



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

**66± ACRES**  
**WASHINGTON COUNTY, MS**  
**\$535,000**



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

# THE WASHINGTON 66

## PROPERTY PROFILE

### LOCATION:

- East Alexander Street  
Greenville, MS 38703
- Washington County
- 35± Miles SW of Cleveland
- 115± Miles NW of Madison
- 150± Miles S of Memphis, TN

### COORDINATES:

- 33.4078, -91.0142

### PROPERTY USE:

- Potential Residential
- Development
- Investment



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**BILLY CARPENTER**

LAND SPECIALIST

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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.

# WELCOME TO THE WASHINGTON 66

**WELCOME TO THE WASHINGTON 66, LOCATED WITHIN THE CITY LIMITS OF GREENVILLE IN WASHINGTON COUNTY, MISSISSIPPI.** This  $66\pm$  acre tract is positioned approximately 35 miles southwest of Cleveland, 115 $\pm$  miles northwest of Madison, and 150 $\pm$  miles south of Memphis, Tennessee.

The tract consists of  $32\pm$  acres in a productive pecan orchard, providing immediate agricultural or interim income potential, along with  $34\pm$  acres in small trees and transitional cover that can be selectively cleared or incorporated into future development plans. The mix of open orchard ground and lightly timbered acreage offers flexibility for phased development, lot layout, or land banking while maintaining current land value.

Surrounded by existing residential areas and development, this property is ideally positioned for future growth while remaining accessible to schools, shopping, healthcare, and major traffic corridors throughout Greenville. With 560 $\pm$  feet of frontage on East Alexander Street and utilities available, the Washington 66 is well-suited for residential development, long-term investment, or a combination of uses.

**Contact Billy Carpenter today for more information or to schedule a private showing and experience #TheSmallTownWay!**



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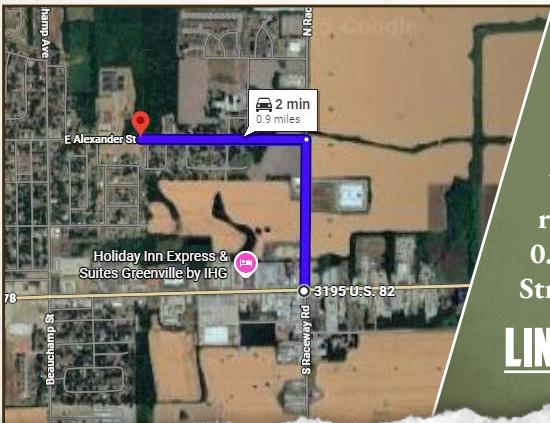
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**Directions From Cleveland, MS:**  
Travel on US-278 W/US-61 S for 24.5 miles. Turn right toward Old Hwy 61 and then immediately turn left onto Old Hwy 61. Continue for 2.2 miles. Turn right onto US-278 W/US-82 W and proceed for 6 miles. Turn right onto S Raceway Road and travel for 0.4 miles. Turn left onto East Alexander Street to arrive at your destination.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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