

Spacious Sunflower County Property

15.34± Acres & a Pool

\$465,000



197 Hwy 8, Cleveland, MS 38732

Welcome to your dream property in Sunflower County at 197 Hwy 8, Cleveland, MS! This incredible property includes 15.34± acres and is fully fenced with a sturdy 6-foot metal fence and electric gate, providing security and peace of mind. The property features a ready-to-build house site, complete with over 6,000 square feet of concrete already poured, making it ideal for your new home. Enjoy the luxury of a large working pool that is perfect for relaxing or entertaining. The backyard is a true retreat, complete with a pier that extends over the Sunflower River and a small pond. The house site offers 4 bedrooms and 3 bathrooms, providing plenty of room for family and guests. Additional features include a 2-car garage and a mother-in-law suite, making this property perfect for multi-generational living or visitors. Don't miss this opportunity to own a peaceful retreat with plenty of space! Call or text Anthony Steen today to schedule a viewing!



**ANTHONY
STEEN**

REALTOR®

Office: 601.898.2772

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.





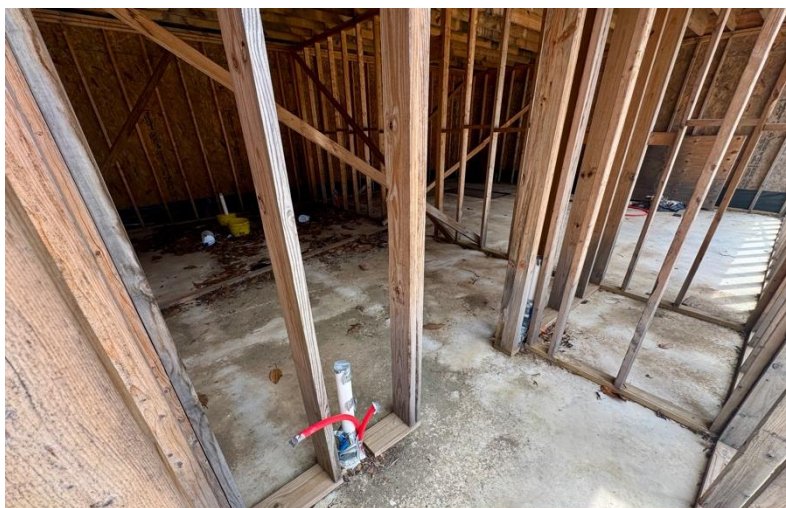
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AERIAL MAP

[Click for the Interactive Map](#)



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OWNERSHIP MAP



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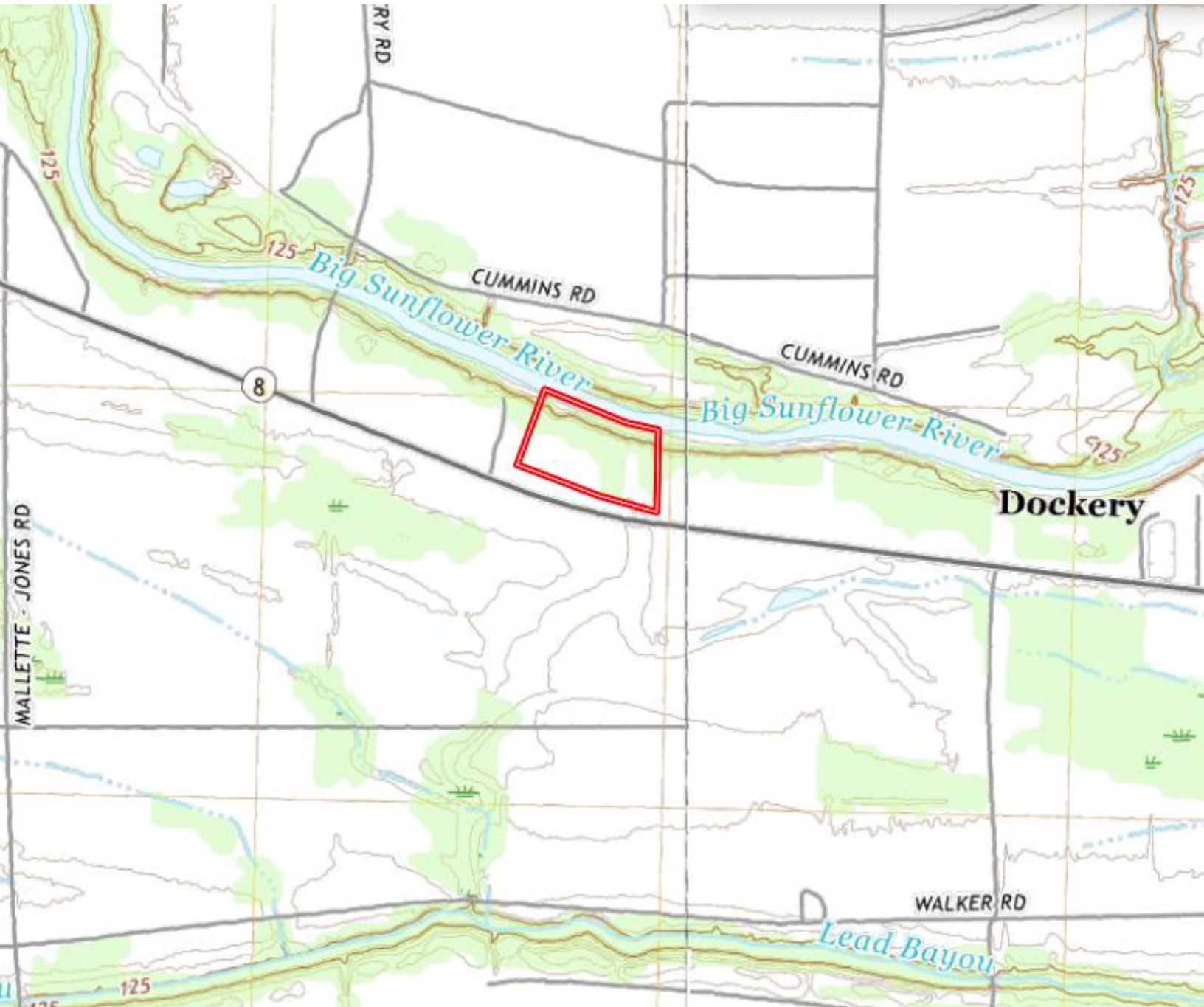


