

# 7.09± Acre Investment Opportunity

Bolivar County

E Rosemary Road, Cleveland, MS 38732



**\$100,000**



# Property Information

## Location:

- 8 Minutes to Cleveland, MS (4.2 Miles)

## Coordinates:

- 33.76155, -90.6592

## Property Use:

- Farmland

# Property Highlights

- 7.09± Acres
- Utilities Available
- Investment Opportunity
- Only 8 Minutes to Cleveland, MS



**ANTHONY  
STEEN**

ALC®, REALTOR®

Office: 601.898.2772

Cell: 662.645.5151

Anthony@TomSmithLand.com



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# The Property

7.09± Acres

This 7.09± acre farm tract is situated in Bolivar County on E Rosemary Road, just off the Sunflower County line. The property presents multiple opportunities, whether you're looking to invest in farmland, build a single home, or create multiple house sites, as water and utilities are available along the road. It's an ideal location to construct your forever home.

Located just a short distance from Cleveland, you'll have access to both public and private schools, shopping, and a variety of restaurants, with some of the finest cuisine Bolivar County has to offer.

Additionally, you will notice that several new homes have been constructed across the road, highlighting the area's growing potential. This makes the property an attractive investment opportunity for subdividing and selling multiple house lots.

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# The Property



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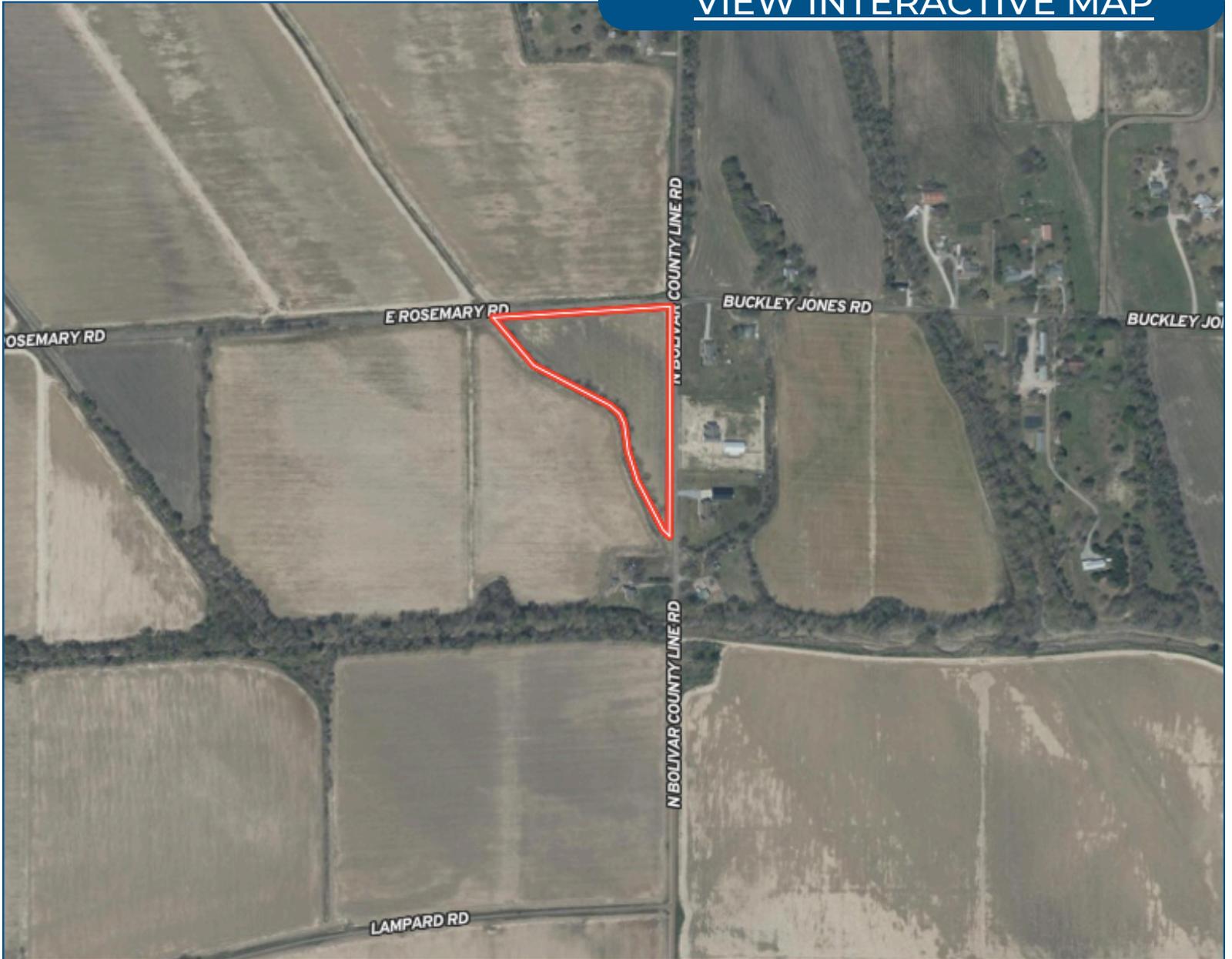
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# Aerial Map

