

# Catfish Cabin on the River in Rosedale Bolivar County, MS



1310 Main Street Rosedale, MS 38769

Are you looking for a turn-key, income producing opportunity? *Catfish Cabin on the River* in Bolivar County, MS needs new owners! This move-in-ready, renovated restaurant is fully equipped and can serve great dishes in a matter of hours. Located on the Blues Trail at the intersection of THE GREAT RIVER ROAD and MS Hwy 8 in Rosedale, this restaurant is setup for buffet or menu order dining. Breakfast, lunch, or dinner, the private dining area is suitable for private parties or business meetings. A small stage is available for live entertainment and there are various sized tables and booths to accommodate any group. The restaurant is just minutes south of Terrene Landing, the only public viewing area of the Mississippi River in Bolivar County and the newest stop for MS River Paddlewheel Cruises. The Port of Rosedale is to the south of the restaurant making this combination of tourism and industry a high traffic area and great restaurant location. For a private showing, contact Tracey or Charlie today!

Directions from Helena, AR: Travel south on Hwy 49 for approximately 4.1 miles. Turn right onto Hwy 1 and continue for 54.3 miles and the destination is on the right.

Directions from Greenville, MS: Travel north on Hwy 1 for 35.3 miles; the destination will be on the left.

Directions from Cleveland, MS: Travel west on Hwy 8 for 18.8 miles, turn right on Main Street and the destination is on the left.



**TRACEY BELL**, MANAGING BROKER  
Tracey@TomSmithLand.com  
662.441.2500 office | 662.719.4720 cell



*call us today!*

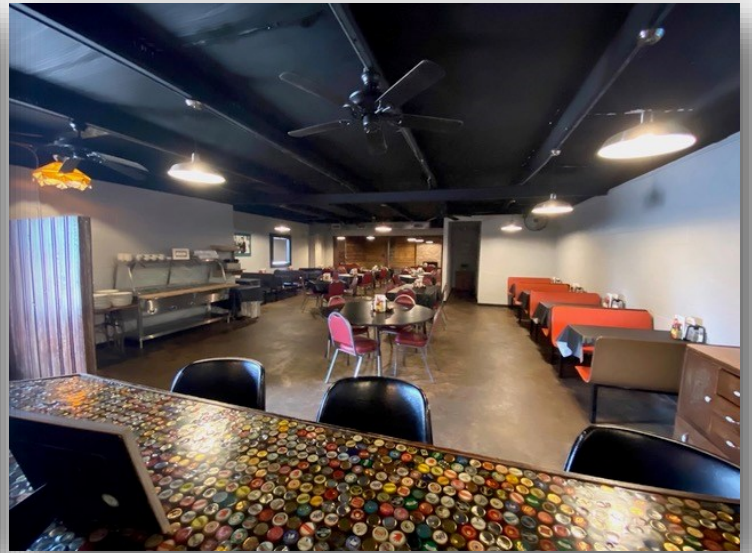


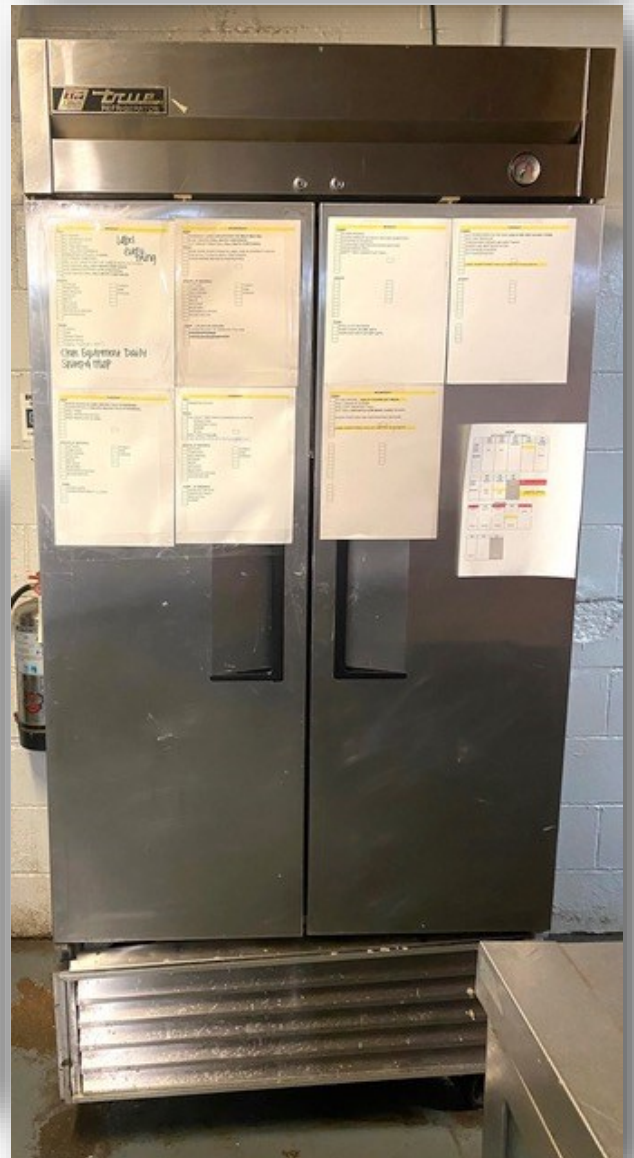
**CHARLIE HEINSZ**, REALTOR®  
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**TomSmithLandandHomes.com**

