



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

**60± ACRES**  
**BOLIVAR COUNTY, MS**  
**\$690,000**



OFFICE (769) 888-2522 | [WWW.SMALLTOWNPROPERTIES.COM](http://WWW.SMALLTOWNPROPERTIES.COM)

# THE BOLIVAR 60

## PROPERTY PROFILE

### LOCATION:

- Bishop Road  
Cleveland, MS 38732
- Bolivar County

### COORDINATES:

- 33.71664, -90.74142

### PROPERTY USE:

- Development
- Agriculture
- Investment

### PROPERTY INFORMATION:

- 60± Acre Lot
- Currently in Row Crop Production
- Outside the City Limits
- Utilities Accessible
- Electric Well
- 980' Frontage on Bishop Road
- 165' Frontage on Laughlin Road

### TAX INFORMATION:

- 2024 – \$860.85
- Parcel #: 33-32-900-00-00601



**MICHAEL OSWALT, ALC** | PRINCIPAL BROKER  
C: 662-719-3967 | michael@smalltownproperties.com

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

Information is believed to be accurate but not guaranteed.

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# WELCOME TO THE BOLIVAR 60

A DEVELOPMENT OPPORTUNITY AWAITS ON THIS 60± ACRE TRACT LOCATED JUST OUTSIDE THE CITY LIMITS OF CLEVELAND, MS. The property offers endless possibilities for development, residential use, agriculture, or investment. The land is situated in one of Cleveland's most desired locations for residential lots. This tract would be able to accommodate various size lots, from traditional to oversized lots. With road frontage on both Bishop Road and Laughlin Road, this property offers excellent access and visibility. Currently, the land is being leased and farmed, presenting a source of income while you decide on its future use. Utilities are available, and an electric well is already in place. Whether you're looking to develop or expand agricultural operations, this land provides the perfect landscape to accomplish your goals.

**Give Billy Carpenter or Michael Oswalt a call to discuss all the possibilities this tract has to offer.**



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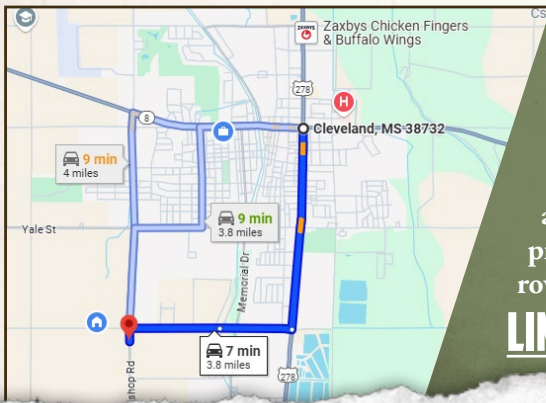
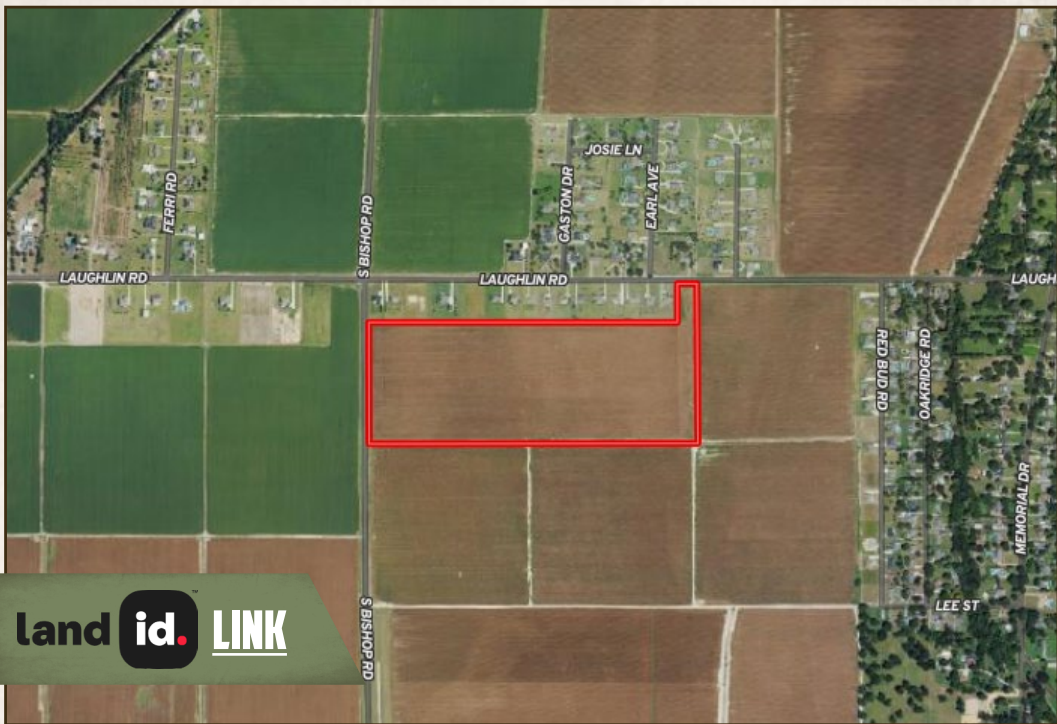
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Directions From the Intersection of Highway 8 and Highway 61 in Cleveland, MS: Travel 2 miles south on Highway 61 and turn right onto Laughlin Road. Continue 0.7 miles and turn right onto Bishop Road. The property will be on the left, behind the row of houses.

**[LINK TO GOOGLE MAP DIRECTIONS](#)**



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