

# Move-In Ready Home on 0.66± Acre Lot in Bolivar County, MS 8 Pecan Drive, Cleveland, MS 38732 | \$115,000



This 1,321± SF home is situated on a 0.66± acre lot and features three bedrooms and 1.5 bathrooms in Bolivar County, MS. The spacious living room features built-in shelves and seamlessly flows into the kitchen. The kitchen is equipped with an electric range, dishwasher, trash compactor, and stainless-steel refrigerator. The window above the sink overlooks the backyard, which borders an open field. Off the dining room is a spacious mudroom with access from the carport to create convenience. The full bath is in the hallway, allowing easy access to all the bedrooms. The primary bedroom features a half bathroom. The home has had a new roof installed and an HVAC system replaced approximately one year ago. If you want to live outside the city limits on a quiet street, this home is for you! To see the appeal of this home for yourself, call Tracey Bell or Abby Abernathy to schedule your private showing!



**TRACEY BELL**  
MANAGING BROKER

O: 662.441.2500 | C: 662.719.4720  
Tracey@TomSmithLand.com



Expect More. Get More.



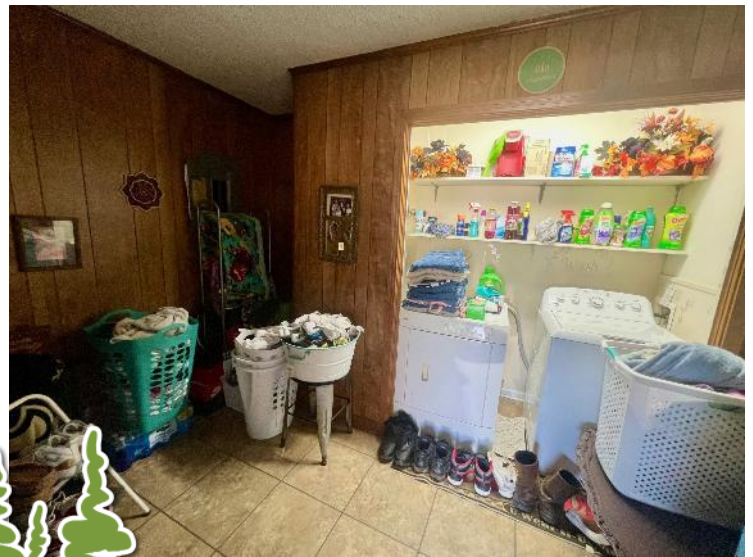
**ABBY ABERNATHY**  
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Information is believed to be accurate but not guaranteed





