1.21± Acre Lot

Bolivar County

Virginia Avenue, Cleveland, MS 38732

$165,000



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Property Information

Location:

- 2 Minutes to Downtown Cleveland, MS (.8 Miles)

Coordinates:

- 33.74850, -90.71915

Property Use:

- Hunting, Farming, Recreation, etc.

Property Highlights

- *1.21± Acres*
- Water and Utilities available on lot
- First Street Road Frontage



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The Property

1.21± Acres

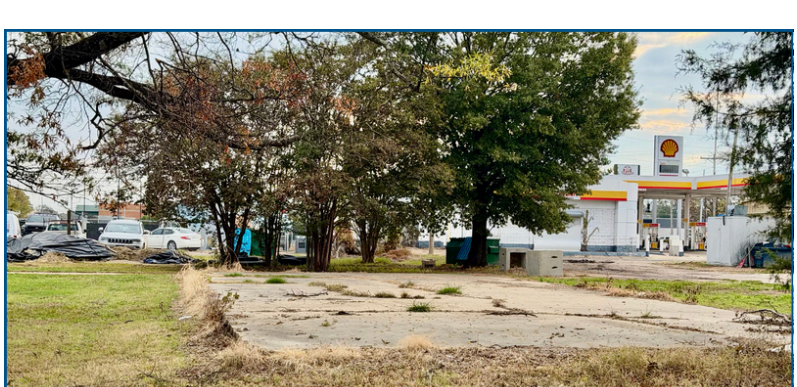
Looking for an investment opportunity within city limits? This 1.2± acre property offers plenty of potential for investors or those looking to develop! The property features an existing concrete slab ready for construction, along with ample space for additional improvements. Previously home to six rental mobile homes, this tract offers an opportunity to reestablish rental income or bring a new vision to life. With road frontage along Virginia Avenue to the west and First Street to the north, the property provides convenient access from two sides. Whether you're looking to develop rental properties, build, or invest in land, this versatile tract is full of possibilities. Don't miss your chance to make it yours!

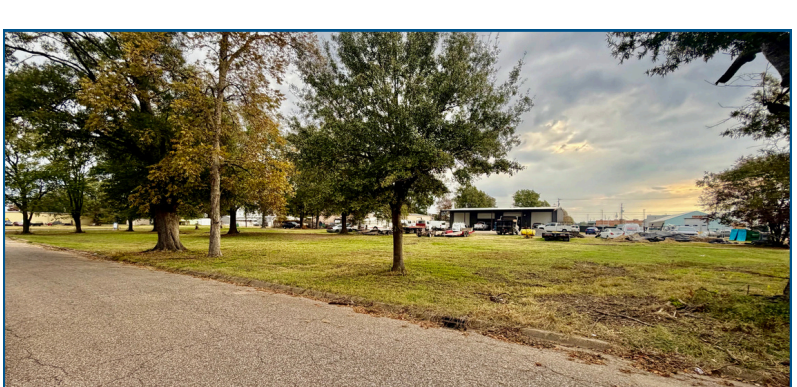
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The Property











