

# Non-Irrigated Row Crop Land Bolivar County, MS



Small tract of 5.24+/- non-irrigated row crop land located in south west Bolivar County. The property is on Lewis Road and is currently planted in soybeans. The land is being liquidated by a Trust Company for the family and is priced to sell. Call Charlie today for a private showing.

**Directions from the intersection of HWY 82 and HWY 1 in Greenville, MS:** Travel North on Hwy 1 for approximately 16.9 miles, turn left onto Lake Bolivar Road. In 2.3 miles, turn left onto Bolivar Road and in 0.3 miles turn left onto Lewis Road and the land is on the left.

**Directions from the intersection of Hwy 61 and Hwy 8 Cleveland, MS:** Travel South on Hwy 61 for 2.9 miles, then turn right onto Hwy 446. In 15.2 miles, turn left onto Hwy 1, travel 4.1 miles, turn right onto Preston St and in 0.1 miles, turn left onto Bolivar Rd. In 3.1 miles, turn left onto Lewis Rd and in 0.3 miles, the land is on the right.

\$26,250



*Call me today!*

**CHARLIE HEINSZ, REALTOR®**  
Charlie@TomSmithLand.com  
662.441.2500 office | 662.719.7218 cell



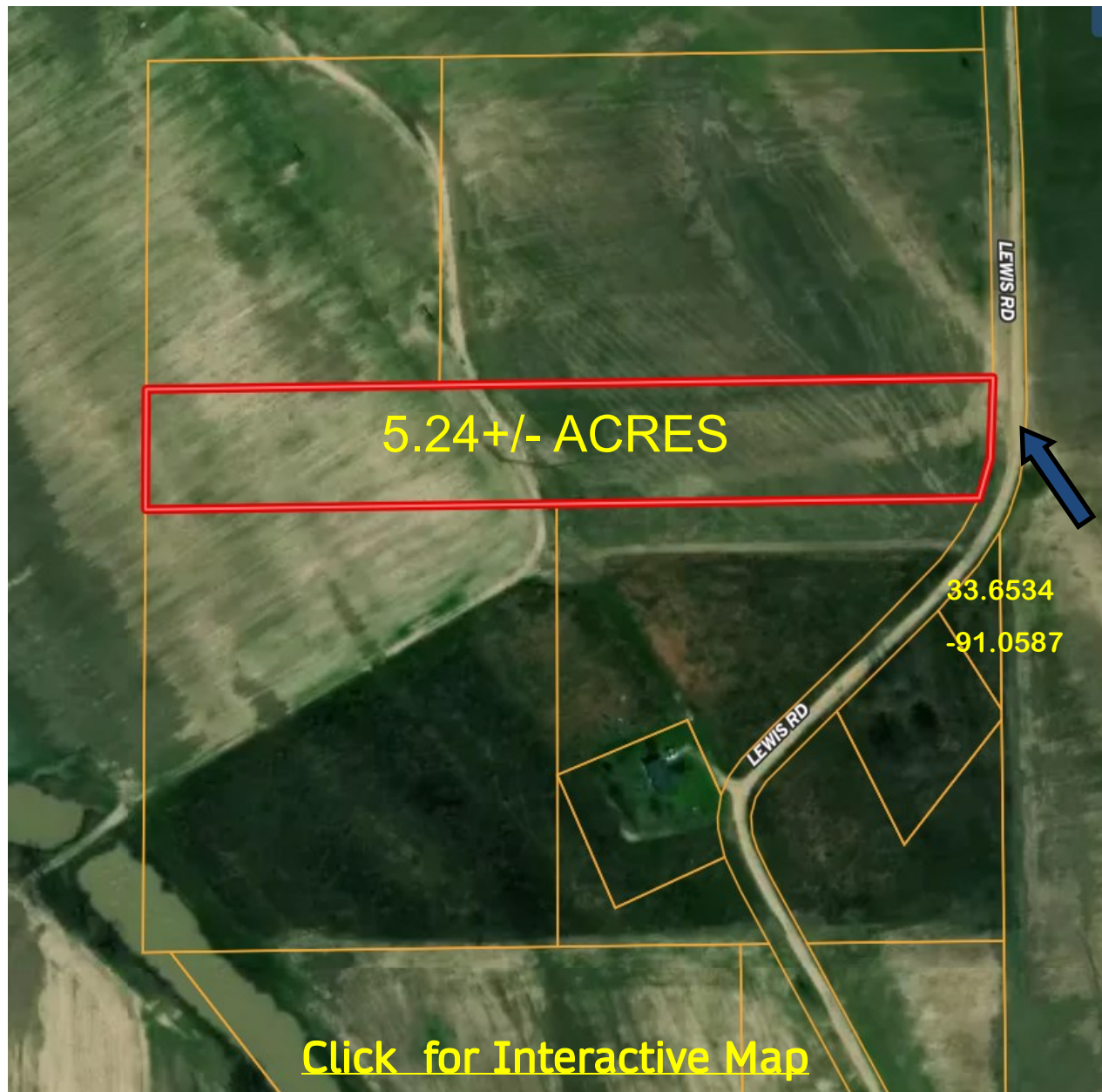
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Information is believed to be accurate but not guaranteed.





