1.5± ACRE LOT Bolivar County, MS \$69,000



HUNTING PROPERTIES & REAL ESTATE™

THE BOLIVAR 1.5

PROPERTY PROFILE

LOCATION:

- Laughlin Road Boyle, MS 38730
- Bolivar County
- Outside the City Limits
- 3.5± Miles SW of Cleveland

COORDINATES:

• 33.71798, -90.74468

PROPERTY USE:

- Residential
- Investment

PROPERTY INFORMATION:

- 1.5± Acre Lot
- 2,450± Yards of Dirt for House Pad
- Covenants in Place
- City of Cleveland Water & Sewer
- Fiber Internet Access
- 210'± Frontage on Laughlin Road

TAX INFORMATION:

2024 - \$684.50

- Parcel #: 33-32-305-00-00300
- Parcel #: 33-32-305-00-00401



BILLY CARPENTER LAND SPECIALIST C: 662-820-2007 O: 662-846-1425 billy@smalltownproperties.com 701 W. Sunflower Rd - Cleveland, MS 38732

smalltownproperties.com

WELCOME TO THE BOLIVAR 1.5

BUILD YOUR DREAM HOME ON THIS 1.5± ACRE LOT JUST OUTSIDE THE CITY LIMITS OF CLEVELAND, MS. The Bolivar County lot is located on Laughlin Road, which is a highly sought-after location for residential development. Utilities include City of Cleveland water and sewer, Delta Electric power, Atmos Natural Gas, and fiber internet through Cspire & Sparklight. A house and shop pad are currently in place. Approximately 2,450 yards of dirt were added to raise the lot to meet the county elevation specifications for residential building. There are building covenants in place. The lot is located outside of the FEMA flood zone.

> If you have been searching for a place to build your next home, give Billy Carpenter a call today!

> > State of the state



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ALC: NO.

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STATE -

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1.5± ACRES LOT **BOLIVAR COUNTY, MISSISSIPPI**

258-276 Blues Highway O

🚔 7 min 5 miles

Bd

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Cleveland

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Lam Directions From the Intersection of Highway 8 & 61: Travel 2 miles south on Highway 61. Turn right onto Laughlin Road and continue 1.5 miles to the property on your left.

LINK TO GOOGLE MAP DIRECTIONS



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