

**383 16<sup>th</sup> Section Rd.  
Shelby, MS  
\$165,000**



**SMALLTOWN**  
HUNTING PROPERTIES  
& REAL ESTATE

Office 662-846-1425



# Property Profile

## Bolivar Home and Mini Farm

### Location:

- Bolivar County, MS
- 383 16<sup>th</sup> Section Road, Shelby, MS
- 14± Miles North of Cleveland

### Coordinates:

- 33.937859, -90.734917

### Property Information:

- 1,262± Square Foot Home
- 2 Bedrooms/1 Bathroom
- 8.88± Acres
- Approximately 7± Acres of Tillable Farm Ground
- 40' x 60' Shop on a Concrete Slab
- Several Large Pecan Trees
- Community Water

### Property Use:

- Residential
- Mini Farm
- Dove Hunting

### Tax Information: 2022 - \$12.80

- Parcel #: 37-17-900-00-00400



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**BILLY CARPENTER**

LAND SPECIALIST

C: 662-820-2007

O: 662-846-1425

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701 W. Sunflower Rd - Cleveland, MS 38732

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**BOLIVAR COUNTY MINI FARM!!** Welcome to your new home and mini farm, located just one mile from Highway 61, southeast of Shelby, in Bolivar County, Mississippi. The property consists of 8.88± acres, 7± acres is tillable farmland. The house is 1,262± square feet and features two bedrooms and one bathroom, a utility room, kitchen, living room and a small dining room. Behind the house, a 40x60 shop, constructed on a solid concrete slab, stands ready to support your projects, hobbies, or storage needs, making it an ideal addition for the DIY homeowner. The 7± acres of tillable ground is currently in row crop production. You have the option of continuing to lease out the ground or turn it in to a mini farm or a large garden. Adding to the mini farm is the massive pecan trees around the house. Pecans are hitting the ground just in time for you to make a fresh pecan pie for the holidays. If you're seeking the mini farming experience with ample room for growth, this Bolivar County property is a dream come true. This is your opportunity to embrace a simpler, more sustainable lifestyle in a rural setting where you can cultivate your own piece of paradise. Contact Billy Carpenter today to schedule a private showing and explore the potential of this unique property.



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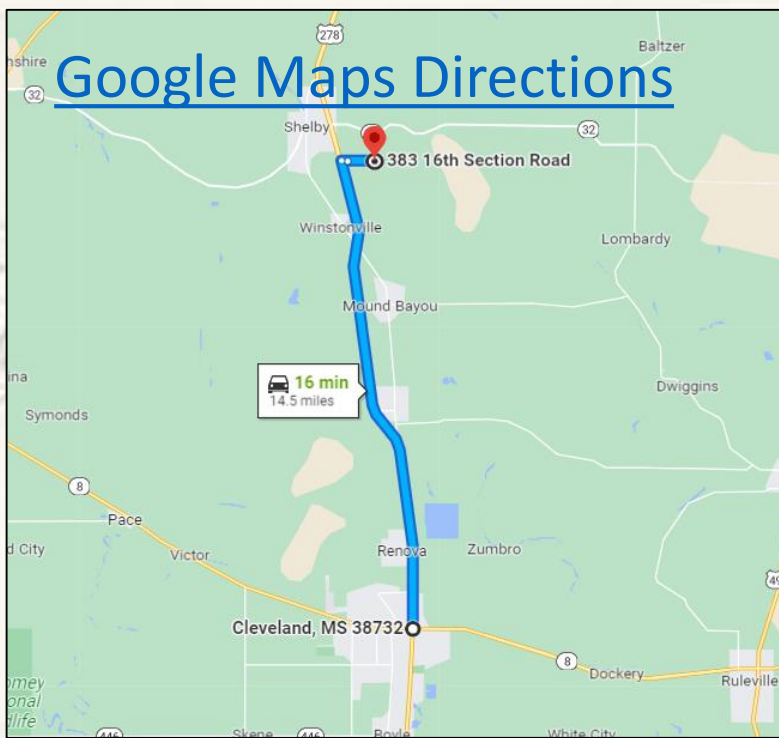
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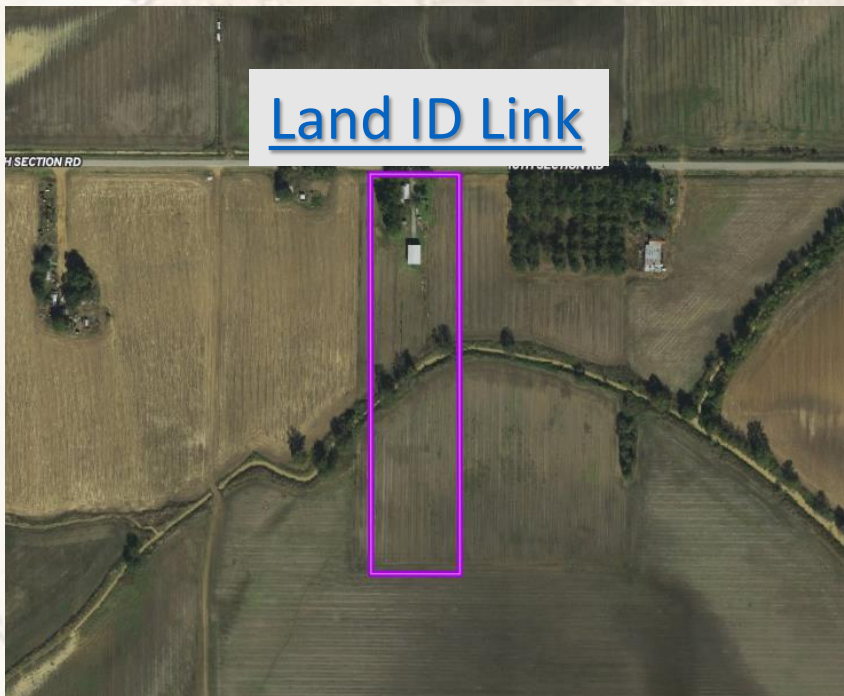




## Google Maps Directions



## Land ID Link



**Directions:** From the Hwy 8 & 61 Intersection in Cleveland, Travel North on Hwy 61 for 13.5 miles and turn Right onto 16<sup>th</sup> Section Rd., Proceed for 1 mile and the house will be on your right.



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