

3 HOUSES & 1 BILLBOARD ON 2.02± ACRES | \$156,000

# 3-Property Investment Opportunity

35 Smith Road, Cleveland, Mississippi 38732 | Bolivar County



If you're considering real estate investment, this three-property sale presents an excellent opportunity. It consists of three houses situated on 2.02± acres of land, complete with additional income sources from a billboard and RV hookups. The property includes two Katrina Cottages and one duplex, all generating monthly income. Positioned along the well-traveled Hwy 8, the billboard offers exceptional visibility, making this investment even more appealing.

Call Tracey Bell to schedule a private showing! \*Agent Owned



**TRACEY  
BELL**

MANAGING BROKER

Office: 662.441.2500

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Tracey@TomSmithLand.com



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TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.



# UNIT 1

2 Bedrooms

1 Bathroom

Granite Countertops

\$550 Monthly Income



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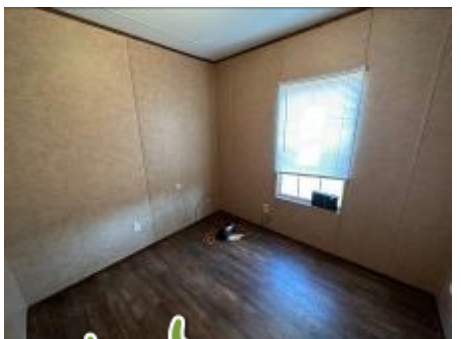
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# UNIT 2

3 Bedrooms  
2 Bathrooms  
\$650 Monthly Income



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# Billboard | Large Lot | Duplex



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# AERIAL MAP



[Click Here for an Interactive Map](#)

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# OWNERSHIP MAP



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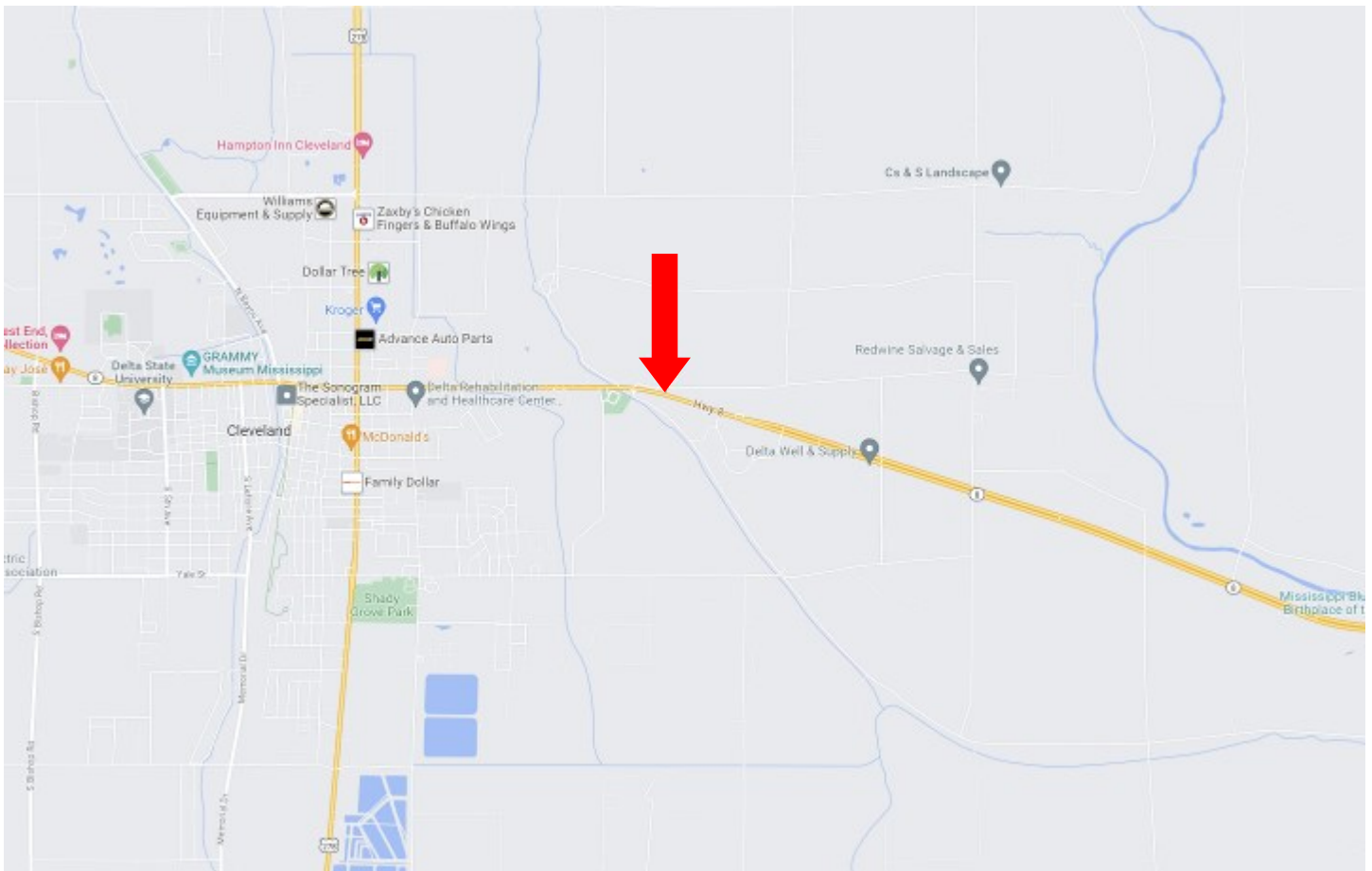
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# DIRECTIONAL MAP



**ADDRESS: 35 SMITH ROAD, CLEVELAND, MS 38632**

**Directions from the intersection of Hwy 61 and Hwy 8 in Cleveland, MS:** Travel east on HWY 8 for 1.4 miles before turning left onto Smith Road. After traveling for 0.2 miles, the destination will be on the right.

**GOOGLE MAP LINK**



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