



21.6± Acres of Hunting & Farmland in Bolivar County

This 21.6± acre tract along Bouge Phalia, just outside of Pace, MS, offers ample road frontage on Beulah Road. Approximately 13± acres are currently under cultivation, but part of this tillable land could also be ideal for food plots during hunting season. The property's northern border is lined by Bouge Phalia, providing a natural water source that attracts abundant wildlife. With connected utilities, this property is ready for you to build a camp house or set up an RV pad. Contact Charlie Heinz today to schedule your private showing!

\$80,000



**CHARLIE
HEINSZ**
REALTOR®

Office: 662.441.2500

Cell: 662.719.7218

Charlie@TomSmithLand.com



Expect More. Get More.

A Real Estate Expert You Can Trust

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.





- DUCK HUNTING POTENTIAL ALONG BOUGE PHALIA
- 13± ACRES OF FARMLAND
- HOMESITE
- DEER HUNTING



A Real Estate Expert
You Can Trust!

CHARLIE HEINSZ
REALTOR®

O: 662.441.2500 C: 662.719.7218

Charlie@TomSmithLand.com

TomSmithLandandHomes.com



Expect More. Get More.



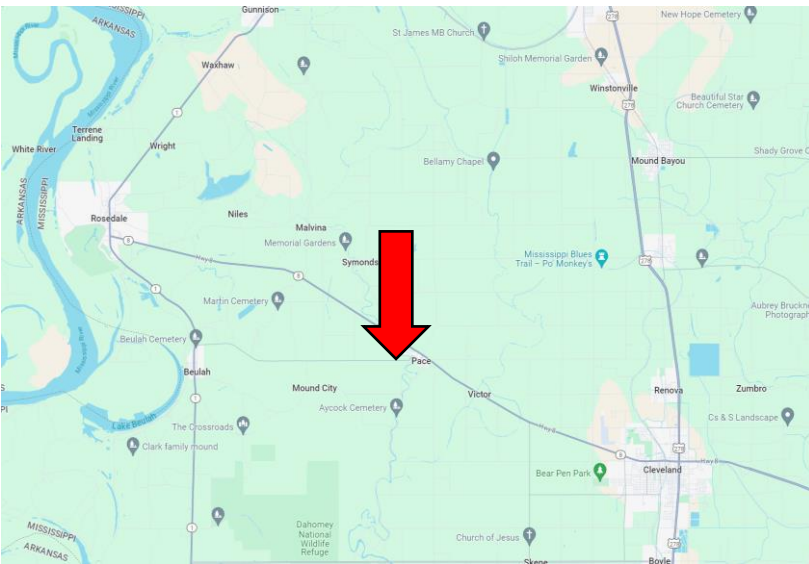


Address: 1338 Beulah Road, Beulah, MS 38726

Directions from Hwy 8 & Hwy 61 in Cleveland, MS:

Travel west on Hwy 8 for 8.1 miles. Turn left onto Jenny Washington Street, then turn right onto Kennedy Drive and travel 0.3 miles. Take a slight right onto Jenny Washington Street before taking the next left onto Beulah Road. After 0.3 miles, the property entrance will be on the right.

[Click for Google Maps](#)



**CHARLIE
HEINSZ**
REALTOR®

Office: 662.441.2500

Cell: 662.719.7218

Charlie@TomSmithLand.com



Expect More. Get More.

A Real Estate Expert You Can Trust

TomSmithLandandHomes.com