

3.7± Acre Lot

Sunflower County

322 Walker Road, Cleveland, MS 38732



\$22,500



**ANTHONY
STEEN**

ALC®, REALTOR®

Office: 662.441.2500

Cell: 662.645.5151

Anthony@TomSmithLand.com



Expect More. Get More.

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



TomSmithLandandHomes.com

Office: 662.441.2500

Property Information

Location:

- 9 Minutes to Cleveland , MS (7.5 Miles)

Coordinates:

- 33.7203, -90.60335

Property Use:

- Hunting
- Recreation

Property Highlights

- 3.7± Acres
- Electricity, Water, and Sewer Available
- Duck and Deer Hunting land



**ANTHONY
STEEN**

ALC®, REALTOR®

Office: 662.441.2500

Cell: 662.645.5151

Anthony@TomSmithLand.com



Expect More. Get More.

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



The Property

3.7± Acres

Are you looking for a place to build a home or maybe even a place to build a hunting camp? Look no further cause this 3.70± acres has it all, with water, utilities, and a little bit of extra land to hunt. You have two open lots with road frontage on this property, and the south side of the property that runs into Horseshoe Bayou gives you your very own duck hole. Build you a camp house and hunt your very own duck hole behind your back porch. Just minutes from Cleveland, MS.

**ANTHONY
STEEN**

ALC®, REALTOR®

Office: 662.441.2500

Cell: 662.645.5151

Anthony@TomSmithLand.com



Expect More. Get More.

The Property



**ANTHONY
STEEN**

ALC®, REALTOR®

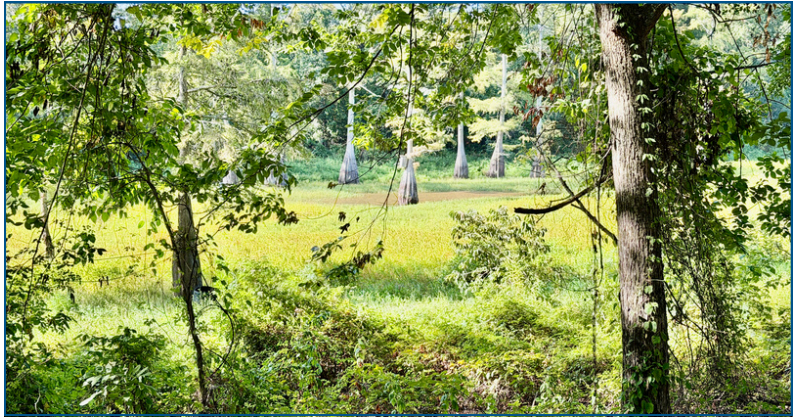
Office: 662.441.2500

Cell: 662.645.5151

Anthony@TomSmithLand.com



The Property



**ANTHONY
STEEN**

ALC®, REALTOR®

Office: 662.441.2500

Cell: 662.645.5151

Anthony@TomSmithLand.com



Expect More. Get More.

