

# 1.7± Acres Lot B

## Bolivar County

Hwy 8 West Cleveland, MS 38732



# \$50,000



**ANTHONY  
STEEN**

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**Office: 662.441.2500**

# Property Information

## Location:

- 7 Minutes to Cleveland, MS (2.9 Miles)

## Coordinates:

- 33.75550, -90.76910

## Property Use:

- Hunting, Farming, Recreation, etc.

# Property Highlights

- Farmland
- 0.9 Miles from Bayou Academy
- Water and Utilities available at the road
- Hwy 8 Frontage



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# ***The Property***

*1.7± Acres*

This 1.7± acre lot B offers Highway 8 frontage and is conveniently located just 0.9 miles from Bayou Academy. Water and utilities are available at the road, making it a great opportunity for a future business or homesite. With a convenient location and plenty of space to build, this property offers multiple possibilities for its new owner.

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# The Property



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# *The Property*



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# Aerial Map

[VIEW INTERACTIVE MAP](#)



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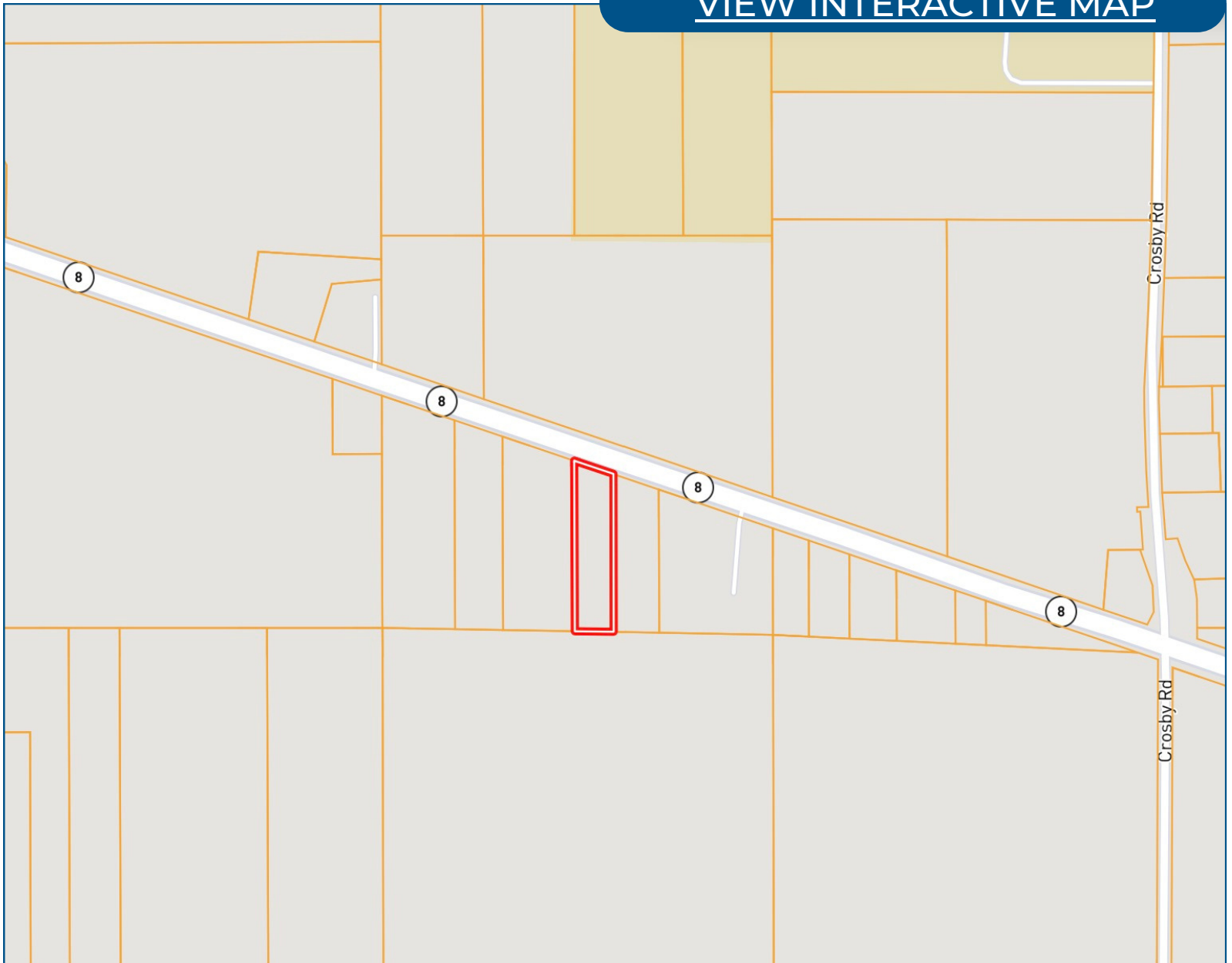
Cell: 662.645.5151

