

1.06± Acres

Bolivar County

Hwy 8, Cleveland, MS 38732



\$100,000



Expect More. Get More.

**ANTHONY
STEEN**

ALC®, REALTOR®

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Anthony@TomSmithLand.com

**A Real Estate Expert
You Can Trust!**



TomSmithLandandHomes.com

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Property Information

Location:

- 7 Minutes to Cleveland, MS (2.9 Miles)

Coordinates:

- 33.7553, -90.768

Property Use:

- Farming, recreation, etc

Property Highlights

- Water Available
- Utilities Available
- 0.9 Miles from Bayou Academy



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The Property

1.06± Acres

Looking for the perfect location to build your business or your forever home? Look no further! This 1.06± acre property offers excellent potential with Highway 8 frontage and utilities already in place, making it a great opportunity for a variety of uses.

Conveniently located just 0.9 miles from Bayou Academy, this property offers an easy commute for families while also providing excellent visibility and accessibility for a future business.

Whether you're looking to establish your business, build your dream home, or invest in a property with plenty of potential, this lot is ready for your vision. Don't miss this opportunity to own a conveniently located 1.06± acre property with utilities already available!

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Aerial Map

[VIEW INTERACTIVE MAP](#)



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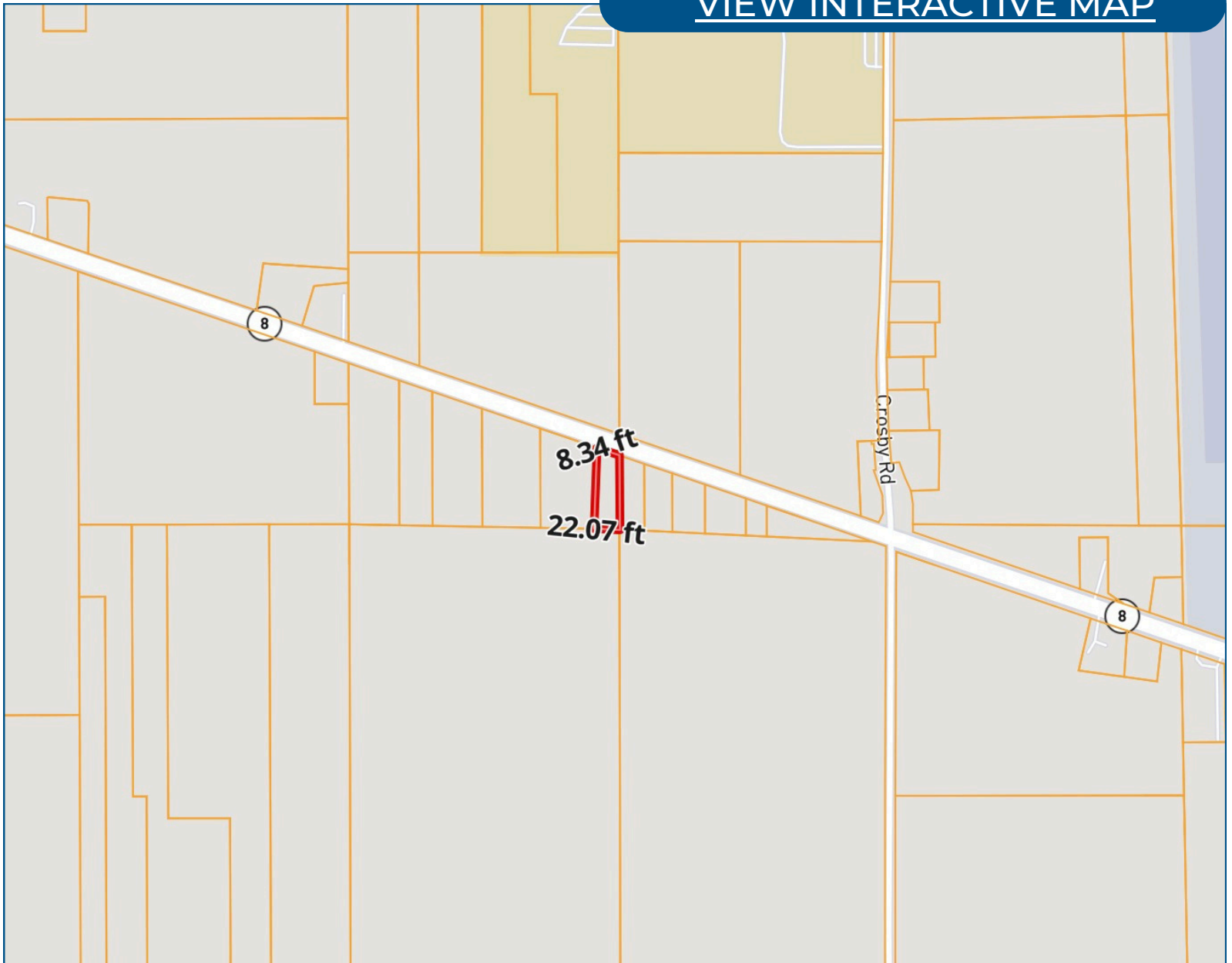
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Ownership Map