# AERIAL MAP



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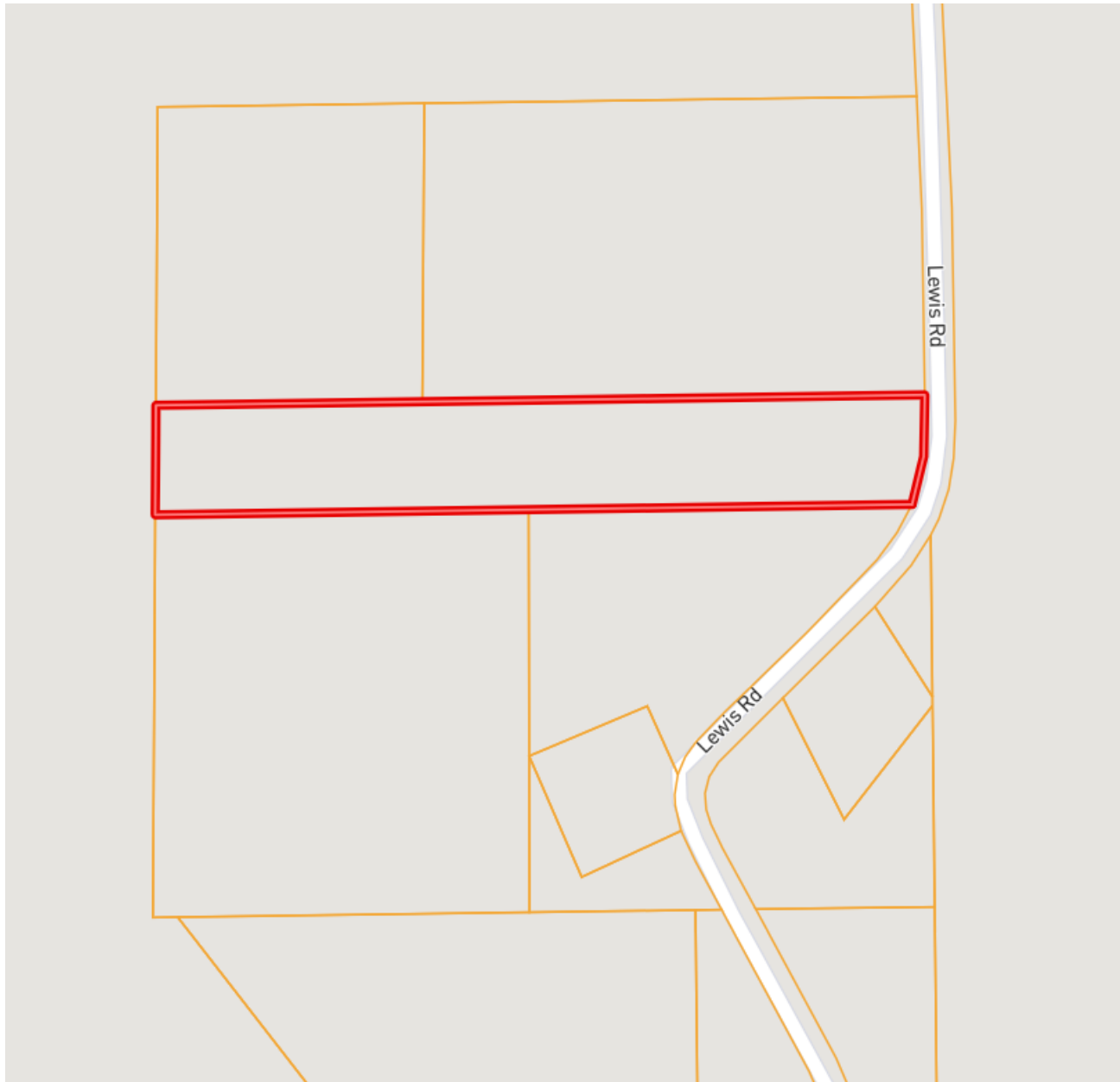
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# OWNERSHIP MAP