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# Ownership Map

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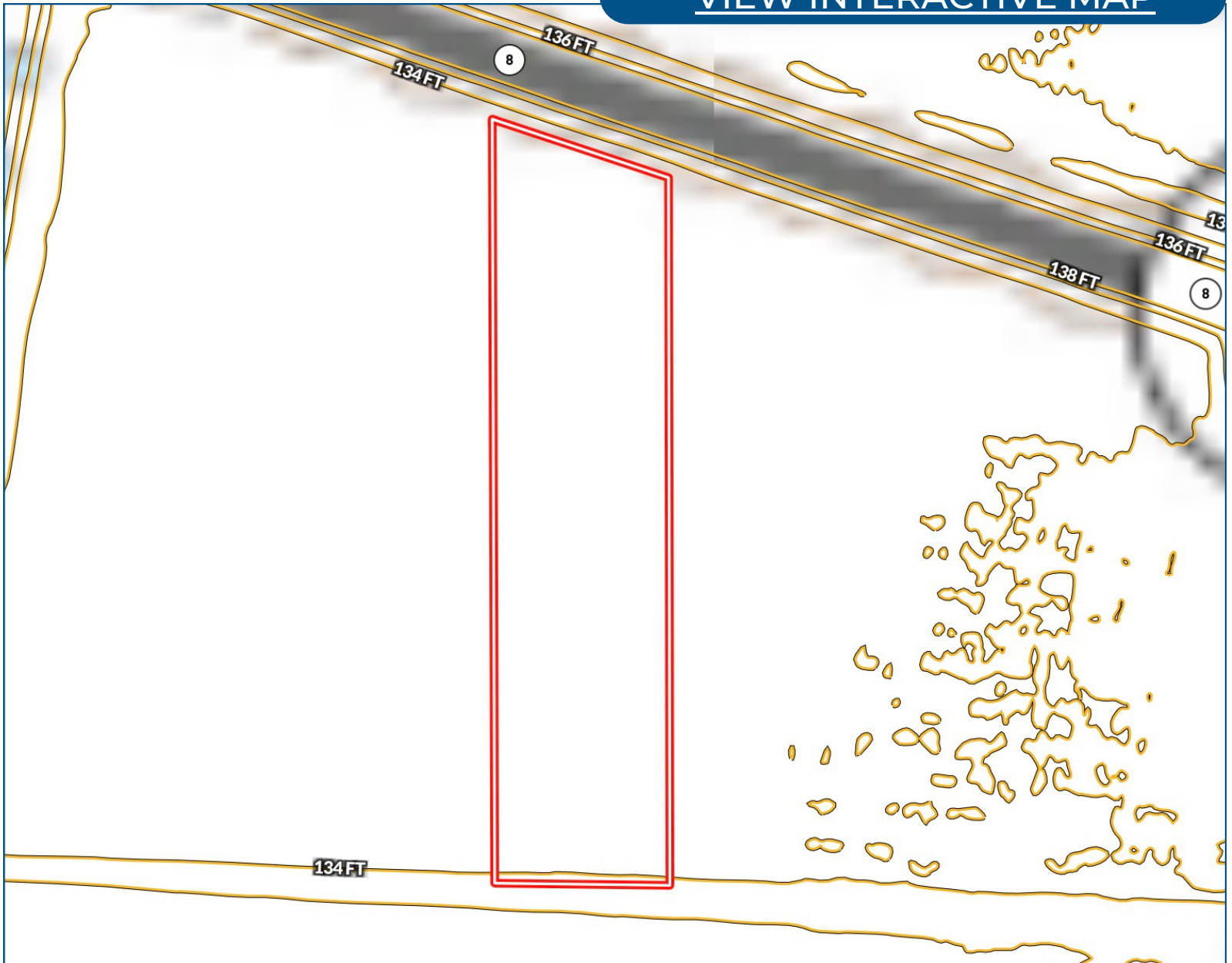
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# Topo Map

