

# Cute Cottage on 5+/- Acres

Located in Cleveland, MS \* Bolivar County



4088 Hwy 8 Cleveland, MS

Broker Owned

\$199,500

Are you looking for a home with a little bit of land in Cleveland, MS? Take a look at this 1412+/- square foot home featuring three bedrooms, one bathroom, a dining room, a large den, a remodeled bathroom, beautiful hardwood floors, and a nice size kitchen. The home has a new roof, a new HVAC unit, and a new septic tank. Located in Bolivar County, across from the Dollar General on the east side of town, this house close to everything Cleveland has to offer. The home is situated on the edge of town, but the backyard will have you believe it's in the country. Act fast and contact Tracey to schedule a private showing!

**Directions from the intersection of Hwy 8 and Hwy 61:** Travel east on Hwy 8 for approximately 1 mile and the destination will be on the left directly across from Dollar General.



*Call me today!*

**TRACEY BELL**, MANAGING BROKER  
Tracey@TomSmithLand.com

662.441.2500 office | 662.719.4720 cell



Expect More. Get More.

**TomSmithLandandHomes.com**

Information is believed to be accurate but not guaranteed.



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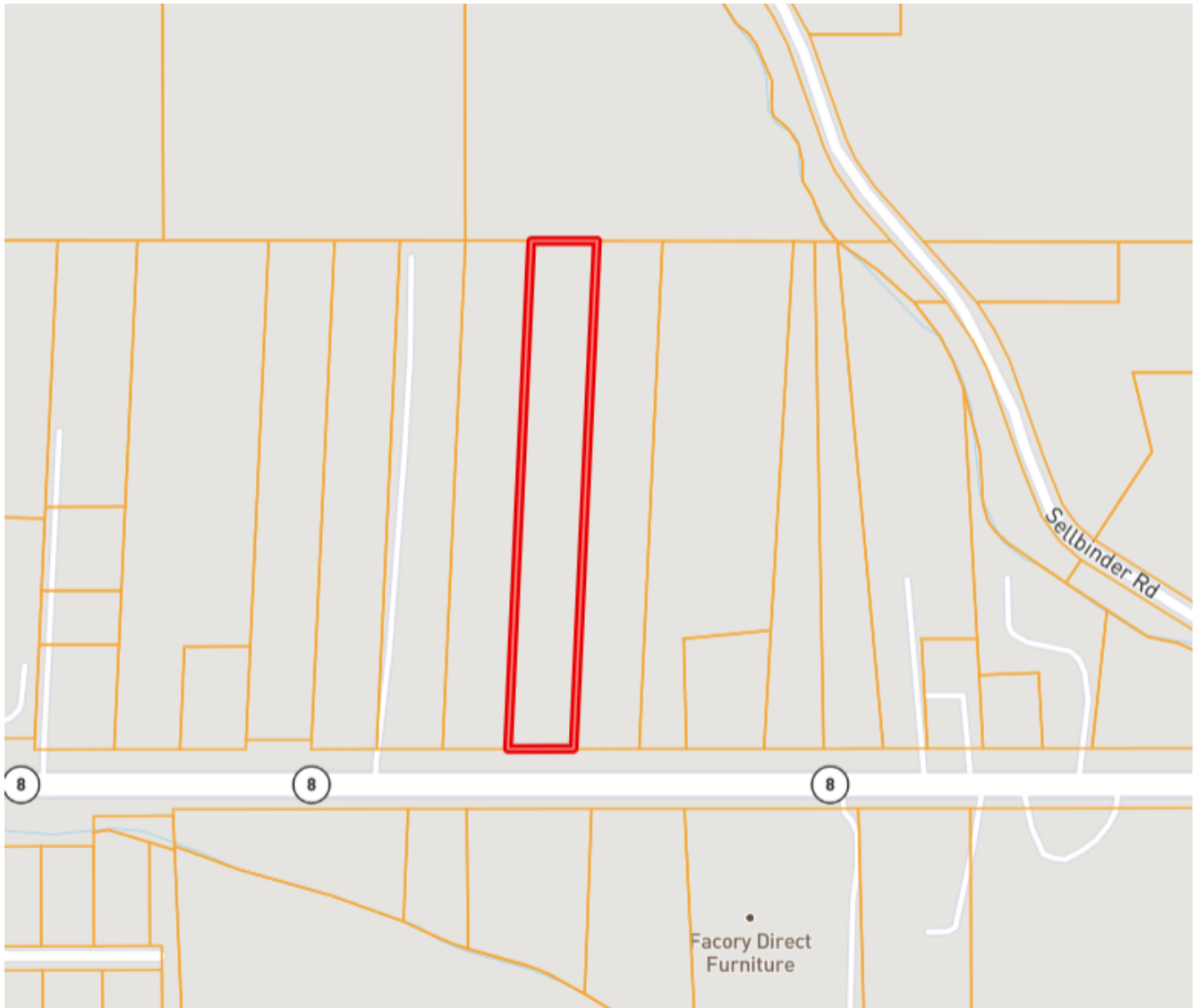
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# OWNERSHIP MAP