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# SOIL MAP



|  Boundary 5.24 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Ce	Commerce silty clay loam, 0 to 2 percent slopes, rarely flooded	2.48	47.33	0	84	2w
Bb	Bosket very fine sandy loam, 0 to 3 percent slopes (dubbs)	1.61	30.73	0	86	1
Dd	Dowling soils, overwash phases (sharkey)	0.9	17.18	0	42	5w
CeB	Commerce silty clay loam, 2 to 5 percent slopes, rarely flooded	0.25	4.77	0	87	2e
TOTALS		5.24(*)	100%	-	77.54	2.21

(\*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

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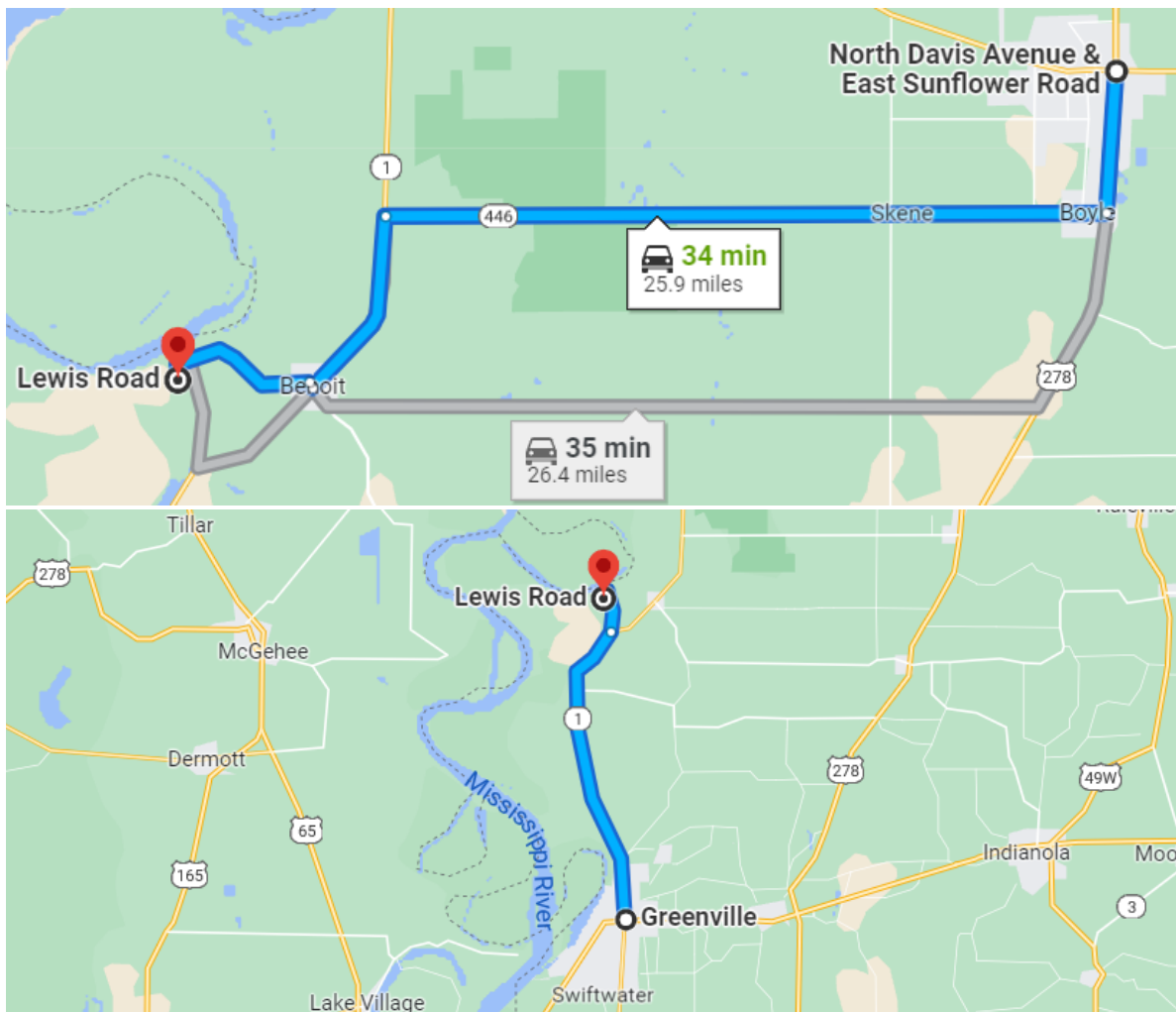


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# DIRECTIONAL MAP



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