-22-900-00-00900
- 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 95

**WELCOME TO THE BOLIVAR 95, A VERSATILE TRACT LOCATED WITHIN THE CITY LIMITS OF CLEVELAND, MISSISSIPPI.** This unique property offers a rare mix of agricultural productivity and residential development potential in one of Bolivar County's most sought-after communities.

Currently, the land is planted in soybeans and features rich soils composed of Forestdale, Dundee, and Dowling clay—highly suitable for crops such as soybeans, corn, cotton, and wheat. With utilities accessible and R-2 zoning, the property is primed for residential development or continued agricultural use. The presence of a high-voltage transmission line running through the tract also opens the door to future renewable energy projects, such as a solar farm.

This tract offers both investment flexibility and long-term value. Whether you're looking to build a subdivision, diversify your investment portfolio, or generate rental income through agricultural leasing, the Bolivar 95 offers scalability, utility access, and the added benefit of being within city limits. Additional acreage is available, and the property can be divided to suit a buyer's specific needs, making it an exceptional opportunity in a growing Delta market.

**Call Billy Carpenter or Henry Mosco for additional information.**



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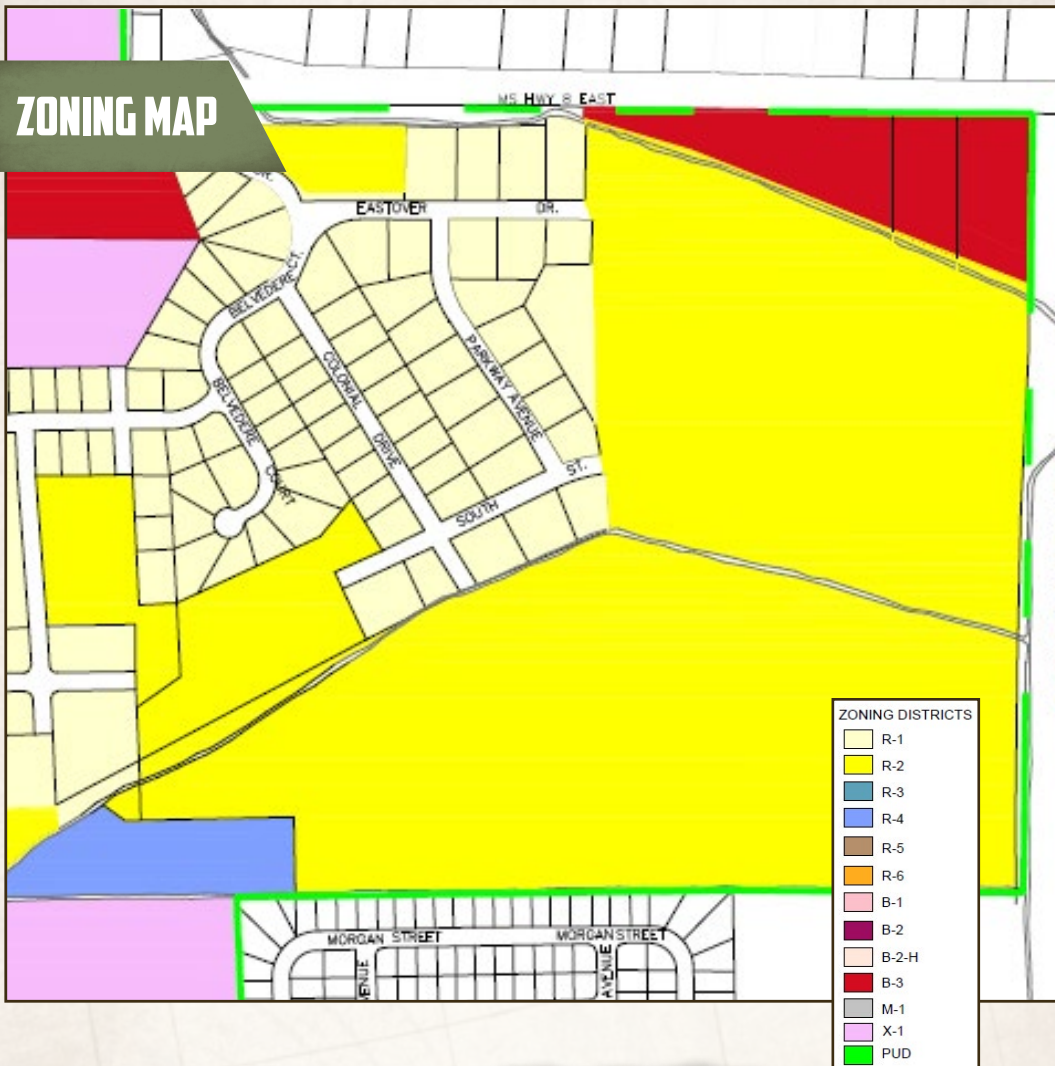
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## ZONING MAP



