



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

20.4± ACRES
BOLIVAR COUNTY, MS
\$81,600



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

THE BOLIVAR 20.4

PROPERTY PROFILE

LOCATION:

- Brown Street
Rosedale, MS 38769
- Bolivar County
- 16± Miles W of Cleveland
- 100± Miles S of Memphis

COORDINATES:

- 33.851843, -91.021523

PROPERTY USE:

- Development
- Potential Home Sites
- Agriculture
- Investment

PROPERTY INFORMATION:

- 20.4± Total Acres
- 12± Acres in Row Crop
Production
- 8± Acres in Timber
- 780' Frontage on Brown Street
- In the City Limits
- City Water & Sewer

TAX INFORMATION:

2024 – \$443.64

- Parcel: 13-10-900-00-05500



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BILLY CARPENTER

LAND SPECIALIST

C: 662-820-2007

O: 662-846-1425

billy@smalltownproperties.com

701 W. Sunflower Rd - Cleveland, MS 38732

smalltownproperties.com

Information is believed to be accurate but not guaranteed.



WELCOME TO THE BOLIVAR 20.4

A DEVELOPMENT OPPORTUNITY AWAITS ON A 20.4± ACRE TRACT OF LAND IN BOLIVAR COUNTY, MISSISSIPPI. Located within the city limits of Rosedale, the property offers endless possibilities for development, residential use, agriculture, or investment. This tract can accommodate various-sized lots, from traditional to oversized. With road frontage on Brown Street, this property offers excellent access; it is an ideal place to build a multi-family complex. Currently, the land is being farmed, presenting a source of income while you decide on its future use. Water and sewer are serviced by the City of Rosedale, and electricity is provided by Entergy.

Whether you're looking to develop or expand agricultural operations, this land provides the perfect landscape to accomplish your goals.

**Call Billy Carpenter today to discuss
all the possibilities this tract has to offer.**



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SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Dn	Dundee silty clay loam, 0 to 3 percent slopes	6.78	31.26	0	86	2w
Dc	Dowling clay (sharkey)	4.45	20.52	0	40	5w
Tb	Tunica silty clay, 3 to 7 percent slopes	4.27	19.89	0	72	3e
Se	Sharkey silty clay, 0.5 to 3 percent slopes	3.41	15.72	0	51	3e
Dd	Dowling soils, overwash phases (sharkey)	2.17	10.0	0	43	5w
Cc	Commerce silt loam, 0 to 2 percent slopes, rarely flooded	0.61	2.81	0	86	2e
TOTALS		21.69()	100%	-	64.0	3.27



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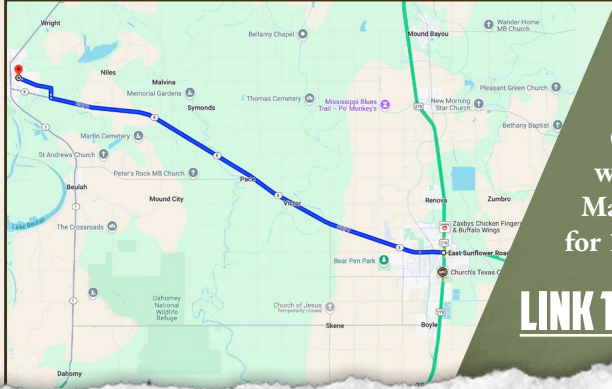
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20.4 ± ACRES

BOLIVAR COUNTY, MISSISSIPPI



land id. LINK



Directions from the intersection of Highway 8 & Hwy 61 in Cleveland, MS: Travel 17.7 miles west on Hwy 8. Turn right onto Old Malvina/McCay Road and continue for 1.6 miles to the property on the left.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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