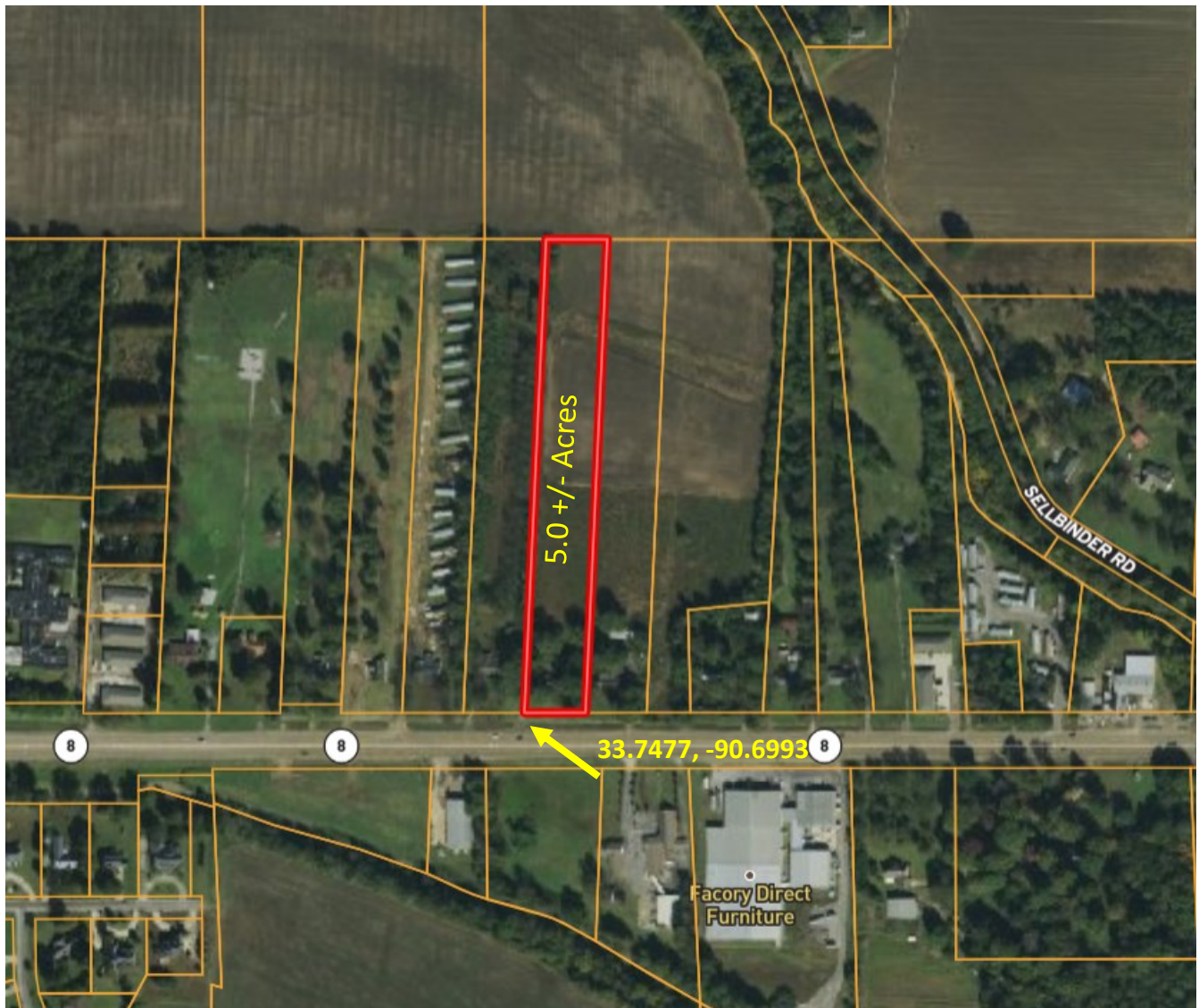
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# AERIAL MAP



