

7.09± ACRES | \$100,000

Residential Development in Bolivar County

E. ROSEMARY ROAD, CLEVELAND, MISSISSIPPI 38732



This 7.09± acre parcel is located in Bolivar County, near the Sunflower County line. It provides an excellent opportunity for those seeking a rural lifestyle while staying within a short ten-minute drive of all that Cleveland has to offer. The property has the convenience of having both water and electricity readily available, making it an attractive option for potential home builders. This corner lot also holds promise for developers, as it can be subdivided to create multiple home sites. Just across N. Bolivar County Road, you'll notice the recent construction of several homes, underscoring the growing potential of this area. Contact Charlie to schedule your showing today!



**CHARLIE
HEINSZ**
REALTOR®

Office: 662.441.2500

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Charlie@TomSmithLand.com



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Information is believed to be accurate but not guaranteed.





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AERIAL MAP



[Click Here for an Interactive Map](#)

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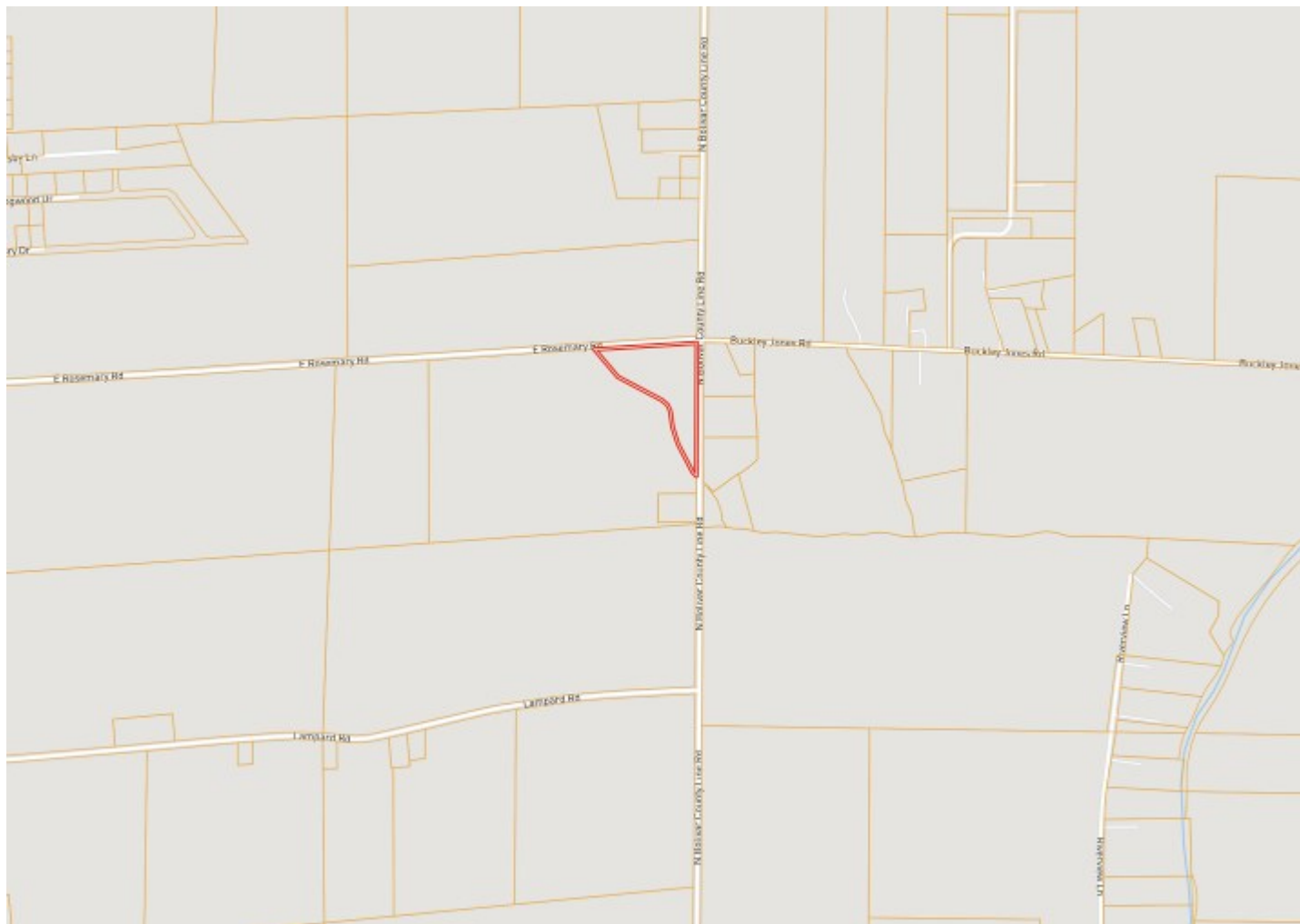
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OWNERSHIP MAP