[VIEW INTERACTIVE MAP](#)



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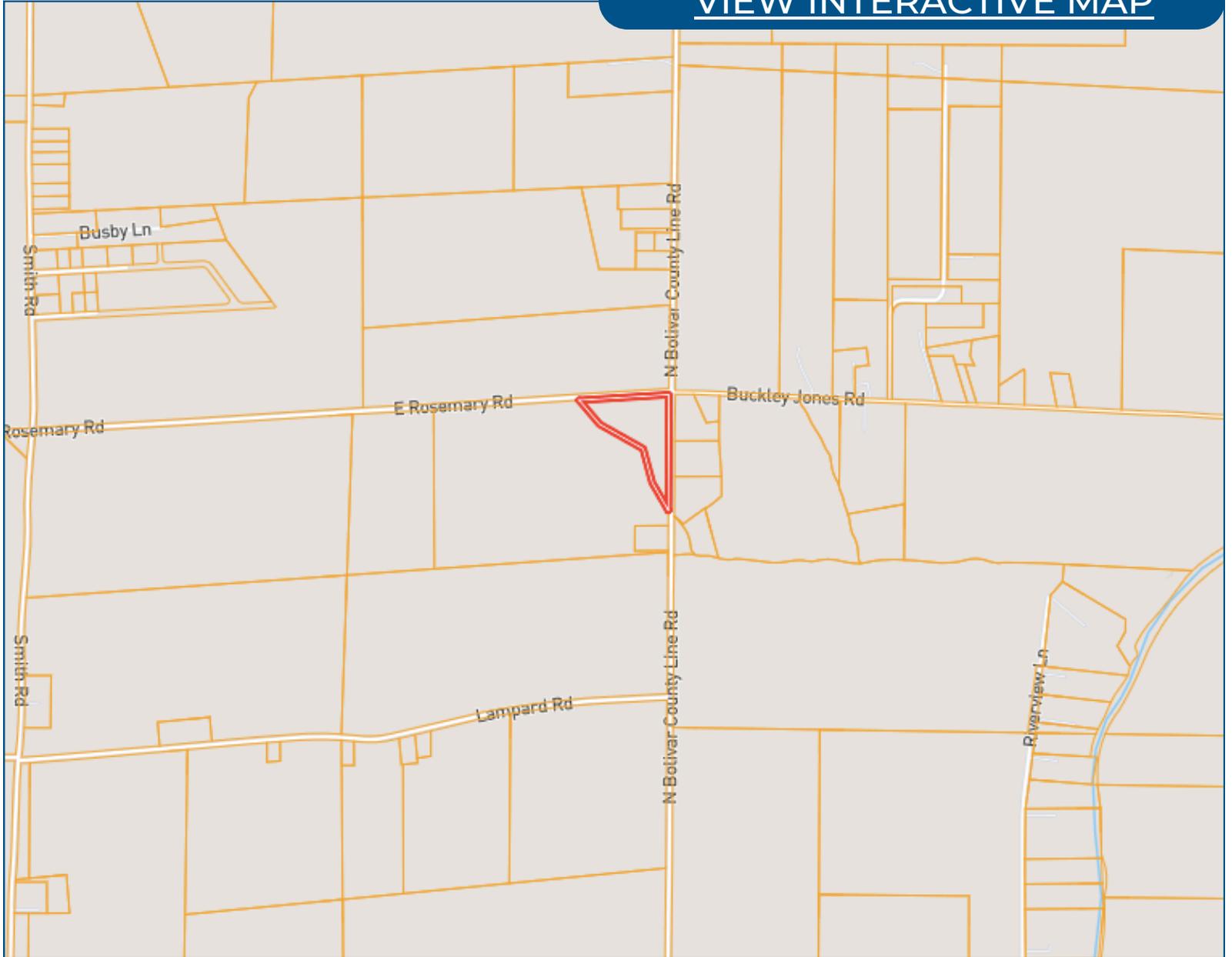
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# Ownership Map

