



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

**62.28± ACRES  
BOLIVAR COUNTY, MS**

**\$125,000**

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

# THE BOLIVAR 62.28

## PROPERTY PROFILE

### LOCATION:

- US-61
- Shelby, MS 38774
- Bolivar County
- 16± Miles N of Cleveland
- 18± Miles S of Clarksdale
- 90± Miles S of Memphis
- 120± Miles NW of Jackson

### COORDINATES:

- 33.96207, -90.75996

### PROPERTY USE:

- Recreation
- Agriculture
- Investment

### PROPERTY INFORMATION:

- 62.28± Total Acres
- 9± Acres of Tillable Farmland
- Old Dirt Pits
- Small Game & Deer Hunting
- Possible Dove Field
- Highway 61 Frontage
- Will Divide to Suit

### TAX INFORMATION:

2024 - \$1,345

- Parcel: 37-06-900-00-02200
- Parcel: 37-19-900-00-02900



**BILLY CARPENTER** | LAND SPECIALIST  
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# WELCOME TO THE BOLIVAR 62.28

**WELCOME TO THE BOLIVAR 62.28. QUITE POSSIBLY THE MOST AFFORDABLE ACREAGE ON THE MARKET IN THE DELTA.** This property consists of 2 tracts that can be sold together or separately. These tracts were originally used as borrow pits for the construction of Highway 61. Since being retired as dirt pits the property has grown up in trees and undergrowth that is suitable for multiple species of wildlife. Deer and small game in particular.

The northern tract consists of 29± acres and has ample frontage on highway 61. This tract is the most heavily wooded of the 2 and could possibly be a overlooked gem for the deer hunter. There are two large borrow pits on this tract that could be converted to fishing ponds with a little TLC.



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# MORE ABOUT THE BOLIVAR 62.28

The southern tract is comprised of 34± acres and is located near Winstonville. This tract offers frontage on Hwy 161. This tract also offers 8± acres of tillable farmland suited for growing soybeans, corn or milo. The farmland is currently under lease through the 2026 crop year. One large borrow pit situated on the eastern edge of this tract could be converted to a pond for future enjoyment. The Bolivar 62.28 is a unique tract and has multiple possibilities for future enjoyment. With a price tag of \$2,000 per acre is very affordable..

Call Ford True or Billy Carpenter today to schedule a private showing of this affordable land!



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NORTH TRACT | 29± ACRES



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SOUTH TRACT | 34± ACRES



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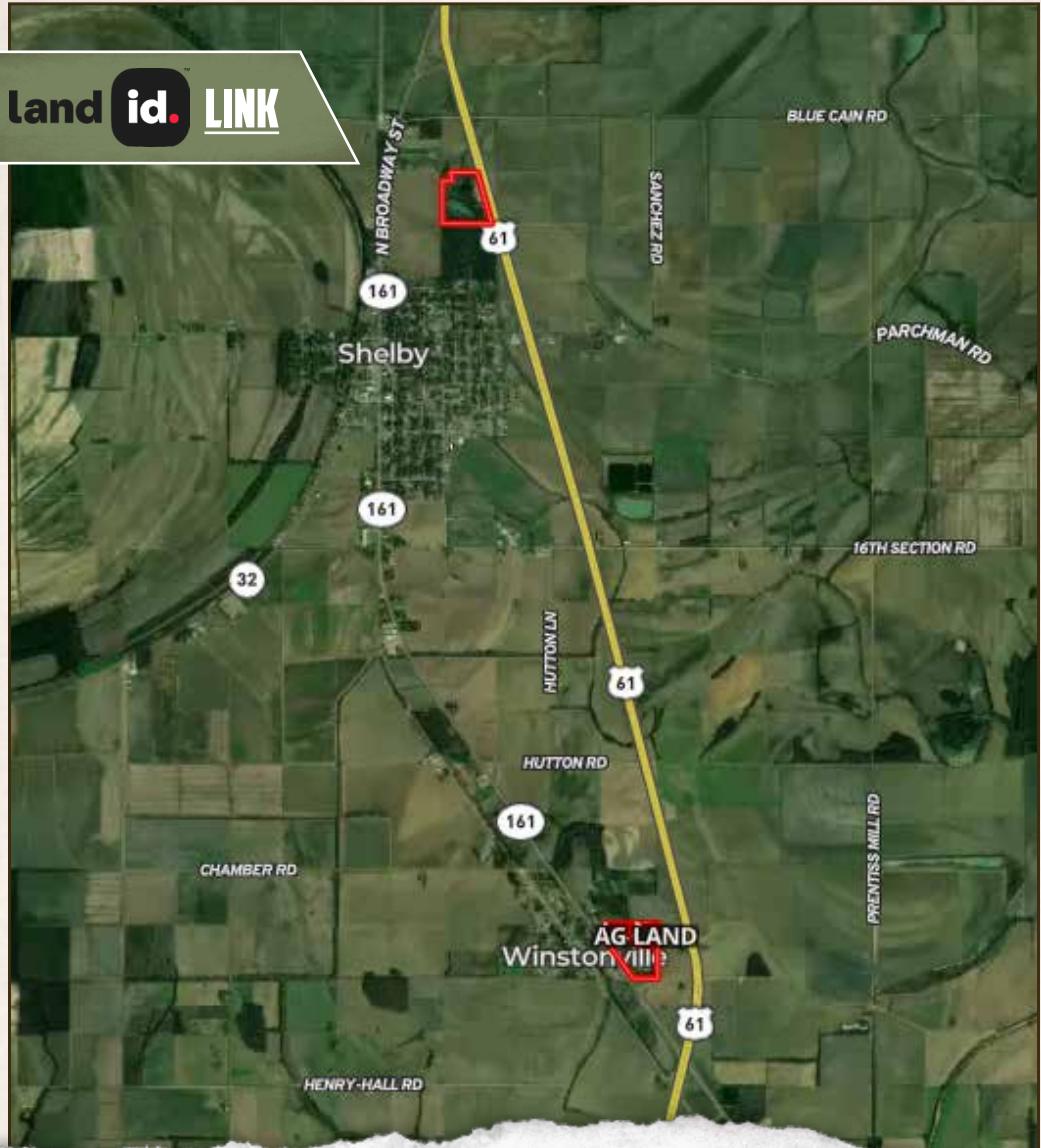