Information is believed to be accurate but not guaranteed.







# AERIAL MAP



[Click for Interactive Map](#)



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Expect More. Get More.

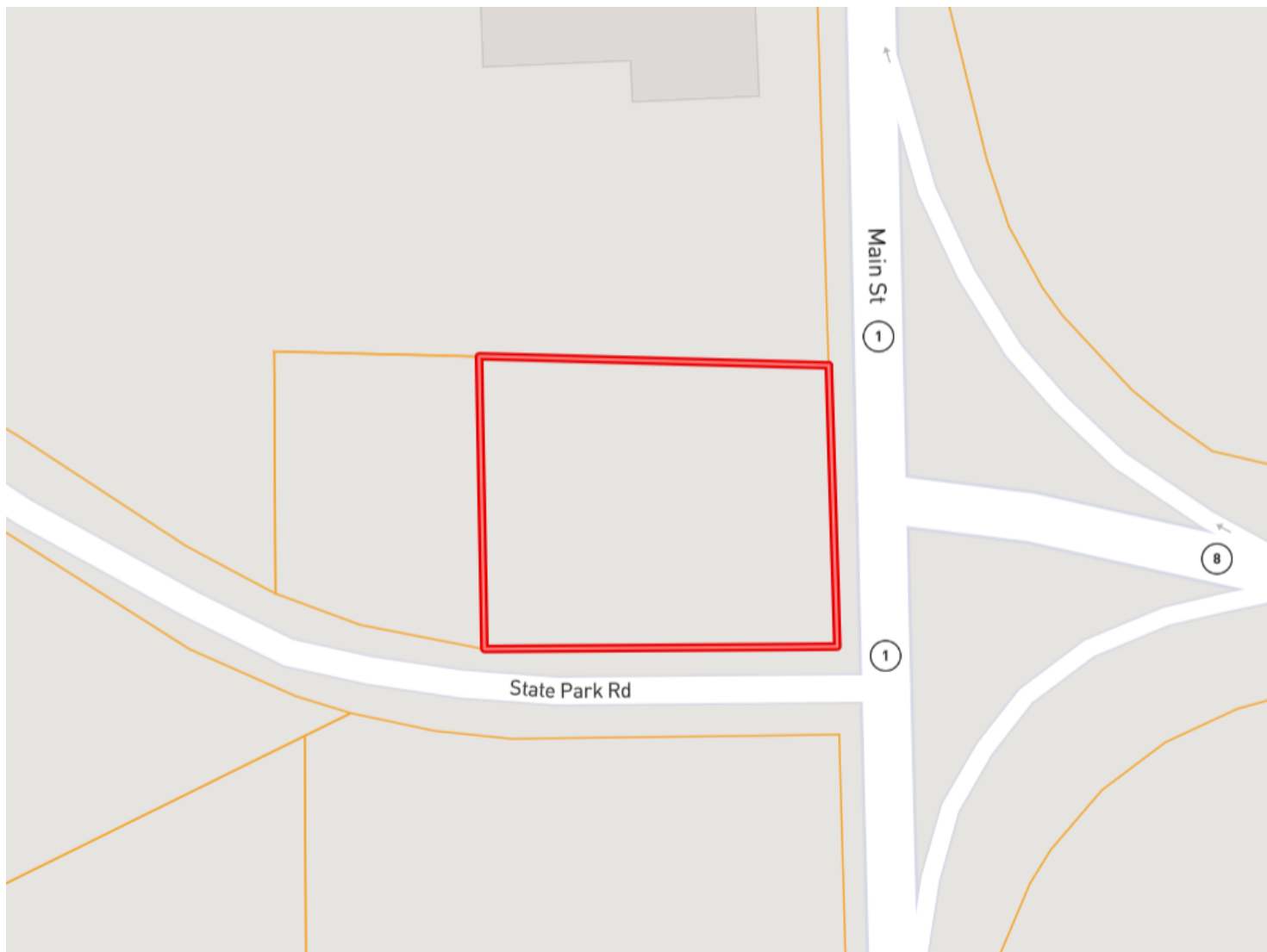
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# OWNERSHIP MAP