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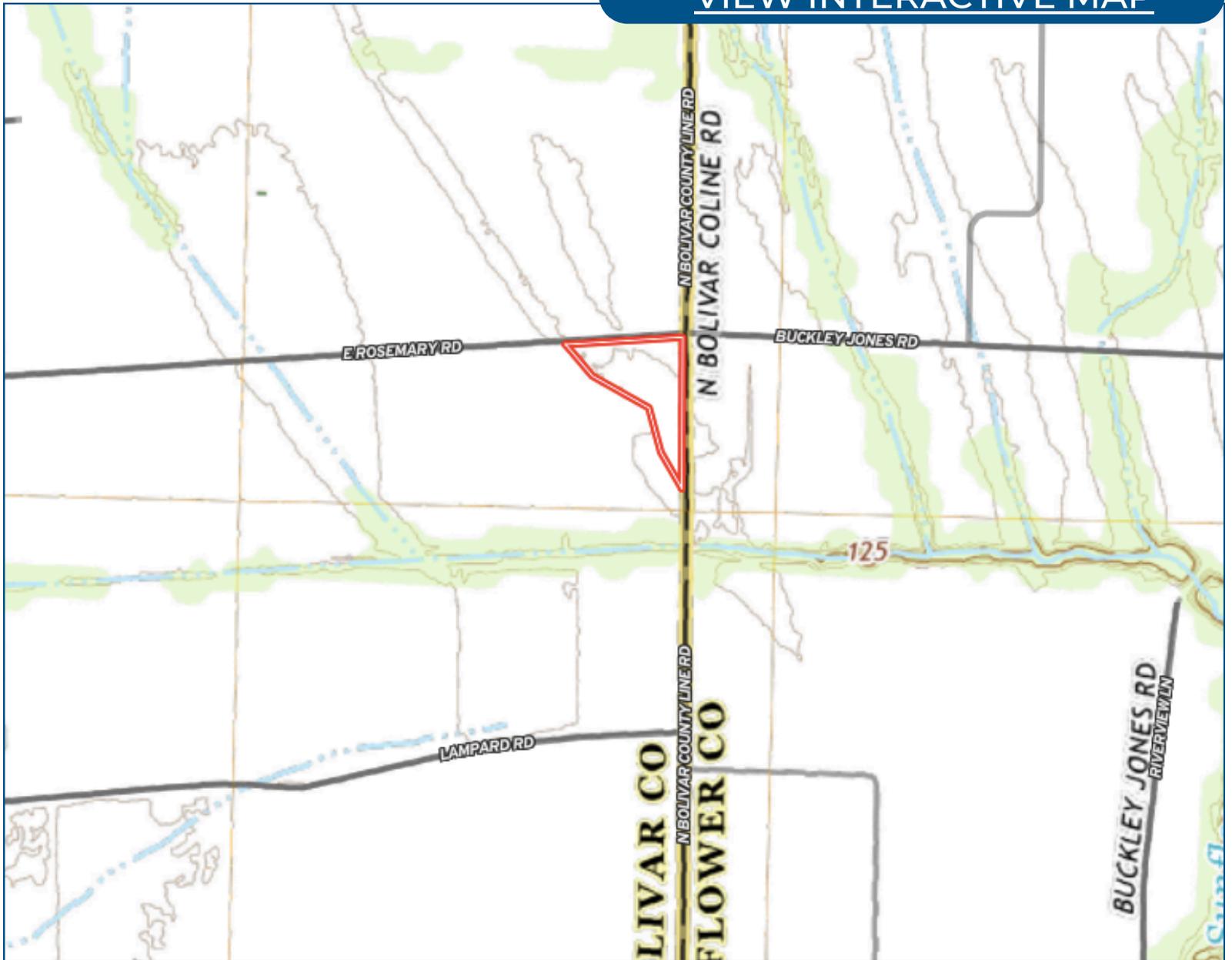
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# Topo Map