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land id. **LINK**



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## NORTH TRACT



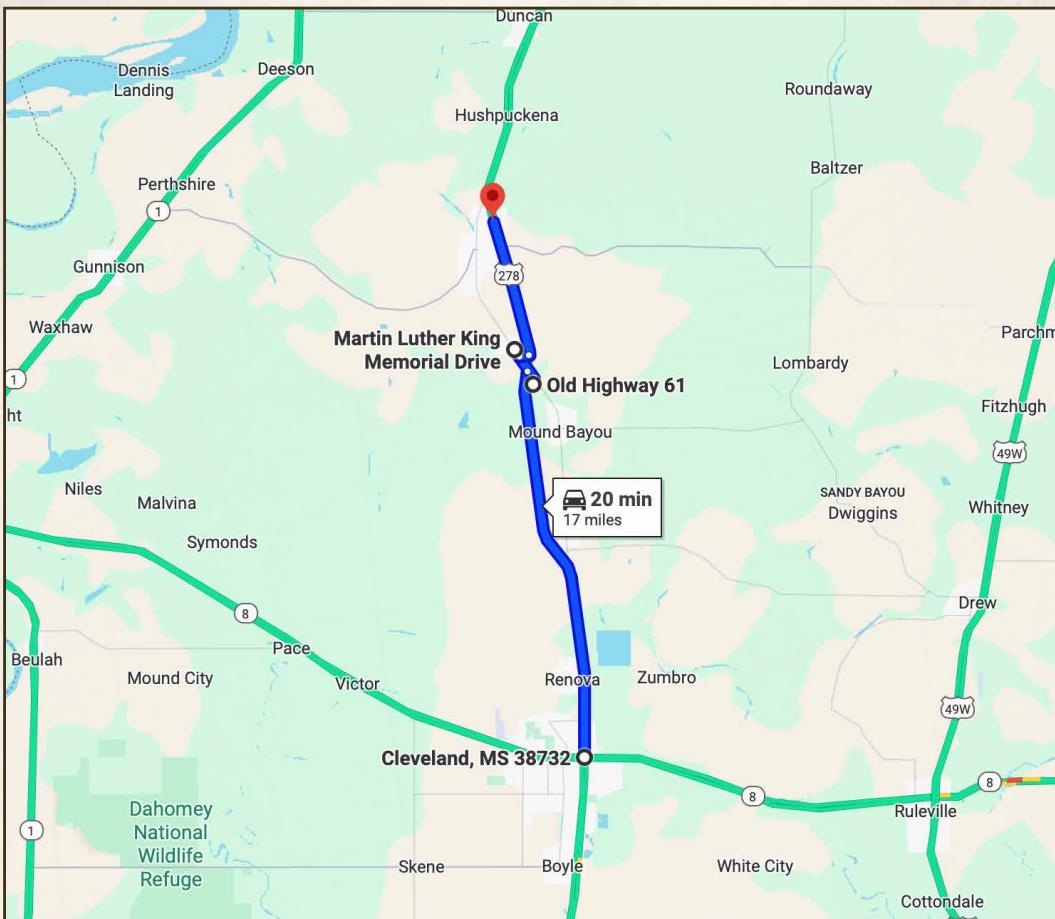
## SOUTH TRACT



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Directions from Hwy 8/61: Travel 15 miles north on US-61 to the property on the west side of US-61.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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