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Aerial Map

VIEW INTERACTIVE MAP



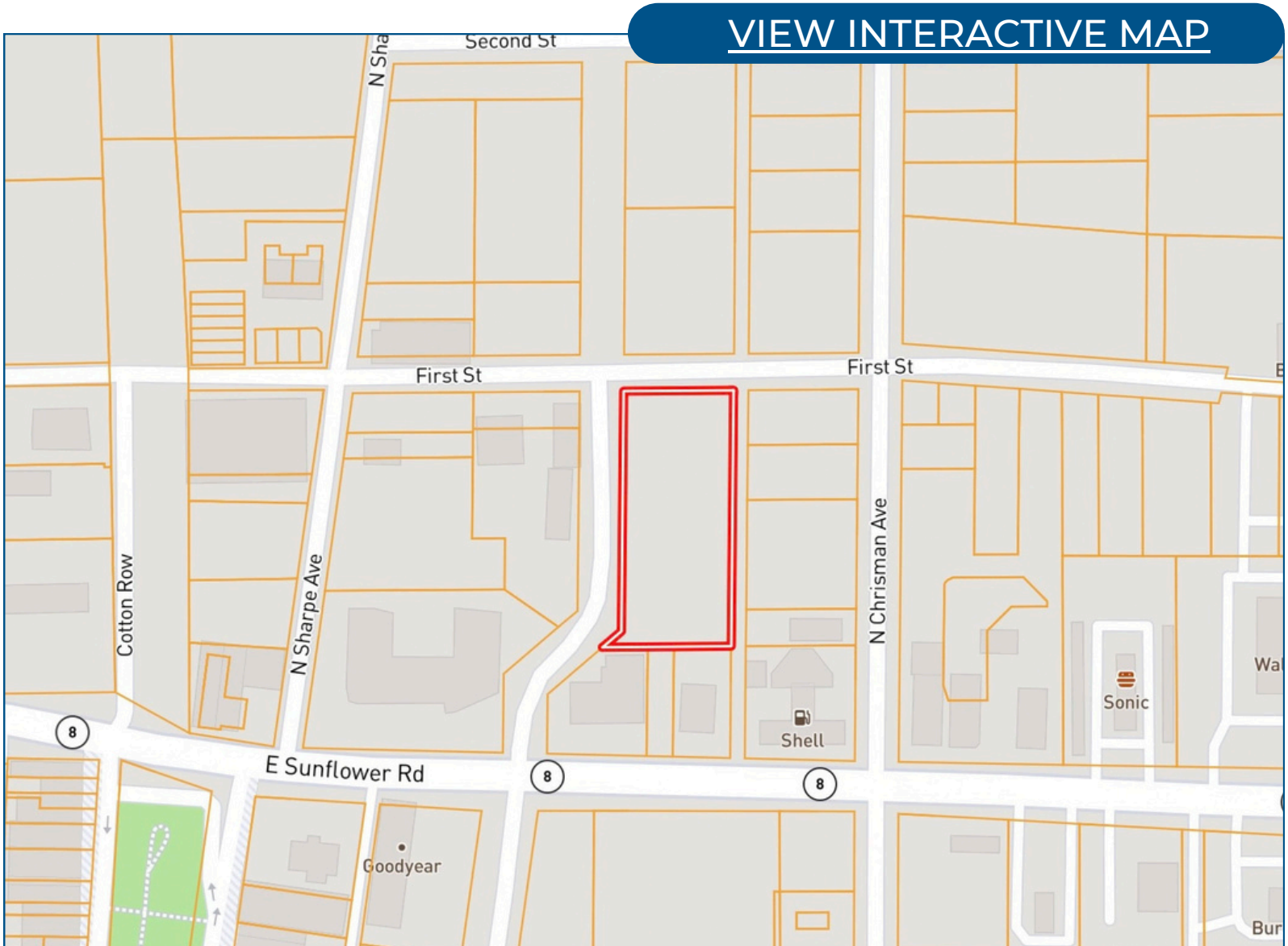
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Ownership Map