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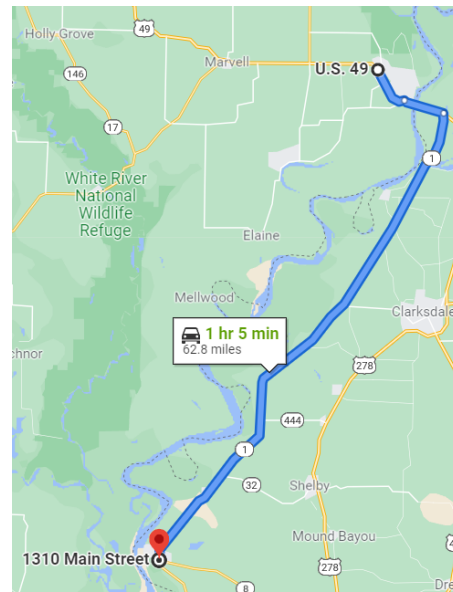
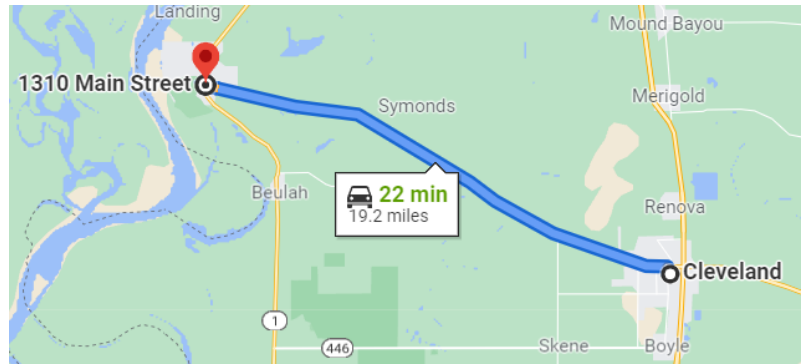
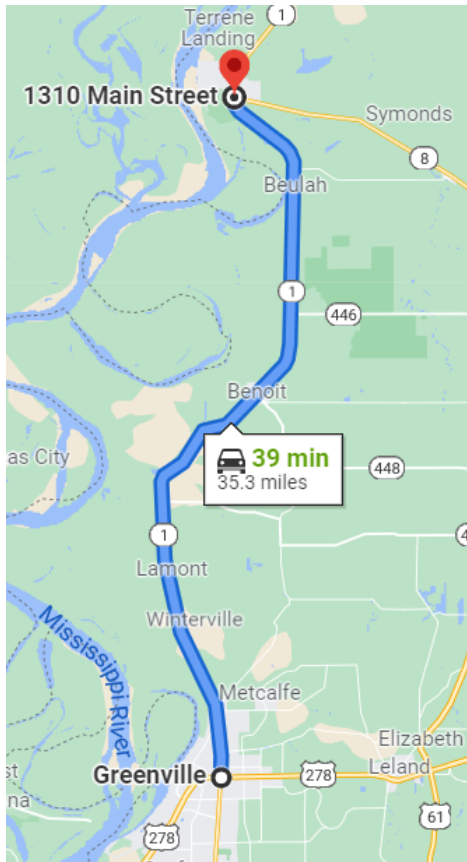
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# DIRECTIONAL MAP



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