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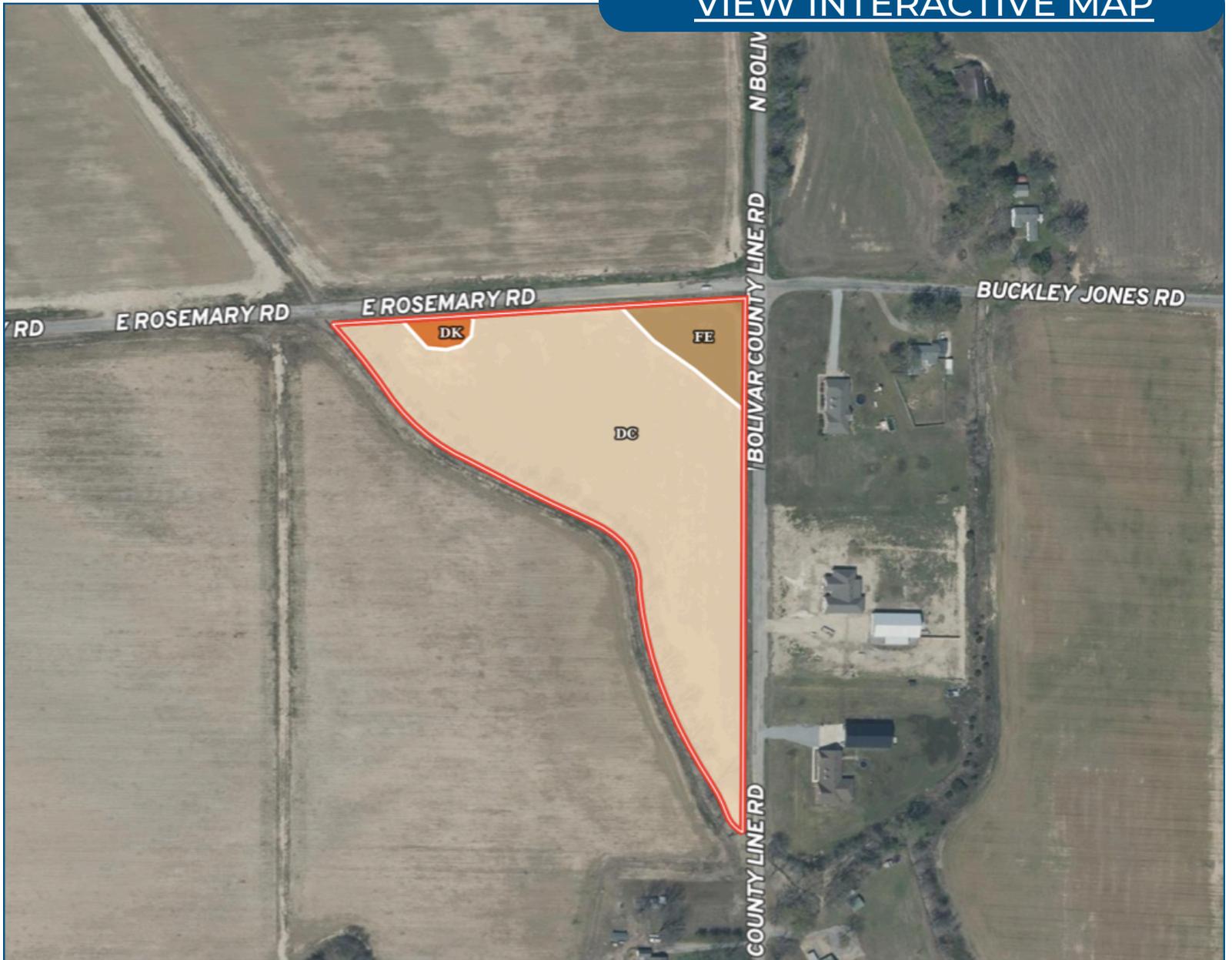
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# Soil Map

