

**13.32± Acres**  
**Bolivar County, MS**  
**\$200,000**



**SMALLTOWN**  
HUNTING PROPERTIES  
& REAL ESTATE<sup>SM</sup>

Office 769-888-2522

# Property Profile

## Braline Cove 13.32± Acres

### Location:

- Bolivar County, MS
- 721 Braline Cove, Cleveland, MS

### Coordinates:

- 33.763156, -90.729794

### Property Information:

- 13.32± Acres
- Six Lots Ready for Building
- 9± Acres in Soybeans
- 6± Acres Zoned Residential
- 6± Acres Zoned Agricultural
- City Water and Sewer
- 260' Rosemary Rd Frontage

### Property Use:

- Rental Income
- Investment
- Development
- Agriculture

### Tax Information: 2022

- Parcel #: 33089000002701 \$115.96
- Parcel #: 33089000002702 \$86.04
- Parcel #: 33080610000900 \$99.56
- Parcel #: 33080610001000 \$99.56
- Parcel #: 33080610001100 \$99.56
- Parcel #: 33080610001200 \$99.56
- Parcel #: 33080610002100 \$186.65



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**BILLY CARPENTER**

LAND SPECIALIST

C: 662-820-2007

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701 W. Sunflower Rd - Cleveland, MS 38732

[smalltownproperties.com](http://smalltownproperties.com)

Information is believed to be accurate but not guaranteed.



Discover the exceptional potential of this 13.32± acre property on the outskirts of Cleveland, in Bolivar County Mississippi. Situated within the city limits on Braline Cove, this tract of land presents a unique blend of investment and development opportunities. Currently 9± acres of the 13.32± acres is planted to soybeans.

The property consists of 6± acres of residential zoning, 6± acres of agricultural zoning and 6 prepared lots ready for development. Whether envisioning a residential neighborhood or a mixed-use community, the land and existing infrastructure provide a solid foundation for bringing your development ideas to life. This property offers frontage on Rosemary Rd and city water and sewer are already on site.

With its strategic location, existing amenities, and diverse zoning, this 13.32± acre property is poised to become a significant asset for both investors and developers. Call Billy Carpenter to schedule your private showing today!



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[MapRight Link](#)



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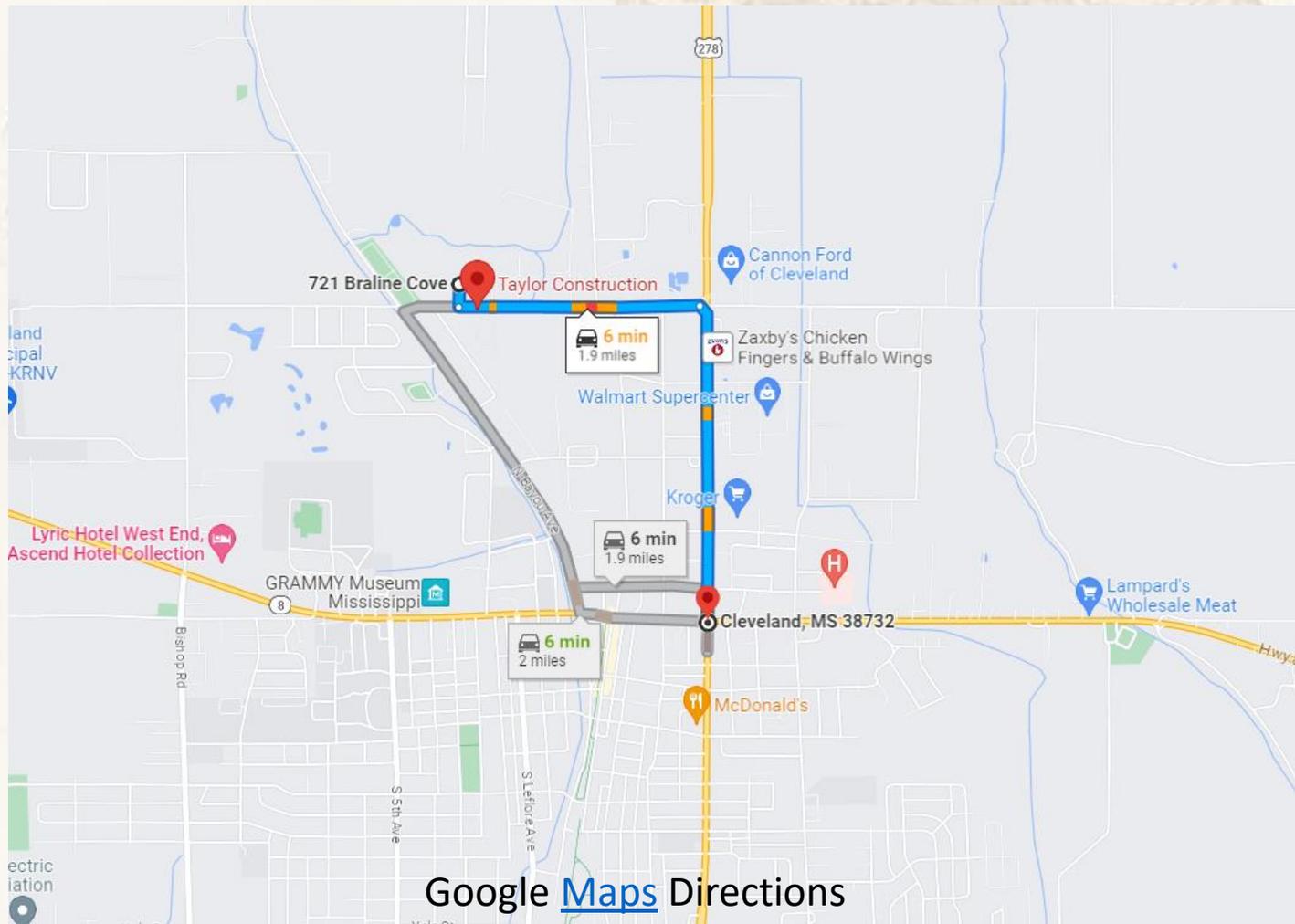
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From the intersection of Hwy 8 & 61: Travel North one mile and turn left onto E Rosemary Rd. Continue West for .8 miles and Braline Cove will be on your right.



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