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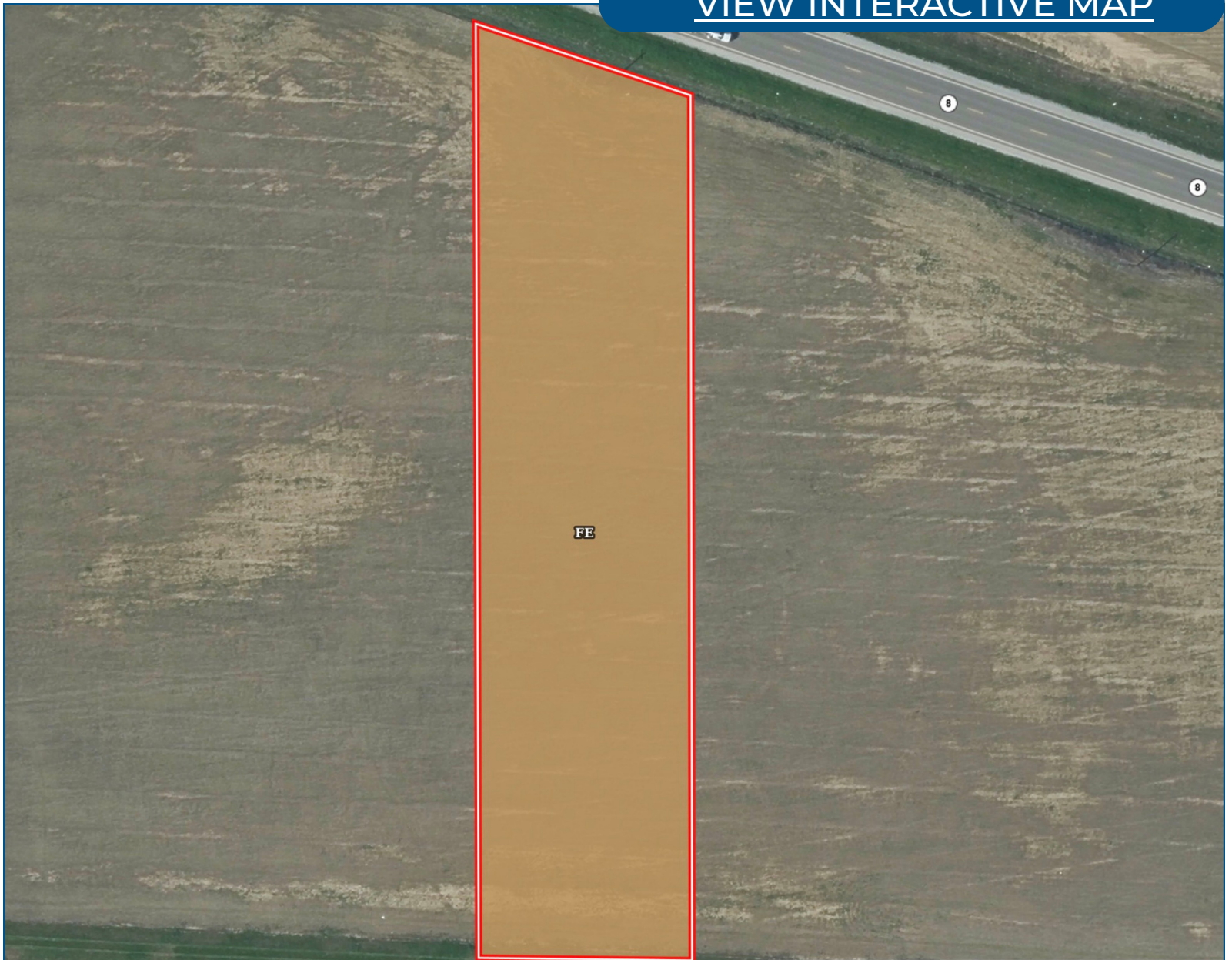
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# Soil Map

