

32.6± ACRES | \$554,200

Bolivar County Residential Development Tract

917 TOWNSHIP ROAD CLEVELAND, MISSISSIPPI 38732



**CHARLIE
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TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.



Water Available | Electricity Connected | Levelled



This 32.6± acre Bolivar County property is currently in crop production, has been leveled, and is 100% irrigated. It is adjacent to a residential development and is being sold to be developed into a subdivision or divided into large lots to construct custom homes. Being a working farm, it will provide income to the new owner while the development plans are in progress.



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AERIAL MAP



[Click Here for an Interactive Map](#)

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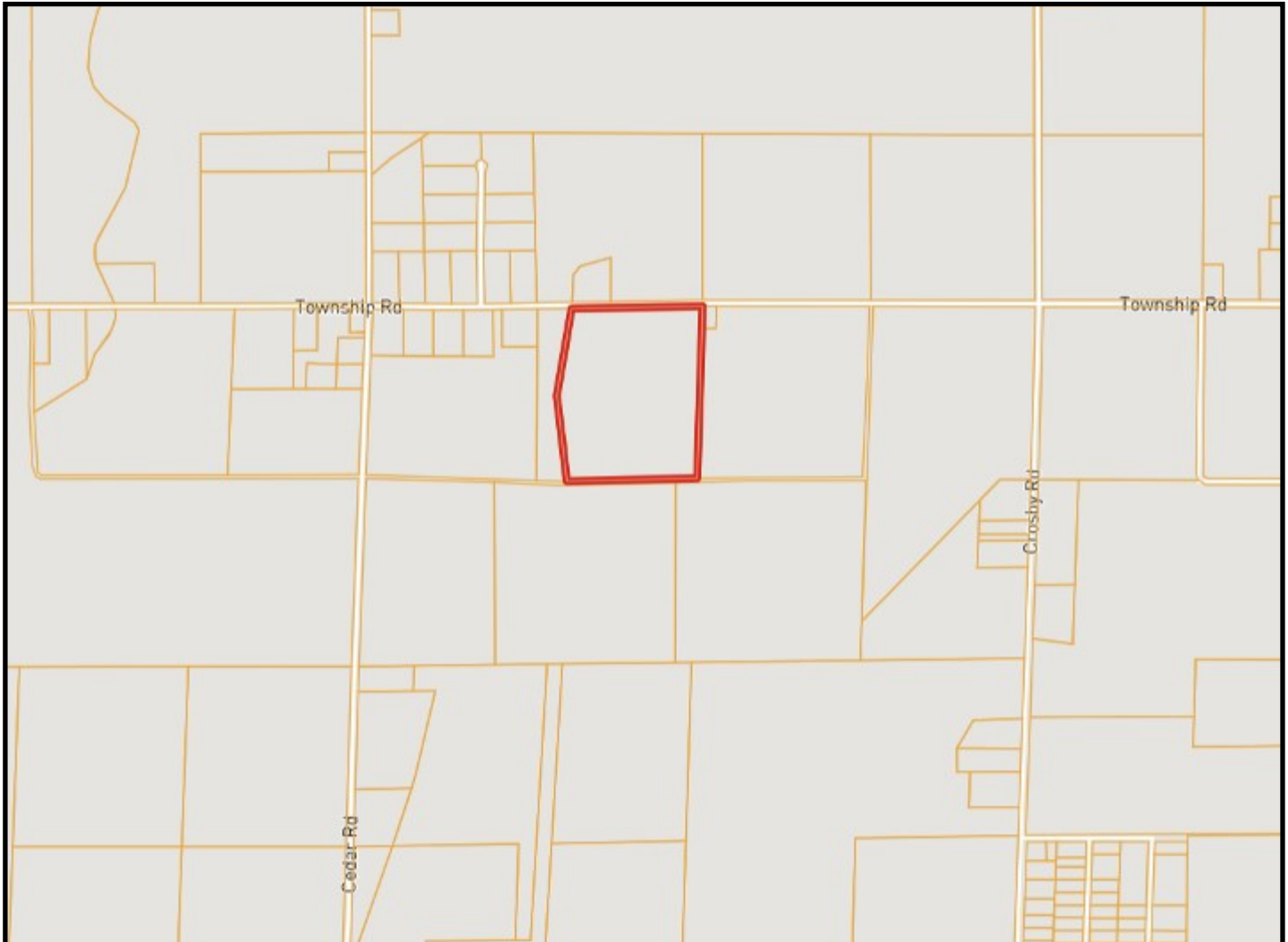
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OWNERSHIP MAP



