

# INVESTMENT OPPORTUNITY



85 Noblin Road, Cleveland, MS 38732

\$40,700

This 3-bedroom, 1-bathroom home offers incredible potential! The spacious living room seamlessly connects to the kitchen, making it ideal for entertaining. This property could become a wonderful home or investment opportunity with a few updates, new appliances, and a roof replacement. This USDA property is sold "As-Is, Where-Is," with the title conveyed via Quitclaim Deed. Buyers must sign a Hold Harmless form before entering the property. For more details or to make an offer, visit [www.Homes4purchase.com](http://www.Homes4purchase.com). Contact Abby Abernathy today to schedule your private showing!



ABBY  
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TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.





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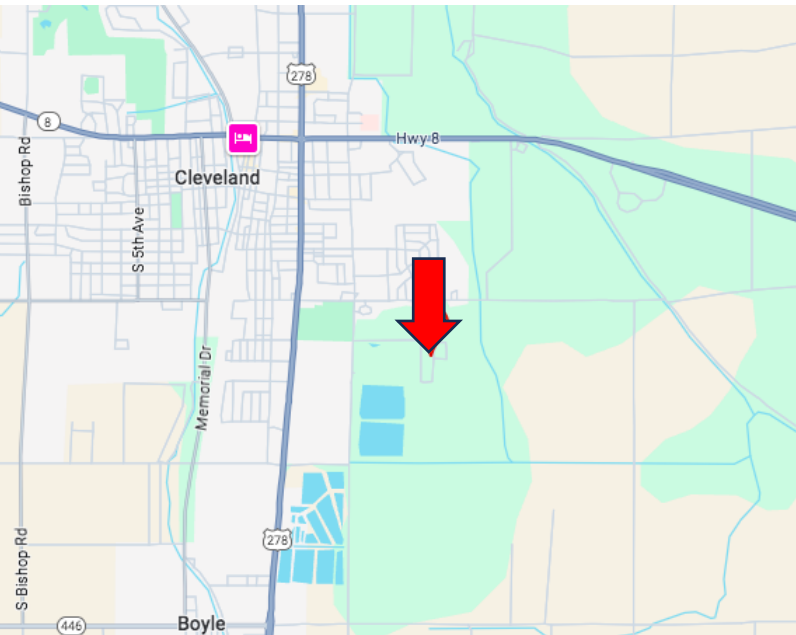
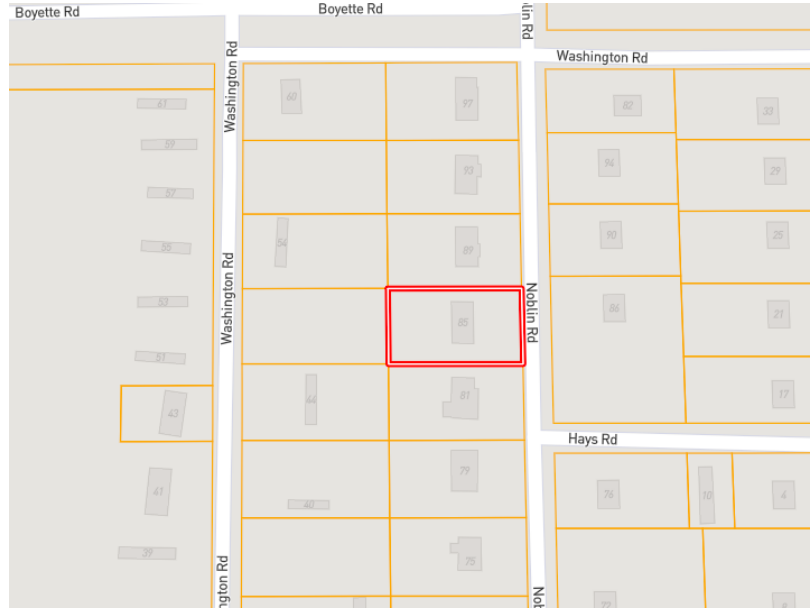
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# MAPS | [Click for Interactive Map](#)



## Directions from the Intersection of HWY 8 and HWY 61 in Cleveland:

Travel south on HWY 61 for 1.1 miles. Turn left on White Rd. and travel 0.8 miles. Turn right onto Noblin Road. After 0.3 miles, the home will be on your right.

**85 Noblin Road, Cleveland, MS 38732**  
[Click for Google Maps](#)



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