



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

60± ACRES
BOLIVAR COUNTY, MS
\$690,000



OFFICE (769) 888-2522 | WWW.SMALLTOWNPROPERTIES.COM

THE BOLIVAR 60

PROPERTY PROFILE

LOCATION:

- Bishop Road
Cleveland, MS 38732
- Bolivar County

COORDINATES:

- 33.71664, -90.74142

PROPERTY USE:

- Development
- Agriculture
- Investment

PROPERTY INFORMATION:

- 60± Acre Lot
- Currently in Row Crop Production
- Outside the City Limits
- Utilities Accessible
- Electric Well
- 980' Frontage on Bishop Road
- 165' Frontage on Laughlin Road

TAX INFORMATION:

- 2024 – \$860.85
- Parcel #: 33-32-900-00-00601



MICHAEL OSWALT, ALC | PRINCIPAL BROKER
C: 662-719-3967 | michael@smalltownproperties.com

BILLY CARPENTER | LAND SPECIALIST
C: 662-820-2007 | billy@smalltownproperties.com

Information is believed to be accurate but not guaranteed.

4848 Main St. - Flora, MS 39071 | O: 769-888-2522 | smalltownproperties.com

WELCOME TO THE BOLIVAR 60

A DEVELOPMENT OPPORTUNITY AWAITS ON THIS 60± ACRE TRACT LOCATED JUST OUTSIDE THE CITY LIMITS OF CLEVELAND, MS. The property offers endless possibilities for development, residential use, agriculture, or investment. The land is situated in one of Cleveland's most desired locations for residential lots. This tract would be able to accommodate various size lots, from traditional to oversized lots. With road frontage on both Bishop Road and Laughlin Road, this property offers excellent access and visibility. Currently, the land is being leased and farmed, presenting a source of income while you decide on its future use. Utilities are available, and an electric well is already in place. Whether you're looking to develop or expand agricultural operations, this land provides the perfect landscape to accomplish your goals.

Give Billy Carpenter or Michael Oswalt a call to discuss all the possibilities this tract has to offer.



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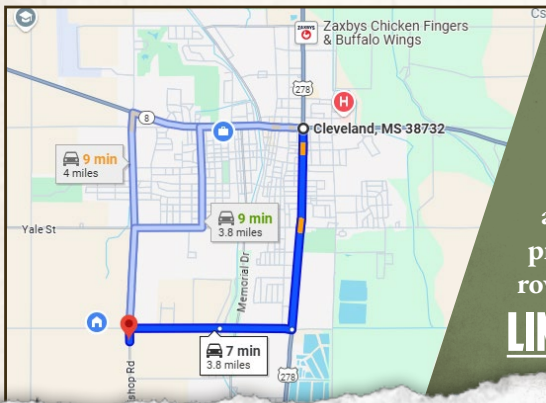
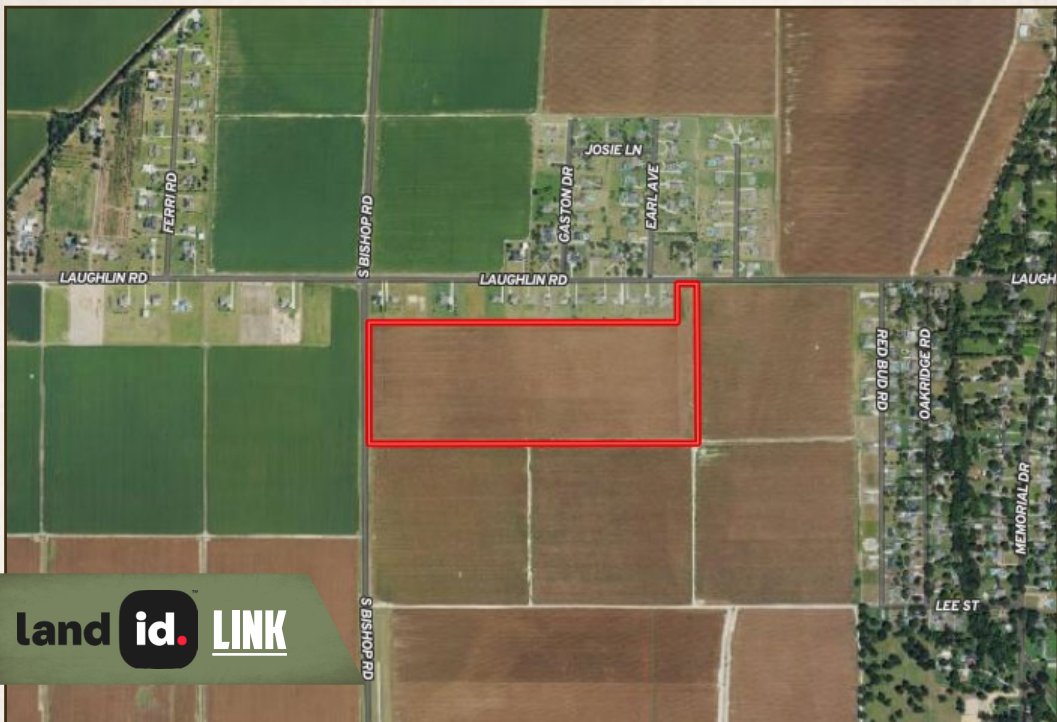
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Directions From the Intersection of Highway 8 and Highway 61 in Cleveland, MS: Travel 2 miles south on Highway 61 and turn right onto Laughlin Road. Continue 0.7 miles and turn right onto Bishop Road. The property will be on the left, behind the row of houses.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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