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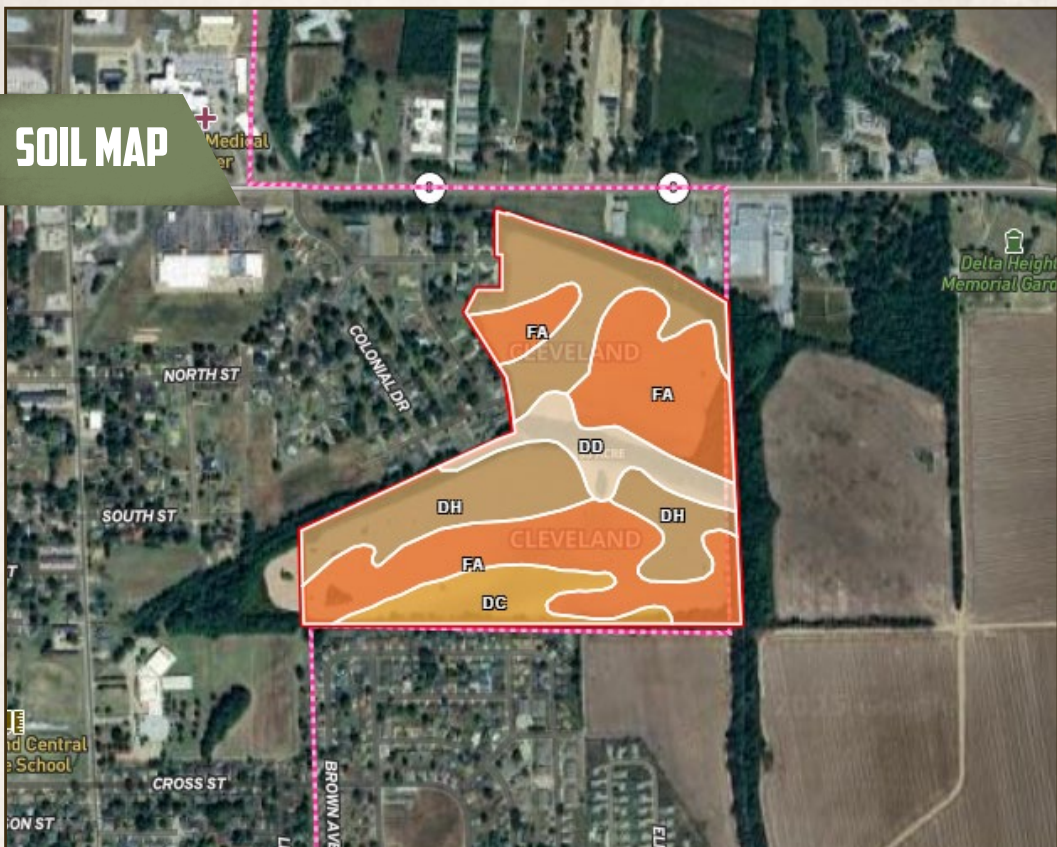


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## SOIL MAP



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Fa	Forestdale silt loam, 0 to 3 percent slopes	42.1	44.31	0	65	3w
Dh	Dundee silt loam, 0 to 3 percent slopes, rarely flooded	35.81	37.69	0	87	2e
Dc	Dowling clay (sharkey)	8.87	9.33	0	40	5w
Dd	Dowling soils, overwash phases (sharkey)	8.24	8.67	0	43	5w
TOTALS		95.02(	100%	-	69.05	2.98



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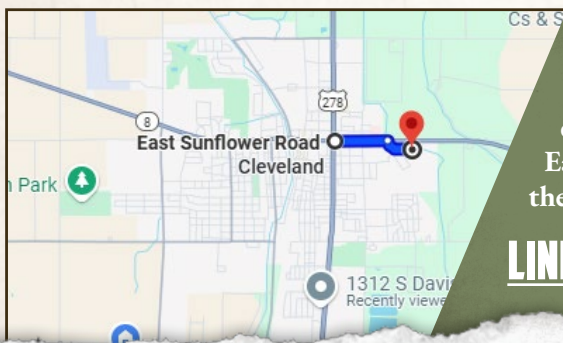
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land id. LINK



Directions From the Intersection of Highway 8 & 61: Travel 0.5 miles east on Highway 8. Turn right onto Eastover Drive and continue 0.3 miles to the property at the dead end.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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