The Property



**ANTHONY
STEEN**

ALC®, REALTOR®

Office: 662.441.2500

Cell: 662.645.5151

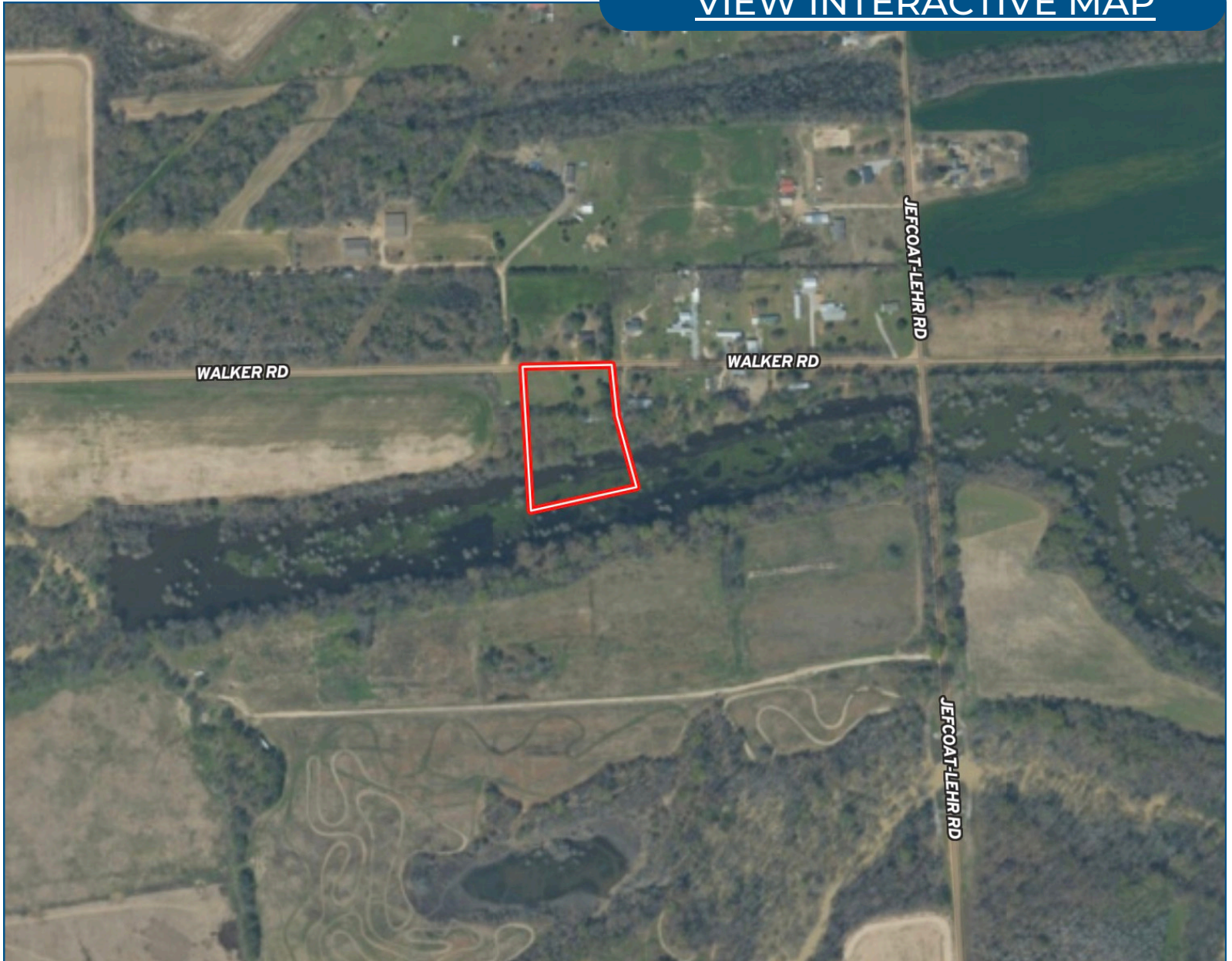
Anthony@TomSmithLand.com



Expect More. Get More.

Aerial Map

[VIEW INTERACTIVE MAP](#)