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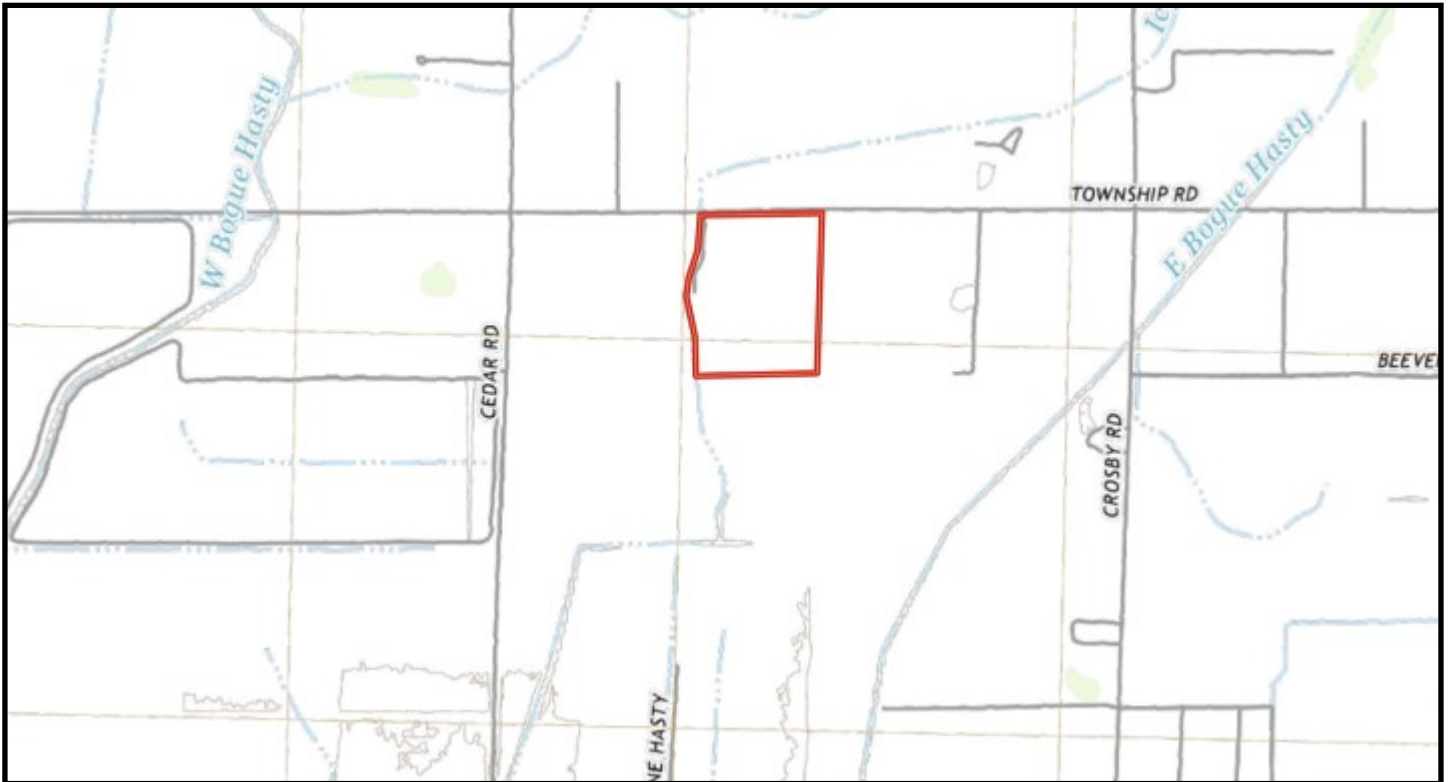
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TOPOGRAPHY MAP



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SOIL MAP



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Fa	Forestdale silt loam, 0 to 3 percent slopes	28.98	86.84	0	65	3w
Dd	Dowling soils, overwash phases (sharkey)	4.39	13.16	0	41	5w