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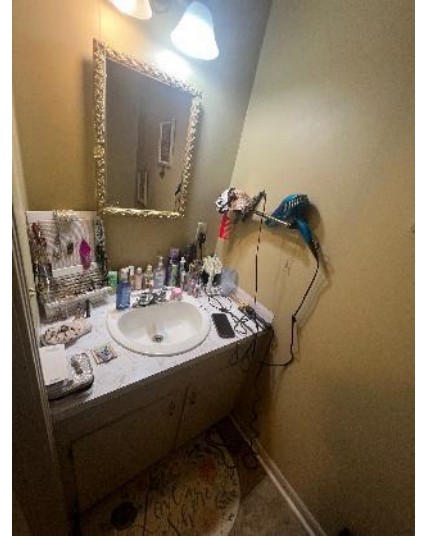
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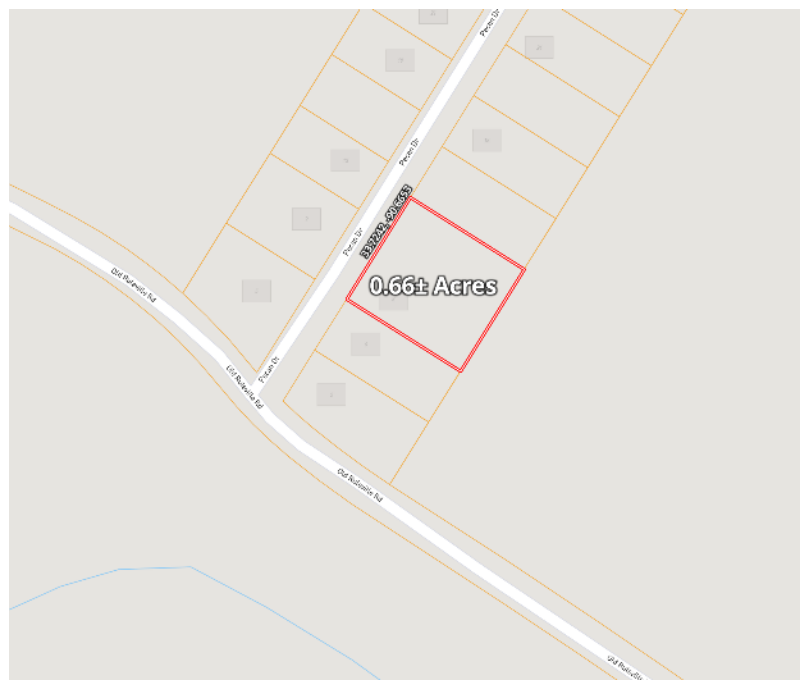
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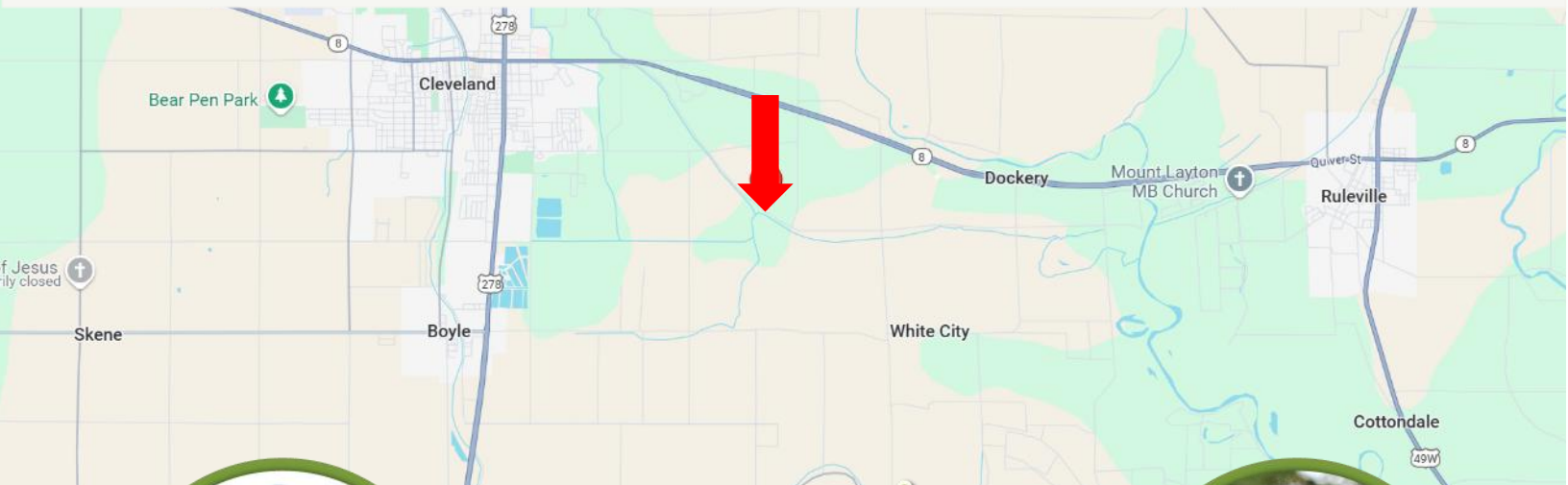




**Directions from Hwy 8 & Hwy 61 in Cleveland:** Travel east on Hwy 8 for 1.4 miles. Turn right onto Old Ruleville Road and travel for 2.2 miles. Turn left onto Pecan Drive. The home will be on your right after 223 feet.

**Address: 8 Pecan Drive, Cleveland, MS 38732**

**Google Maps Link**



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