**ANTHONY
STEEN**

ALC®, REALTOR®

Office: 662.441.2500

Cell: 662.645.5151

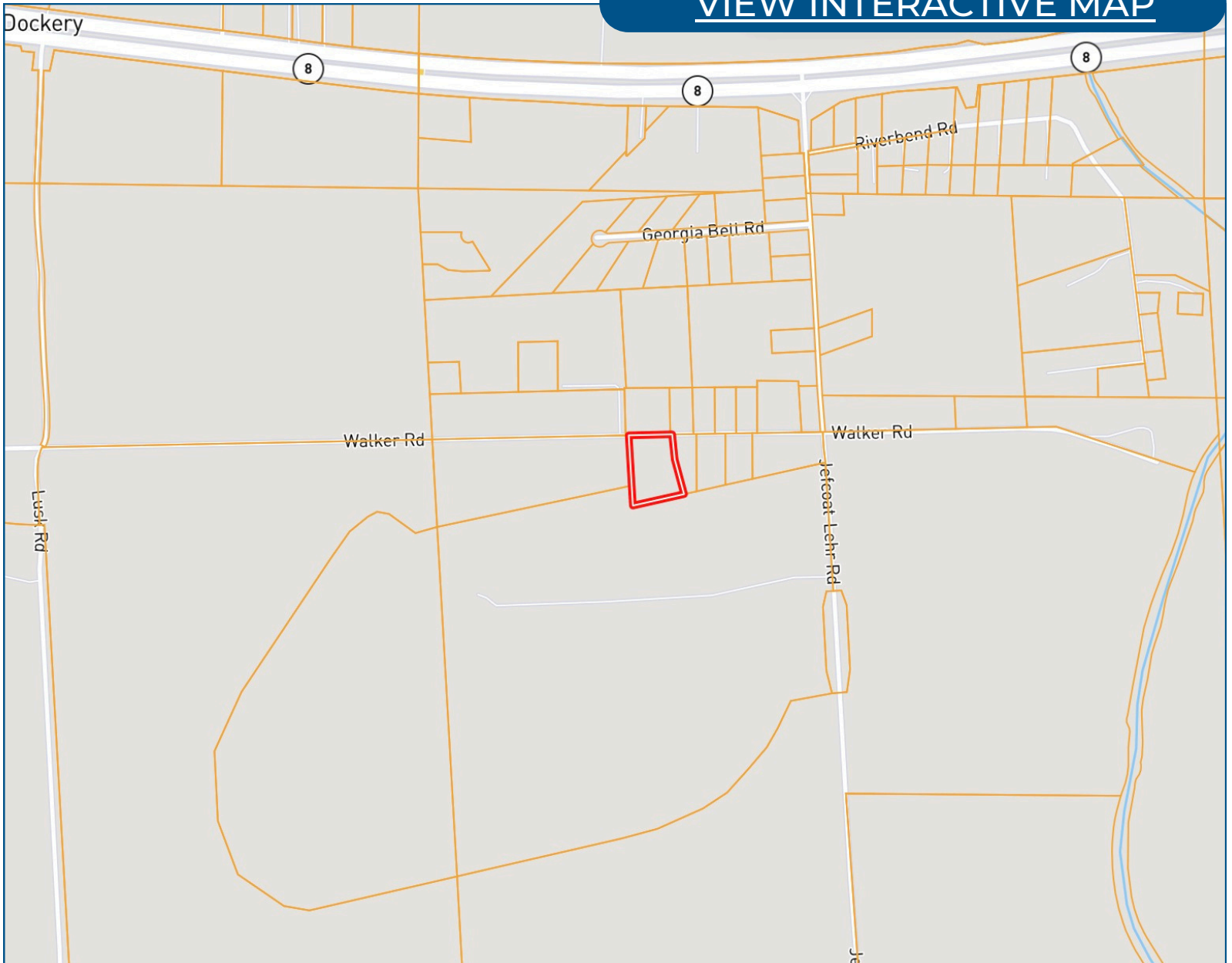
Anthony@TomSmithLand.com



Expect More. Get More.

Ownership Map

[VIEW INTERACTIVE MAP](#)