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TOPOGRAPHY MAP



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SOIL MAP



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Ds	Dundee very fine sandy loam, 0 to 3 percent slopes, rarely flooded	12.25	77.14	0	88	2e
Fb	Forestdale silt loam, 0.5 to 3 percent slopes	3.09	19.46	0	65	3w
W	Water	0.29	1.83	0	-	-
Dc	Dowling soils, overwash phases (sharkey)	0.25	1.57	0	43	4w
TOTALS		15.88(*)	100%	-	81.21	2.23

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

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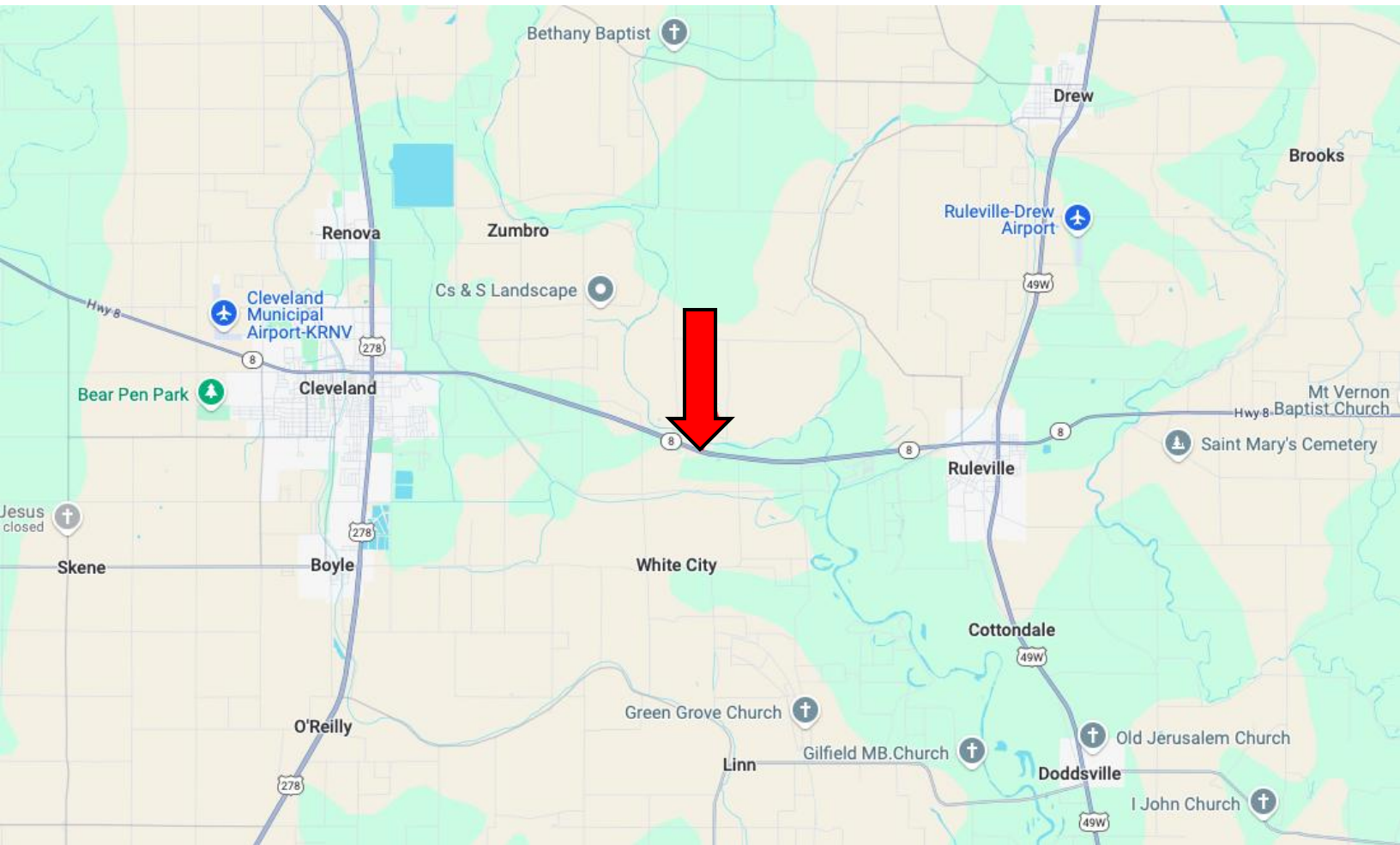
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DIRECTIONAL MAP



Address: 197 Hwy 8, Cleveland, MS 38732

Directions from US-278 & MS-8, Cleveland, MS: Travel east on MS-8 E for 5.6 miles. Make a U-turn. After 0.3 miles, the property will be on the right. **[Google Map Link](#)**



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