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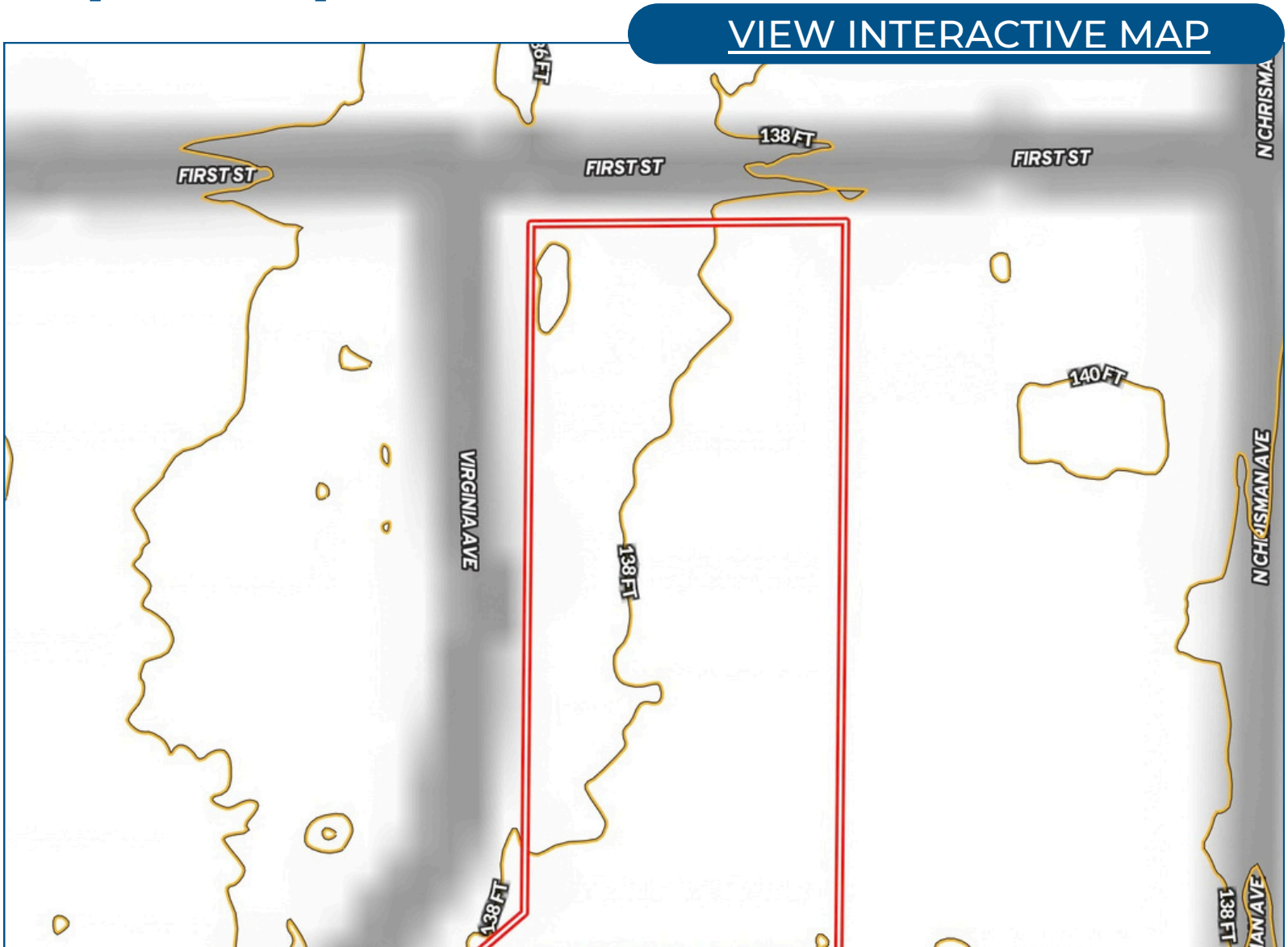
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Topo Map