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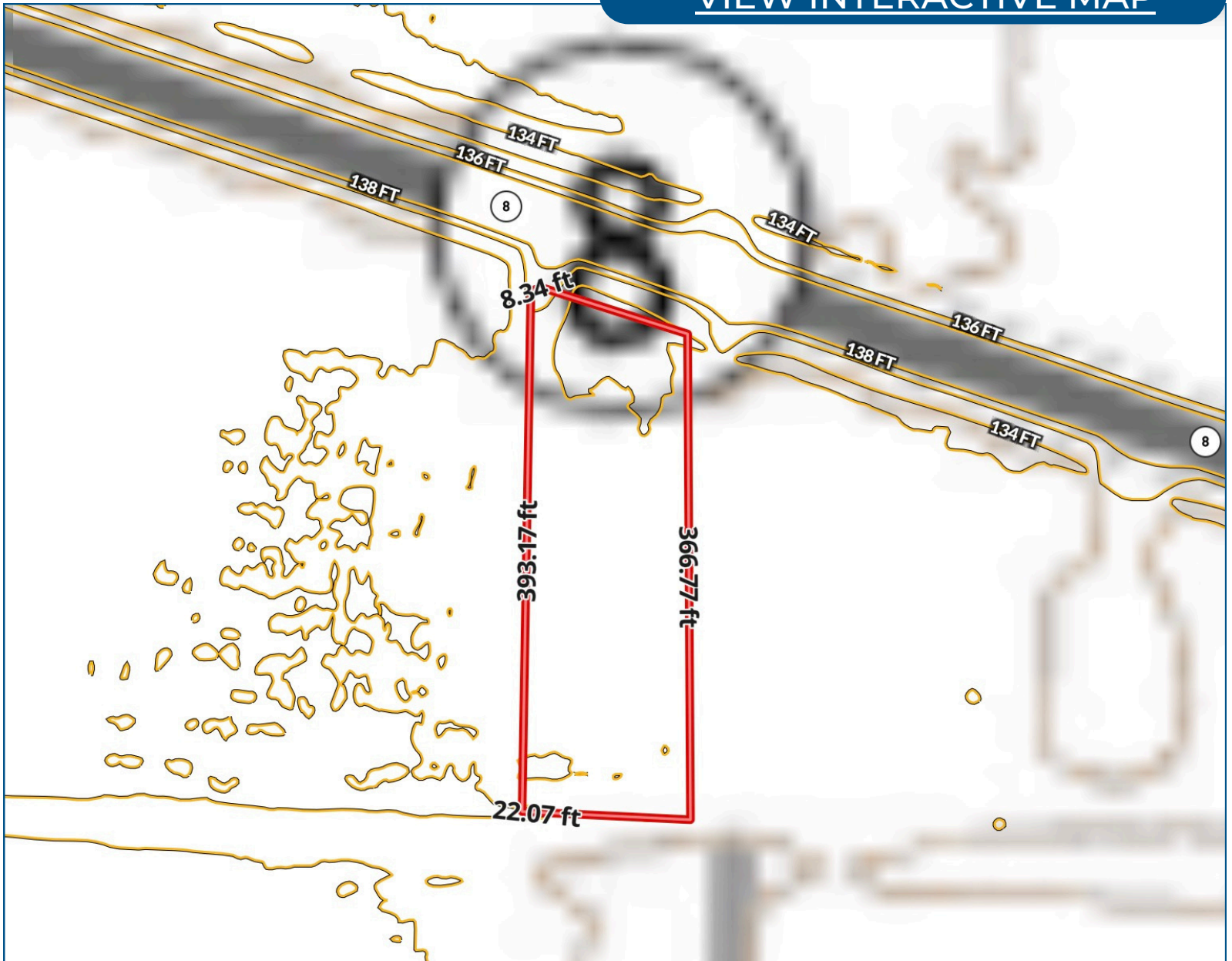
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Topo Map

