



# SMALLTOWN

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

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



OFFICE (662) 846-1425 | [WWW.SMALLTOWNPROPERTIES.COM](http://WWW.SMALLTOWNPROPERTIES.COM)

# THE BOLIVAR 5.55

## PROPERTY PROFILE

### LOCATION:

- Laughlin Road  
Cleveland, MS 38732
- Inside the City Limits
- Bolivar County

### COORDINATES:

- 33.72018, -90.72559

### PROPERTY USE:

- Agriculture
- Residential
- Commercial

### PROPERTY INFORMATION:

- 5.55± Acres
- 190' X 1280' Lot
- 190' Frontage  
on Laughlin Road
- Currently Zoned Agriculture

### TAX INFORMATION:

2023 - \$304.64

- Parcel Id:  
33-28-900-00-09400



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



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



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



# WELCOME TO THE BOLIVAR 5.55

INTRODUCING A 5.55± ACRE LOT IN THE CITY LIMITS OF CLEVELAND IN BOLIVAR COUNTY, MS. Currently, the land is in row crop production, but it could be used as residential or commercial, pending city approval. The land offers 190' of frontage on Laughlin Road and is situated directly across from Helena Chemical Company.

To schedule a private tour, call  
**Billy Carpenter or Henry Mosco today.**



**HENRY MOSCO** | MANAGING BROKER  
C: 662-719-7167 | [henry@smalltownproperties.com](mailto:henry@smalltownproperties.com)

**BILLY CARPENTER** | LAND SPECIALIST  
C: 662-820-2007 | [billy@smalltownproperties.com](mailto:billy@smalltownproperties.com)

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.



5.55± ACRES

BOLIVAR COUNTY, MISSISSIPPI



**HENRY MOSCO** | MANAGING BROKER  
C: 662-719-7167 | [henry@smalltownproperties.com](mailto:henry@smalltownproperties.com)

**BILLY CARPENTER** | LAND SPECIALIST  
C: 662-820-2007 | [billy@smalltownproperties.com](mailto:billy@smalltownproperties.com)

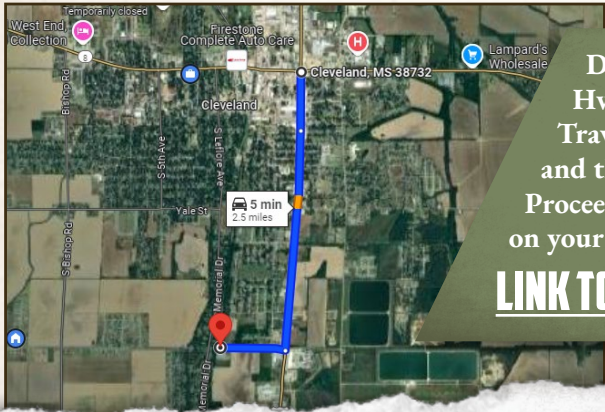
701 W. Sunflower Rd - Cleveland, MS 38732 | O: 662-846-1425 | [smalltownproperties.com](http://smalltownproperties.com) Information is believed to be accurate but not guaranteed.



5.55± ACRES

BOLIVAR COUNTY, MISSISSIPPI

land id. LINK



Directions From the Intersection of Hwy 8 and Hwy 61 in Cleveland, MS:  
 Travel south on HWY 61 for 2 miles and the turn right onto Laughlin Road.  
 Proceed for 0.5 miles and the land will be on your right.

**LINK TO GOOGLE MAP DIRECTIONS**



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



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



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