**ANTHONY
STEEN**

ALC®, REALTOR®

Office: 662.441.2500

Cell: 662.645.5151

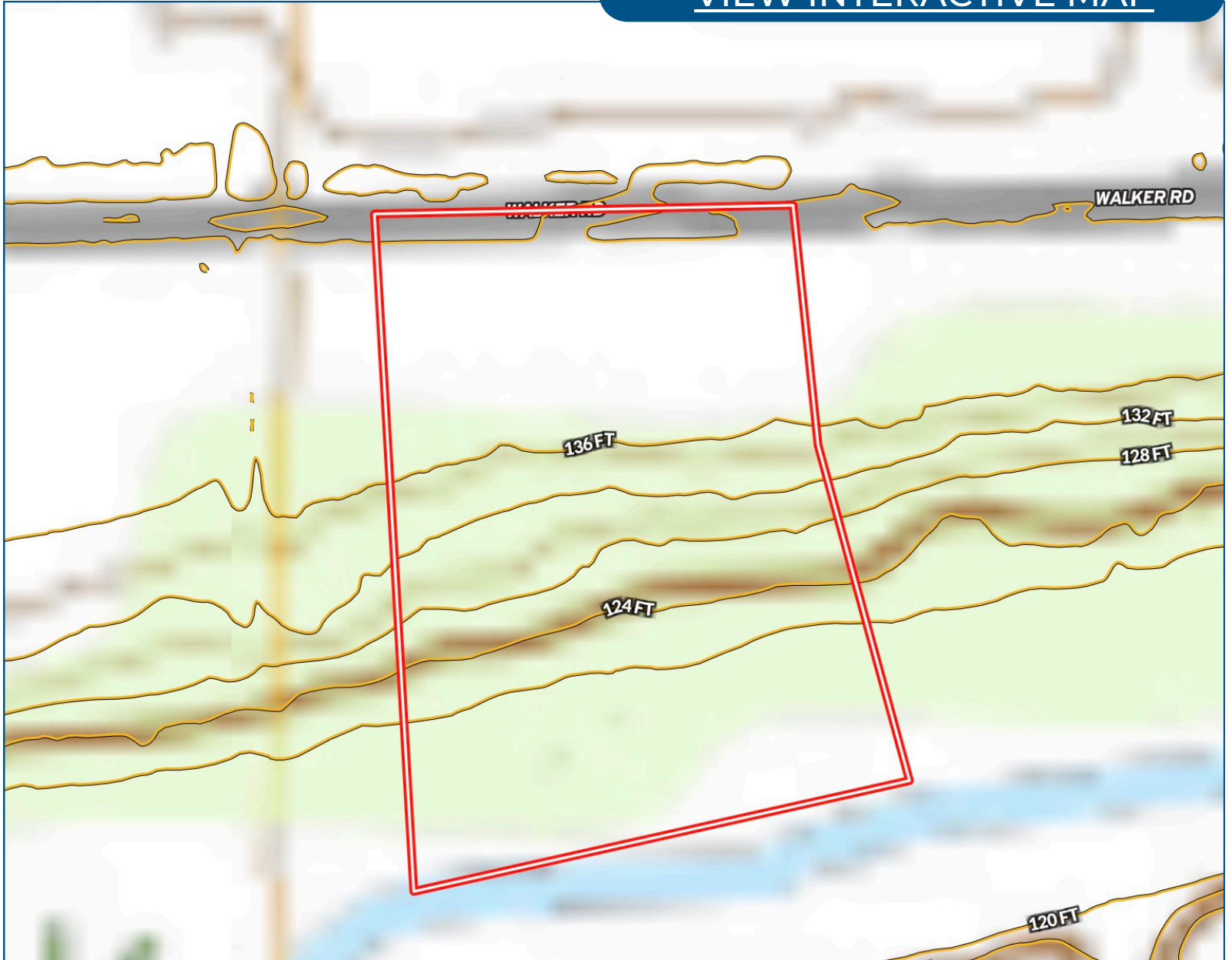
Anthony@TomSmithLand.com



Expect More. Get More.

Topo Map

[VIEW INTERACTIVE MAP](#)



**ANTHONY
STEEN**

ALC®, REALTOR®

Office: 662.441.2500

Cell: 662.645.5151

Anthony@TomSmithLand.com



Expect More. Get More.

Soil Map

[VIEW INTERACTIVE MAP](#)



