



**9± ACRES**  
**BOLIVAR COUNTY, MS**

**\$65,000**



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

OFFICE (662) 846-1425

# THE BOLIVAR 9

# PROPERTY PROFILE

## LOCATION:

- Bolivar County, MS
- McKnight Road, Renova, MS

## COORDINATES:

- 33.776651, -90.718493

## PROPERTY INFORMATION:

- Renova City Water
- Electricity at the Road
- Zoned Agriculture
- 9± Acres in the City Limits

## PROPERTY USE:

- Farm
- Investment
- Development

## TAX INFORMATION:

2023 - \$119.83

- Parcel #: 33-04-900-00-05801



**HENRY MOSCO** | MANAGING BROKER  
C: 662-719-7167 | henry@smalltownproperties.com



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**BILLY CARPENTER** | LAND SPECIALIST  
C: 662-820-2007 | billy@smalltownproperties.com

# WELCOME TO THE BOLIVAR 9

TAKE A LOOK AT THIS 9± ACRE PROPERTY SITUATED WITHIN THE CITY LIMITS OF CLEVELAND, MS. The Bolivar County tract offers loads of potential and presents a unique blend of investment and development opportunities. Currently, the land is in agriculture production but could be developed for residential or commercial uses.

The land is located just off Highway 61 on McKnight Road. Community water is established and electricity is available at the road. The property is currently zoned agricultural. Additional acreage is available!

For additional information and to schedule a showing, contact **Billy Carpenter** or **Henry Mosco** today. Owner/Agent



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701 W. Sunflower Rd - Cleveland, MS 38732 | O: 662-846-1425 | [smalltownproperties.com](http://smalltownproperties.com) Information is believed to be accurate but not guaranteed.

9 ± ACRES

BOLIVAR COUNTY, MISSISSIPPI

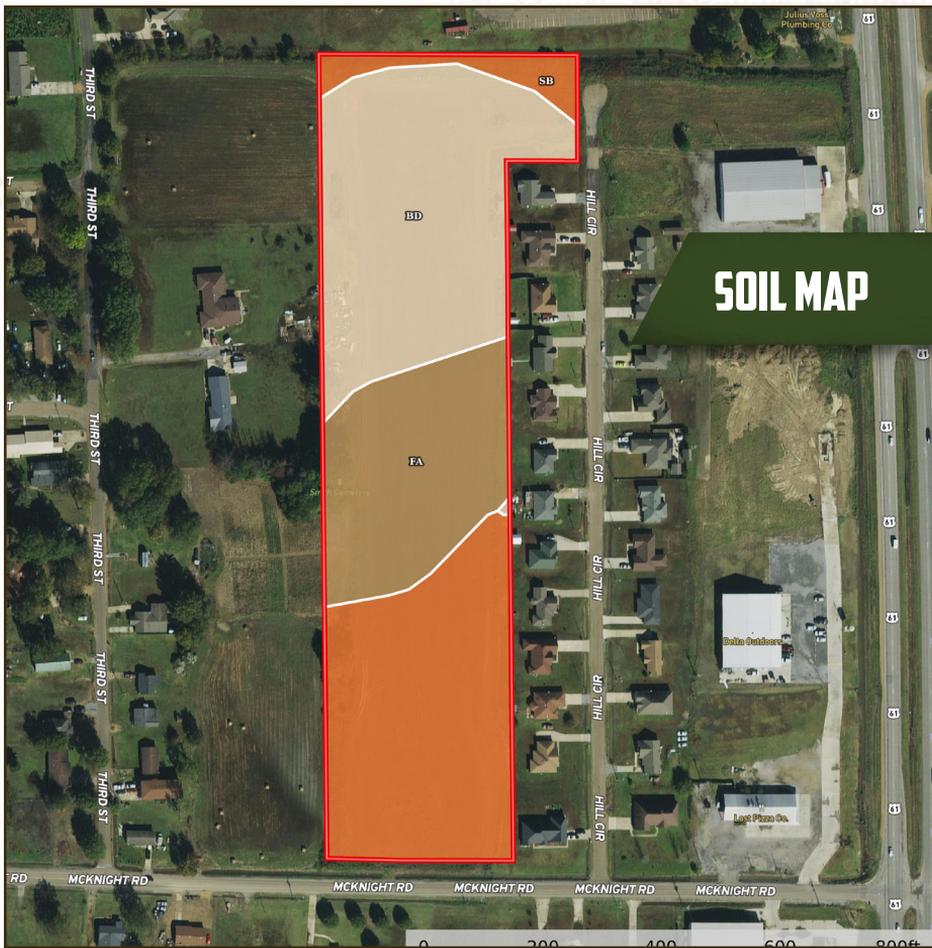


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John Smith  
Plumbing, Inc.



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Sb	Sharkey clay, 0.5 to 3 percent slopes, rarely flooded	3.99	38.48	0	47	4w
Bd	Brittain silt loam, 0 to 3 percent slopes (forestdale)	3.94	37.99	0	65	3w
Fa	Forestdale silt loam, 0 to 3 percent slopes	2.44	23.53	0	65	3w
TOTALS		10.37	100%	-	58.07	3.38



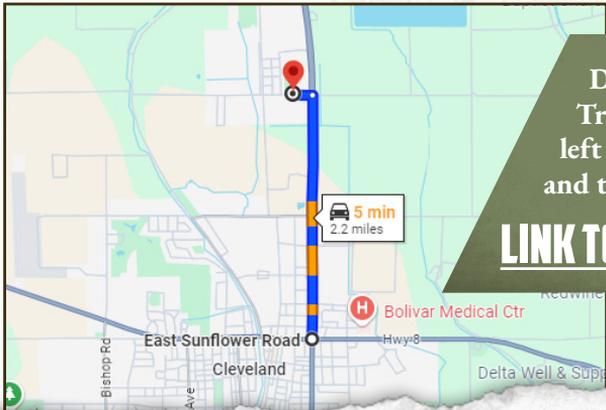
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Directions from Highway 8 & 61:  
Travel north for two miles and turn left onto McKnight Road. Go .2 miles and the property will be on your right.

**LINK TO GOOGLE MAP DIRECTIONS**



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