

INVESTMENT HOME ON A CORNER LOT IN BOLIVAR COUNTY

329 Shumate Circle Cleveland, MS 38732



\$119,000

This charming 2-story, 1,896 sq ft home features four bedrooms and two bathrooms, perfectly designed for comfort and convenience. The layout includes two bedrooms and a bathroom on each floor, offering flexibility and privacy. A small laundry room adds to the home's practicality. The house is located on a well-maintained corner lot, and it is just a short walk from Delta State University, making it an ideal investment opportunity. Currently rented, its proximity to DSU ensures a steady stream of potential tenants. Enjoy outdoor gatherings on the lovely wooden deck, perfect for grilling and socializing. Plus, sports enthusiasts will love being across the street from the DSU baseball field. Take advantage of this excellent opportunity! Call Bruce to schedule a tour today!



**BRUCE
WEST**

ALC®, ASSOCIATE BROKER
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TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.





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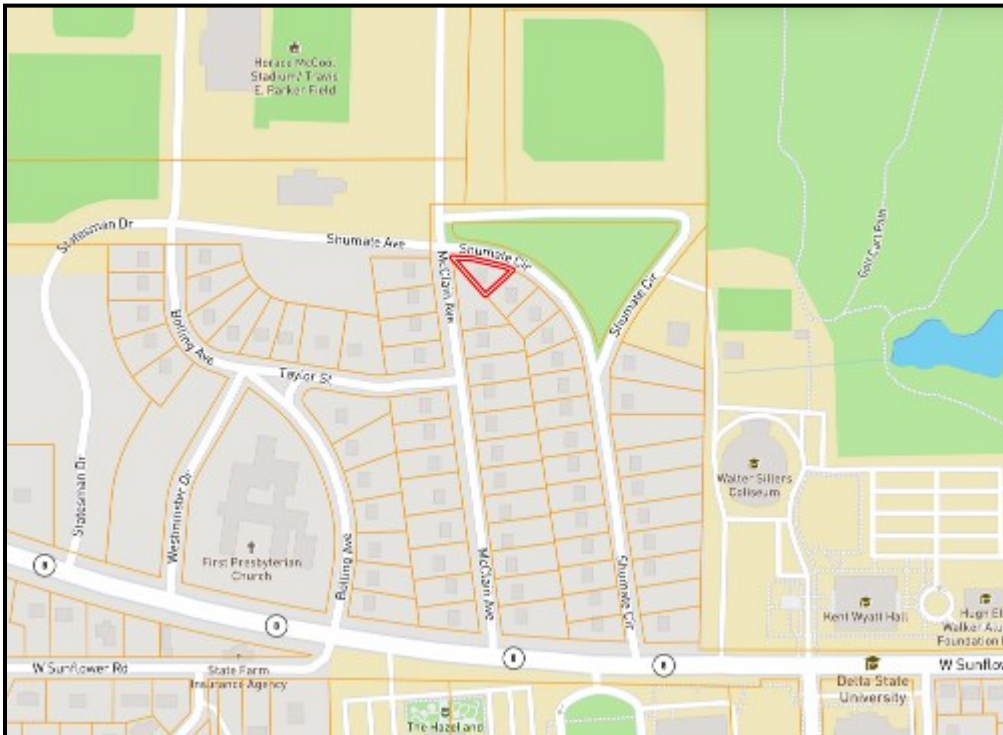
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Aerial Map



Ownership Map

[Click Here for an
Interactive Map](#)

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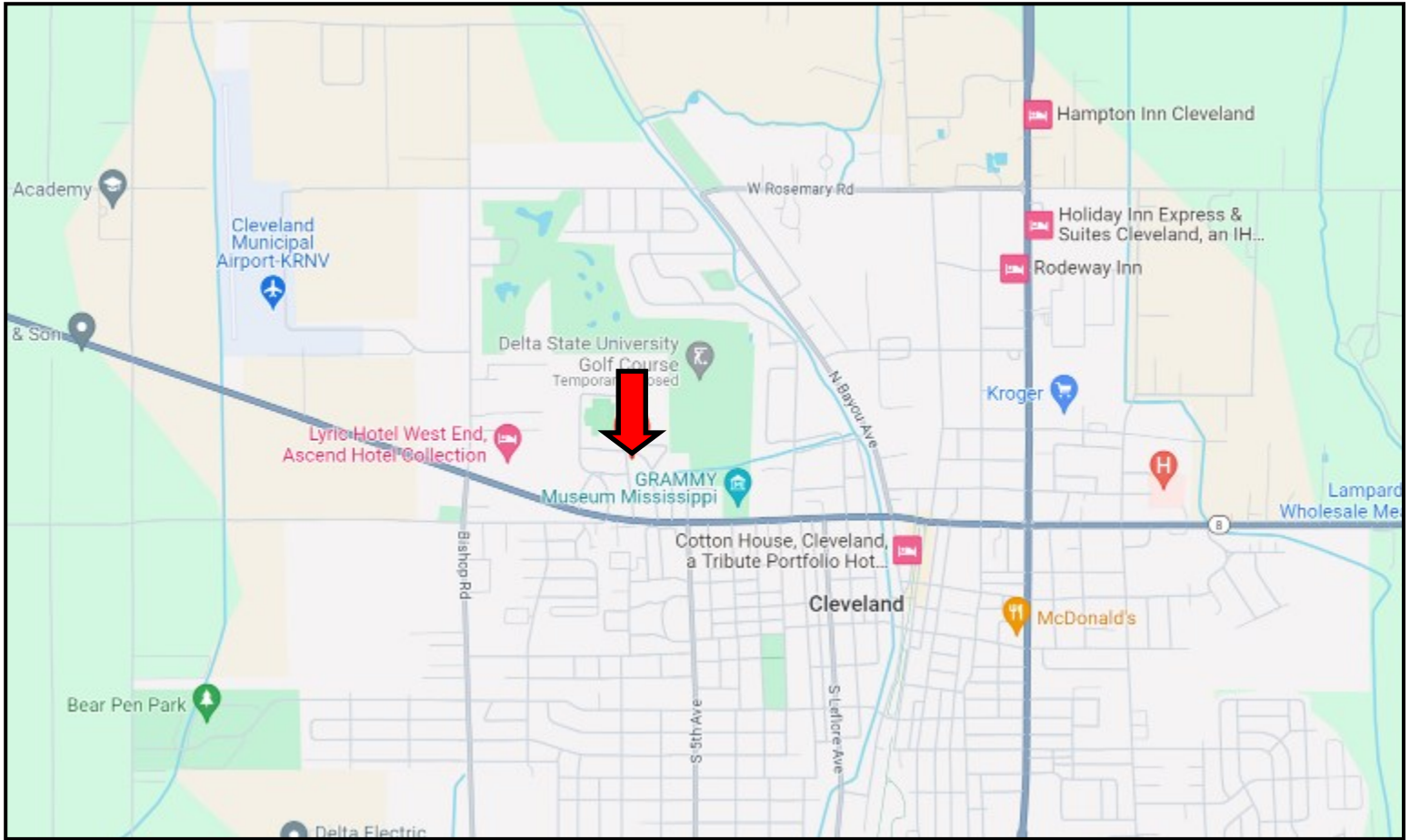


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Directional Map



Directions from the intersection of Hwy 8 and Hwy 61 in Cleveland, MS: Travel west on Hwy 8/E Sunflower Road for 1.1 miles. Turn right onto Shumate Circle. After .2 miles, the house will be on the left, on the corner of Shumate Circle and McClain Ave.
[329 Shumate Circle Cleveland, MS 38732— Google Map Link](#)



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