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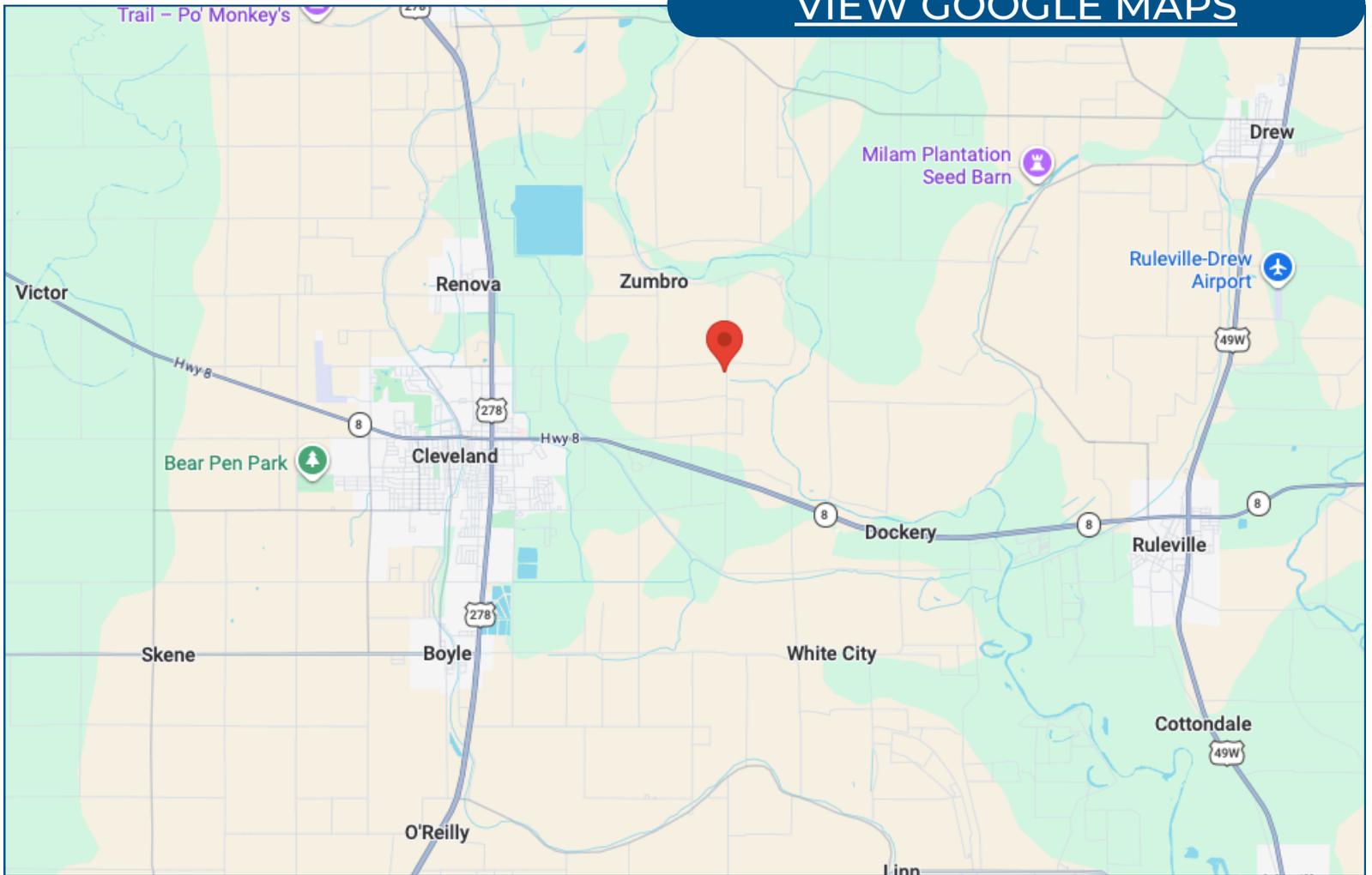
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# Directional Map

[VIEW GOOGLE MAPS](#)



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

Travel on US-61 for 1.0 mile. Turn right onto E Rosemary Road.  
After 3.2 miles, the land will be on the right.

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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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