**ANTHONY
STEEN**

ALC®, REALTOR®

Office: 662.441.2500

Cell: 662.645.5151

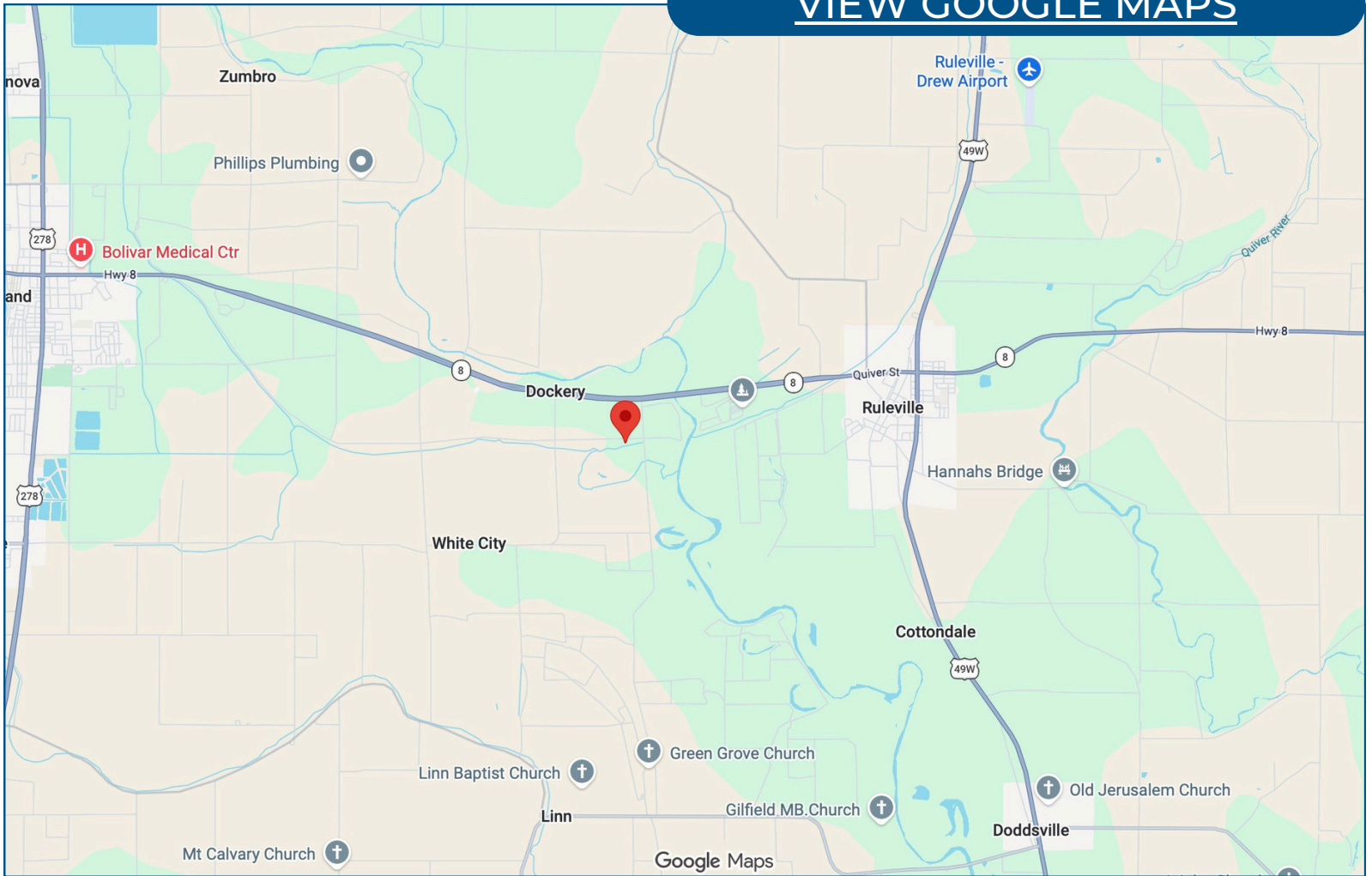
Anthony@TomSmithLand.com



Expect More. Get More.

Directional Map

[VIEW GOOGLE MAPS](#)



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

Travel East on Highway 8 for 6.8 Miles. Next, take a right onto Jefcoat-Lehr Road; after .5 miles, take a right onto Walker Road. After .2 miles, the lot will be on your left.

**ANTHONY
STEEN**

ALC®, REALTOR®

Office: 662.441.2500

Cell: 662.645.5151

Anthony@TomSmithLand.com



Expect More. Get More.

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.

OFFICE: 662.441.2500

CELL: 662.645.5151

Anthony@TomSmithLand.com

**CALL ANTHONY STEEN
TODAY!**