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SOIL MAP



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Dc	Dowling clay (sharkey)	5.59	90.02	0	38	5w
Fe	Forestdale silty clay loam, 0 to 3 percent slopes	0.5	8.05	0	65	3w
Dk	Dundee silt loam, 3 to 7 percent slopes, moderately eroded, rarely flooded	0.12	1.93	0	81	4e

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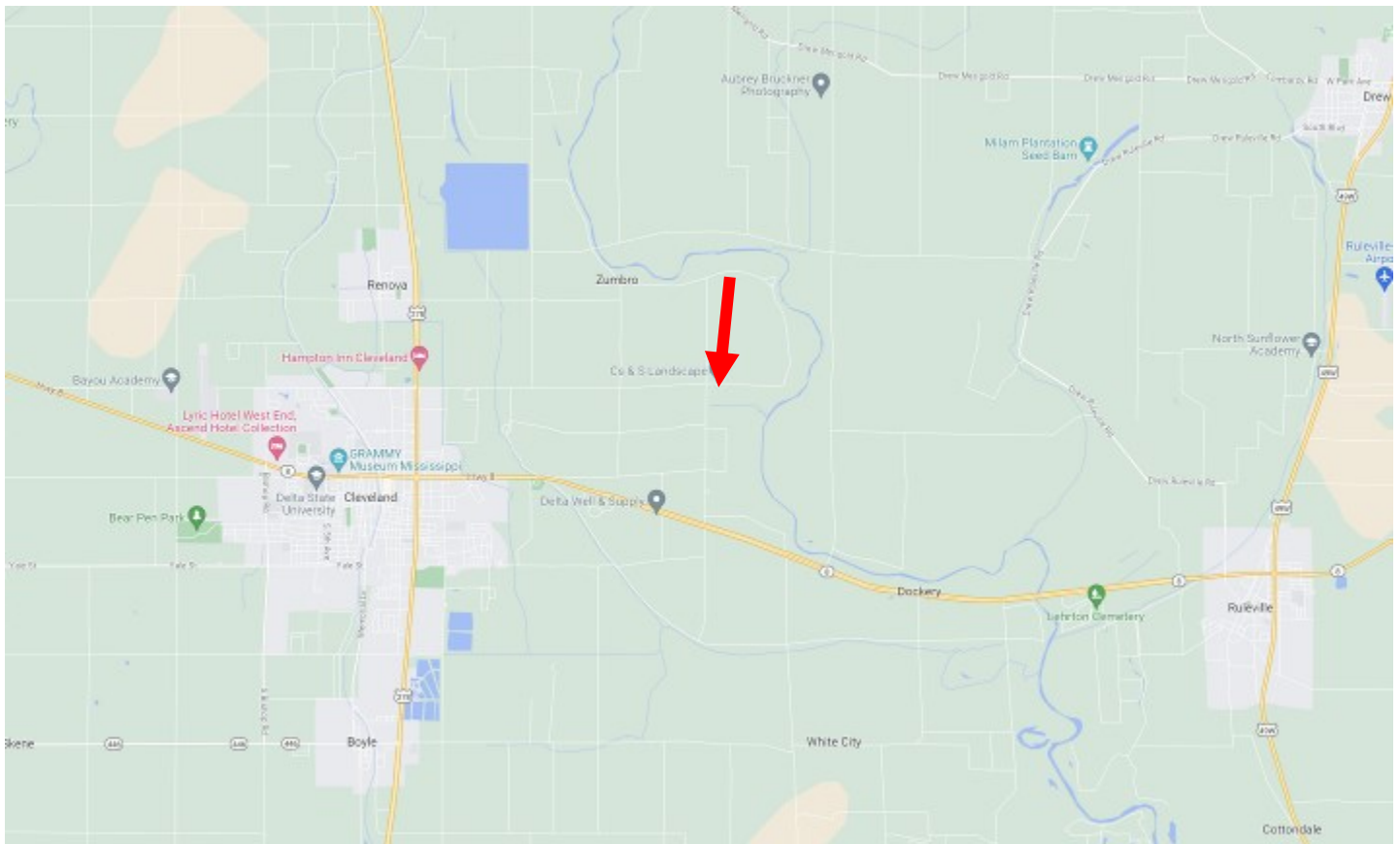
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DIRECTIONAL MAP



Directions from Cleveland, MS: Travel north on HWY 61 for 1 mile, then turn right onto E. Rosemary Road. After 3.3 miles, the property will be on your right.

[GOOGLE MAP LINK](#)



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