

# INVESTMENT OPPORTUNITY in Bolivar County, MS



202 Melton Rd, Beulah, MS 38726 | \$80,000

Excellent investment opportunity at 202 Melton Rd in Beulah, MS. This property is priced at \$80,000 and sits on 1.21 acres of land. It includes seven trailers and is within walking distance of a gas station/convenience store where you can buy groceries. Five of the seven trailers are currently under a lease-to-own agreement and are paying \$250.20 each. Six trailers have two beds and one bath; the last has a three-bed two bath. Tenants are responsible for paying the city of Beulah directly \$50 per month for water. Additionally, tenants are responsible for setting up and paying for electricity with Entergy.



**ANTHONY  
STEEN**

REALTOR®

Office: 662.441.2500

Cell: 662.645.5151

Anthony@TomSmithLand.com



Expect More. Get More.

**A Real Estate Expert You Can Trust**

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.





# A Real Estate Expert *You Can Trust!*

**ANTHONY STEEN**  
REALTOR®

O: 662.441.2500 C: 662.645.5151

Anthony@TomSmithLand.com

TomSmithLandandHomes.com

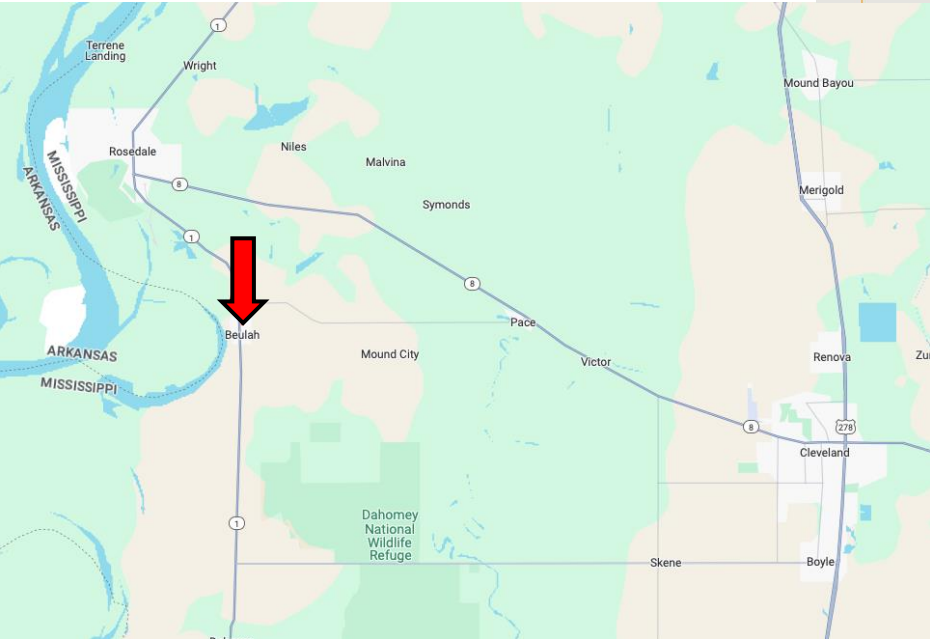


Expect More. Get More.



# MAPS

[Click for the Interactive Map](#)



**Address:** 202 Melton Rd, Beulah, MS 38726

**Directions from US-61 & MS-8, Cleveland,**

**MS:** Travel west on MS-8 W for 8.8 miles.

Turn left onto Jenny Washington St. and travel 0.5 miles. Turn left onto Beulah Rd and travel 7 miles. Turn left onto Railroad Ave. and travel 0.5 miles.

Turn right onto Main St. and travel 203 feet. Turn right onto Melton Rd. After 49 feet, the property will be on both sides of the road. [Google Map Link](#)



**ANTHONY  
STEEN**

REALTOR®

Office: 662.441.2500

Cell: 662.645.5151

Anthony@TomSmithLand.com



Expect More. Get More.

**A Real Estate Expert You Can Trust**

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.