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Soil Map

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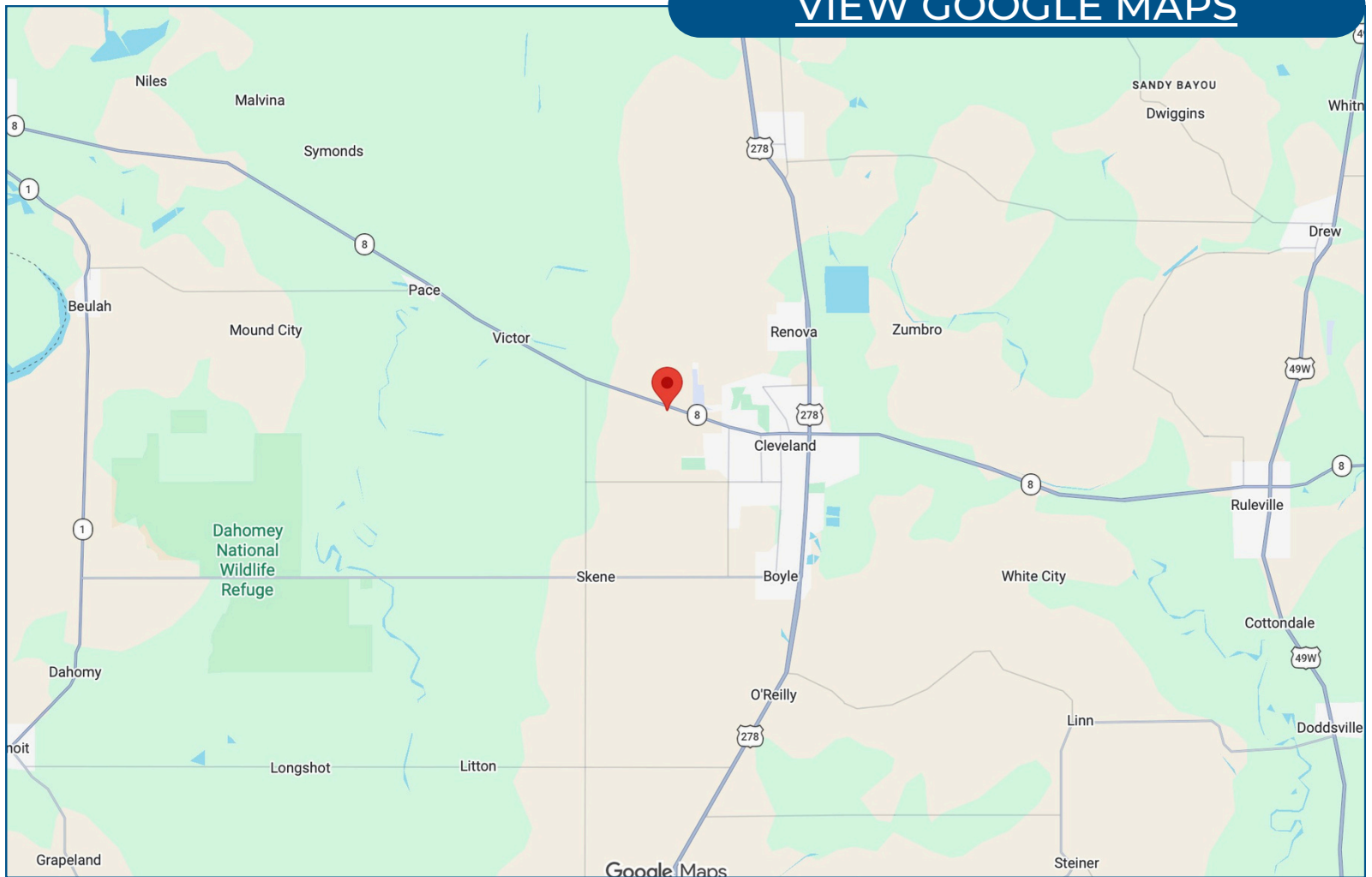
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Directional Map

[VIEW GOOGLE MAPS](#)



Directions from US-61 & MS-8, Cleveland, MS 38732

Travel West on Highway 8 for 2.9 miles, and the lot will be on your left immediately after Runnels & Sons Garage.

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Listing Agent



Anthony Steen
ALC, Realtor & Land Specialist

Anthony was born in Bolivar County, but his family moved shortly after to Clarksdale, MS. He spent his primary educational and athletic years attending and playing sports at Lee Academy. As a child, he played baseball, football, basketball, soccer and even threw shot put and disc for track. After graduating in 2009, Anthony continued his education and athletic career for the next five years at the University of Alabama on a football scholarship. He majored in Health Environmental Science and completed his bachelor's degree and was a part of two SEC Championship and three National Championship teams with the Crimson Tide. After college, Anthony played for the Arizona Cardinals and the Miami Dolphins in the National Football League for 4 years until he decided to retire and come back to the Mississippi Delta where he grew up.

Growing up, Anthony was an avid hunter and fisherman who loved spending time helping his grandfather on the farm growing cotton and soybeans. His father and grandfather helped instill the importance of and a love for taking care of the land and wildlife around him. He enjoys all types of hunting from deer, duck, and turkey, to hogs, frogs, and pheasant. After retiring from the NFL, Anthony knew he wanted to come back home to the land he loved so much as a child.

Anthony currently resides in Tallahatchie County where he farmed soybeans with his family for a few years. After much deliberation and praying, Anthony knew it was time to start a new career path. He was certain he wanted to find a way to share his passion for the outdoors with others while staying true to his country roots. As a college athlete, Anthony learned hard work, dedication, discipline, trust, and how to work with others. These traits along with Anthony's personality, honesty, and knowledge of the land make him the perfect agent for you.

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**CALL ANTHONY STEEN
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