[Click for Interactive Map](#)



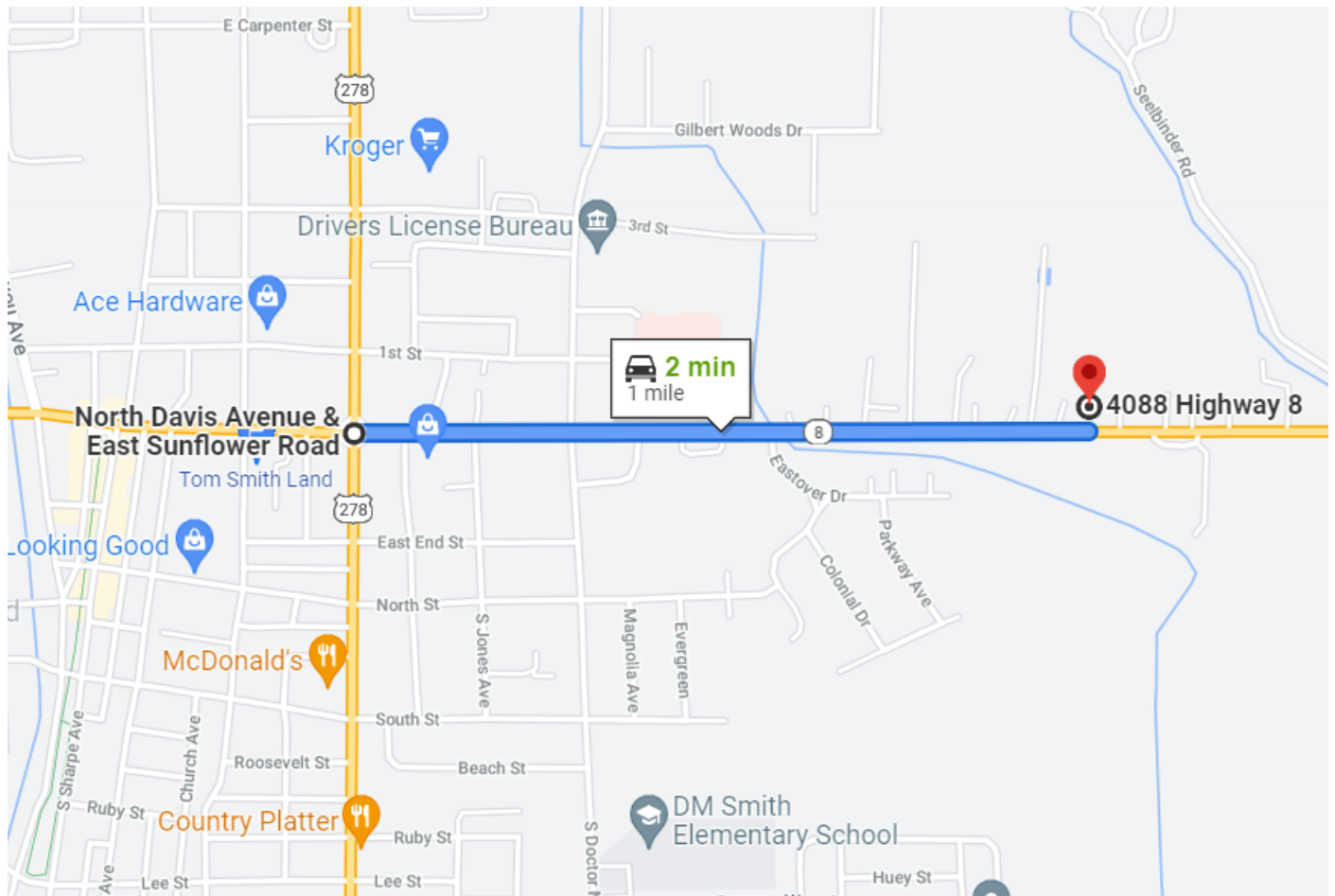
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# DIRECTIONAL MAP



## 4088 Hwy 8 Cleveland, MS 38732

Directions from the corner of HWY 61 and HWY 8 in Cleveland, MS: Travel east on Hwy 8 for approximately 1 mile and the destination will be on the left directly across from Dollar General.



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