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Soil Map

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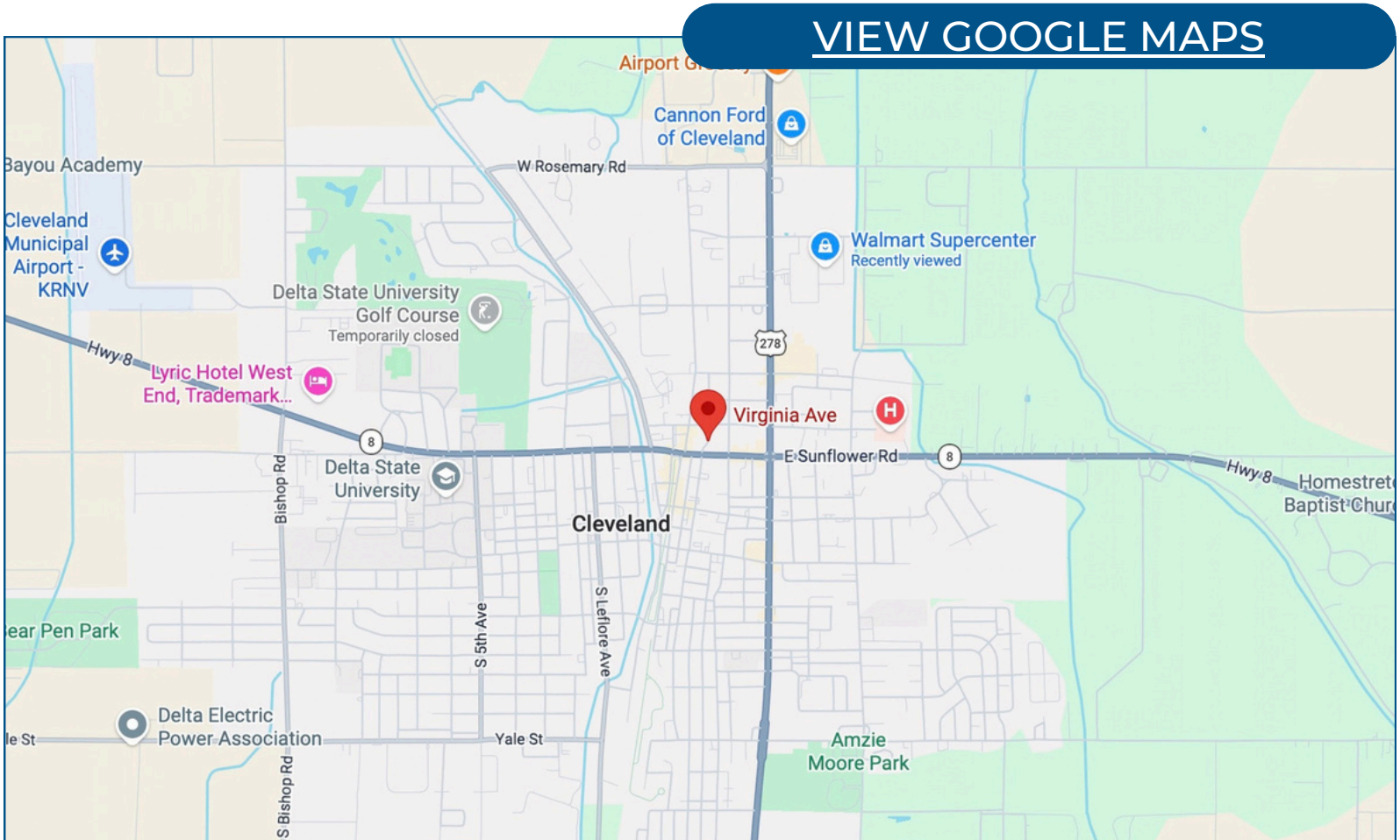
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Directional Map

VIEW GOOGLE MAPS



Directions from US-61 & MS-8

Travel West on Highway 8 for .2 Miles, take a right onto Virginia Avenue, and the property will be on the right.

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Listing Agent



Anthony Steen

ALC, Realtor & Land Specialist

Anthony was born in Bolivar County, but his family moved shortly after to Clarksdale, MS. He spent his primary educational and athletic years attending and playing sports at Lee Academy. As a child, he played baseball, football, basketball, soccer and even threw shot put and disc for track. After graduating in 2009, Anthony continued his education and athletic career for the next five years at the University of Alabama on a football scholarship. He majored in Health Environmental Science and completed his bachelor's degree and was a part of two SEC Championship and three National Championship teams with the Crimson Tide. After college, Anthony played for the Arizona Cardinals and the Miami Dolphins in the National Football League for 4 years until he decided to retire and come back to the Mississippi Delta where he grew up.

Growing up, Anthony was an avid hunter and fisherman who loved spending time helping his grandfather on the farm growing cotton and soybeans. His father and grandfather helped instill the importance of and a love for taking care of the land and wildlife around him. He enjoys all types of hunting from deer, duck, and turkey, to hogs, frogs, and pheasant. After retiring from the NFL, Anthony knew he wanted to come back home to the land he loved so much as a child.

Anthony currently resides in Tallahatchie County where he farmed soybeans with his family for a few years. After much deliberation and praying, Anthony knew it was time to start a new career path. He was certain he wanted to find a way to share his passion for the outdoors with others while staying true to his country roots. As a college athlete, Anthony learned hard work, dedication, discipline, trust, and how to work with others. These traits along with Anthony's personality, honesty, and knowledge of the land make him the perfect agent for you.

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CALL ANTHONY STEEN TODAY!

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