



SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM

34± ACRES
BOLIVAR COUNTY, MS
\$221,000

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

THE BOLIVAR 34

PROPERTY PROFILE

LOCATION:

- Interstate Road
Shaw, MS, 38773
- Bolivar County
- 5± Miles S of Cleveland
- 100± Miles S of Memphis

COORDINATES:

- 33.6544, -90.7001

TAX INFORMATION:

- TBD

PROPERTY USE:

- Potential Home Site
- Agriculture
- Investment

PROPERTY INFORMATION:

- 34± Total Acres
- Pecan Orchard
- Potential Build Site
- Utilities Available
- Will Divide
- 830' Frontage on Interstate Road



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WELCOME TO THE BOLIVAR 34

LOCATED ALONG INTERSTATE ROAD NEAR SHAW, MISSISSIPPI, THIS 34± ACRE PROPERTY OFFERS A VERSATILE OPPORTUNITY JUST FIVE MILES SOUTH OF CLEVELAND. The Bolivar County land consists primarily of an established pecan orchard and provides roughly 830 feet of paved road frontage, allowing convenient access to the property.

With utilities available along Interstate Road, the tract offers several potential sites for a home, shop, or small farm headquarters. The acreage can serve agricultural purposes while also offering long-term investment or development potential. Its proximity to Cleveland makes it convenient for someone looking for country living without being far from town.

The seller is willing to divide the property, creating opportunities for buyers seeking a smaller homesite or manageable acreage tract. Whether you are interested in building a home, maintaining the pecan orchard, expanding an agricultural operation, or investing in land near Cleveland, the Bolivar 34 offers plenty of possibilities.

Call Billy Carpenter or Henry Mosco today to schedule a private showing and experience #TheSmallTownWay!



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34± ACRES

BOLIVAR COUNTY, MISSISSIPPI

land id. **LINK**

CLAIRE BRAKE RD

JONES BAYOU RD

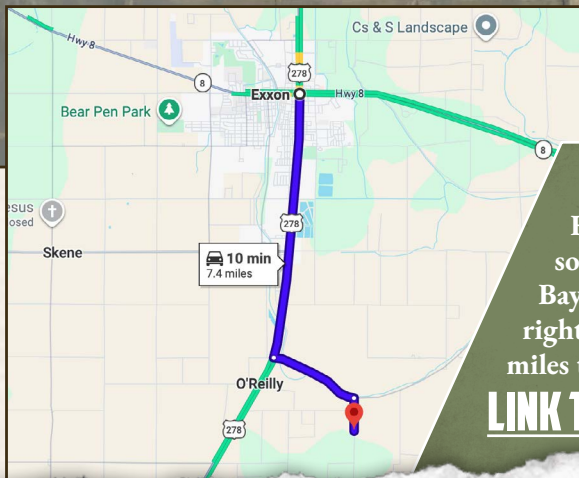
JONES BAYOU RD

CLAIRE BRAKE RD

CLAIRE BRAKE RD

MALBRY RD

INTERSTATE RD



Directions from the intersection of Highway 8 & 61: Travel 5.1 miles south on US-61. Turn left on Jones Bayou and continue 1.7 miles. Turn right on Interstate Road and proceed 0.6 miles to the property on the right.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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