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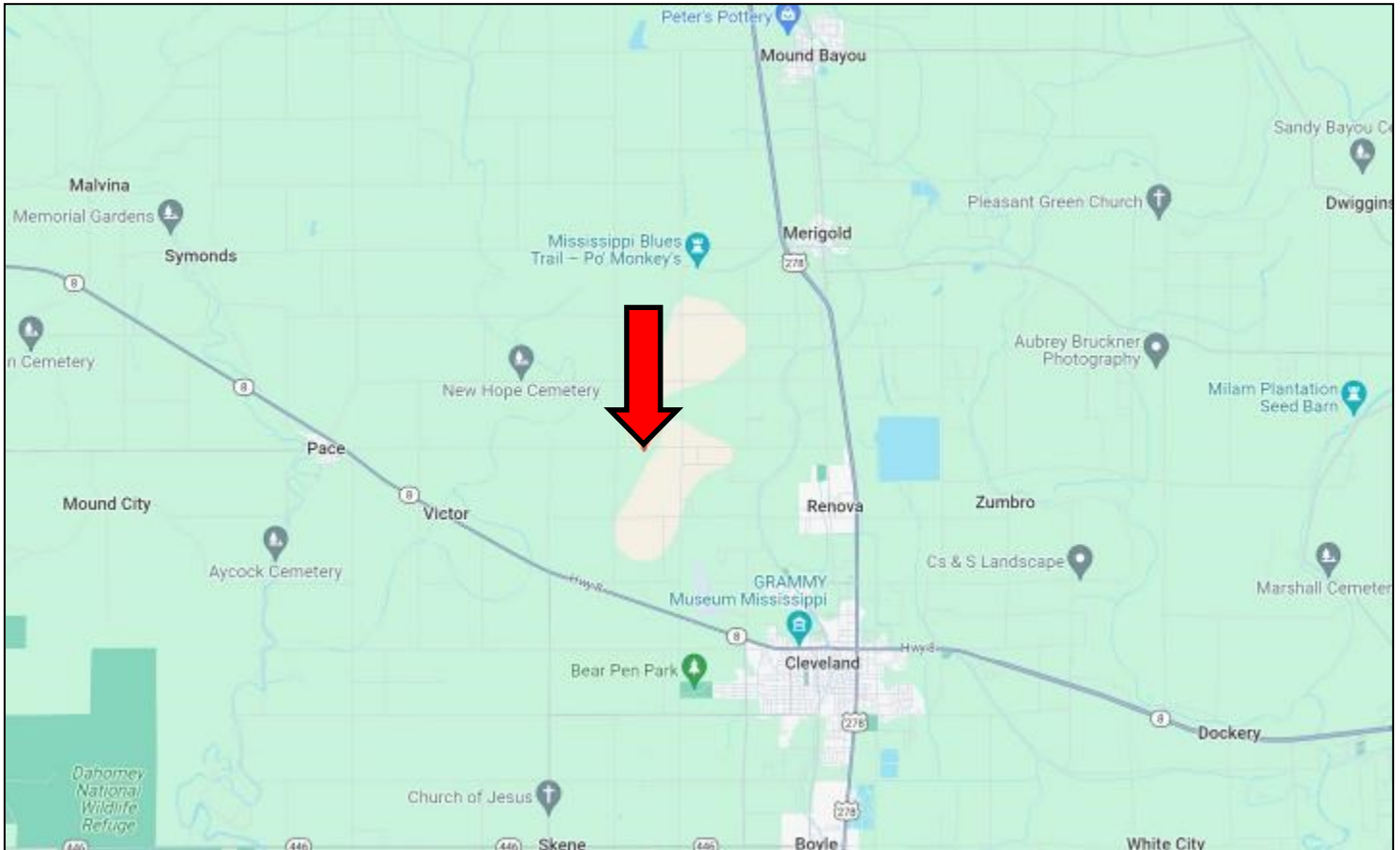
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DIRECTIONAL MAP



Directions from Cleveland, MS: Travel Hwy 8 west to Crosby Road. Travel north on Crosby Road for 2.5 miles. Turn left onto Township Road. Continue west for 0.5 miles. The property will be on the left. [GOOGLE MAP LINK](#)
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