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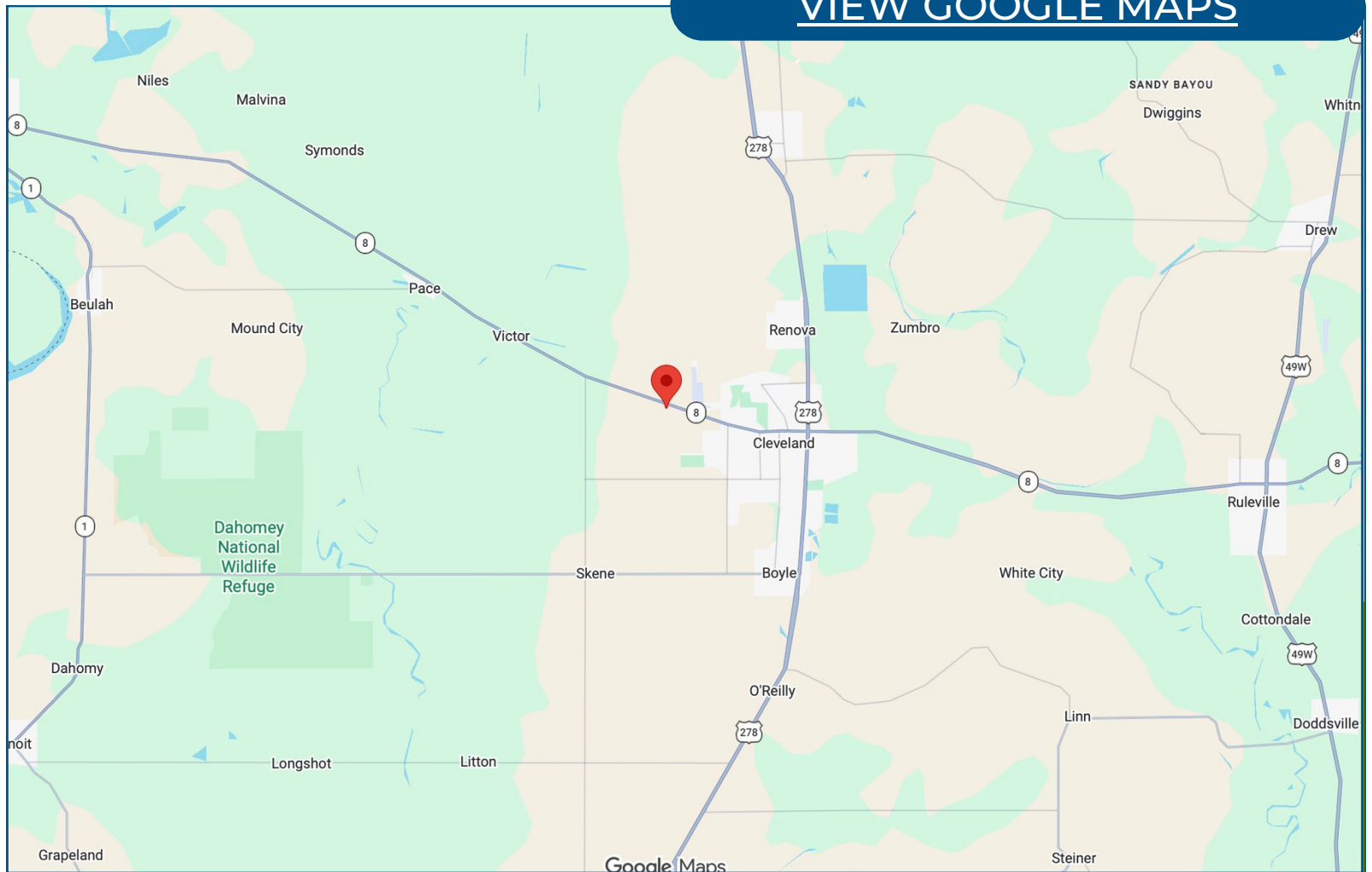
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# Directional Map

[VIEW GOOGLE MAPS](#)



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

Travel West on Highway 8 for 2.9 miles, and the lot will be on your left .1 Miles 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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