

72± Acre Investment Opportunity

Bolivar County

Cleveland Crossing Road, Cleveland, MS 38732



\$612,000



Expect More. Get More.

Property Information

Location:

- 7 Minutes to Downtown Cleveland, MS (2.9 Miles)

Property Use:

- Farmland

Coordinates:

- 33.75115, -90.76955

Property Highlights

- 72± Acres
- Leveled
- 3-Phase Electric Well
- Half a Mile to Bayou Academy
- Road Frontage Along Cleveland Crossing Road
- Fertile Ground



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**ANTHONY
STEEN**

ALC®, REALTOR®

Office: 601.898.2772

Cell: 662.645.5151

Anthony@TomSmithLand.com

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



The Property

72± Acres

72± acres of farmland for sale in Bolivar County, located on Cleveland Crossing Road, just outside of Cleveland and across from Bayou Academy.

This property is turnkey and includes a 3-phase electric well. It has been leveled and features road frontage along Cleveland Crossing Road. The fertile ground offers ample nutrition, ideal for rotating crops such as soybeans and corn.

Given its access to Cleveland Crossing Road to the south, this property presents a wonderful opportunity for a housing developer to create a new subdivision. This property is located just outside the city limits and is only half a mile from Bayou Academy, making it an attractive investment for building.

Contact Anthony Steen today to schedule a viewing of this incredibly versatile property!

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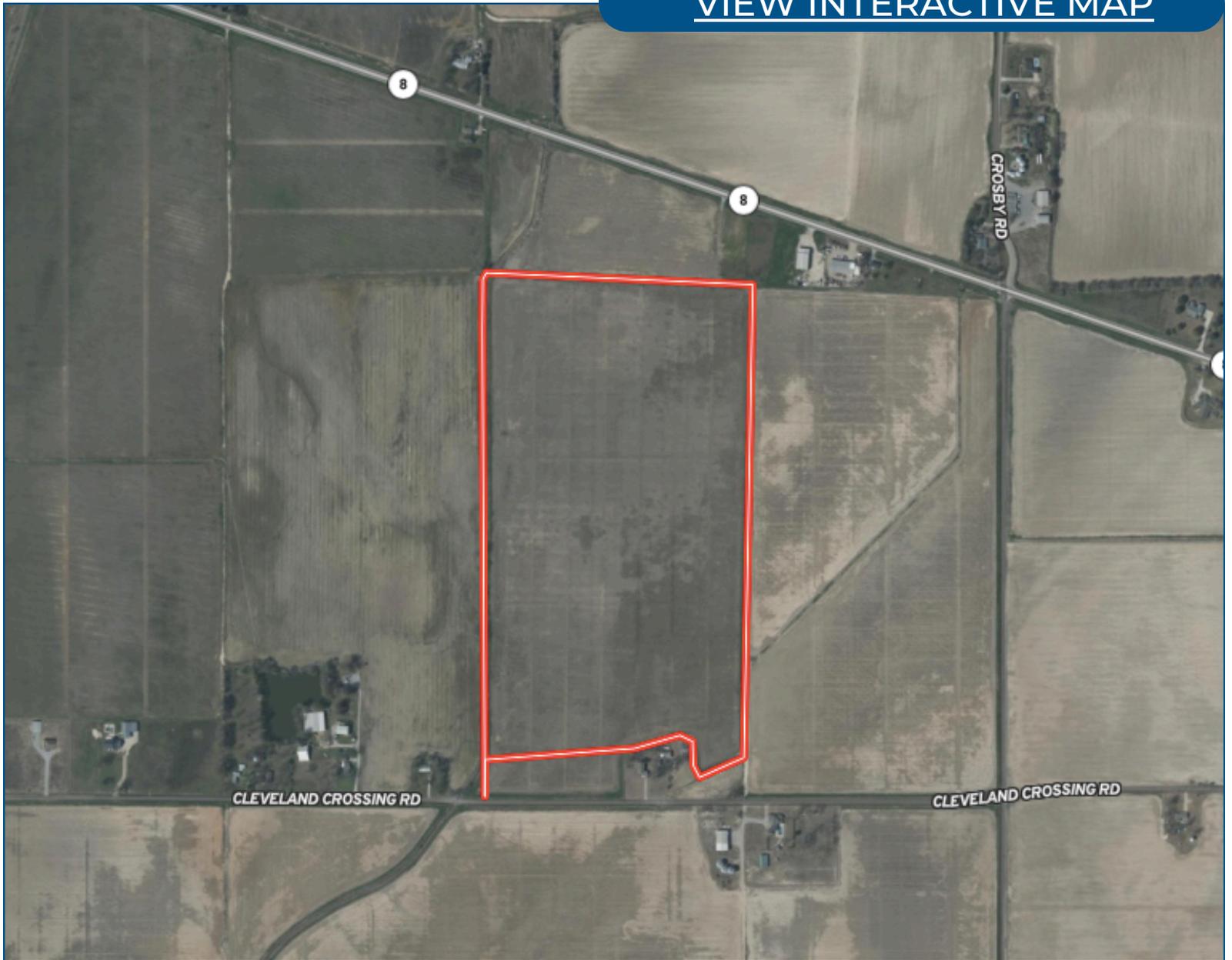
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Aerial Map

[VIEW INTERACTIVE MAP](#)



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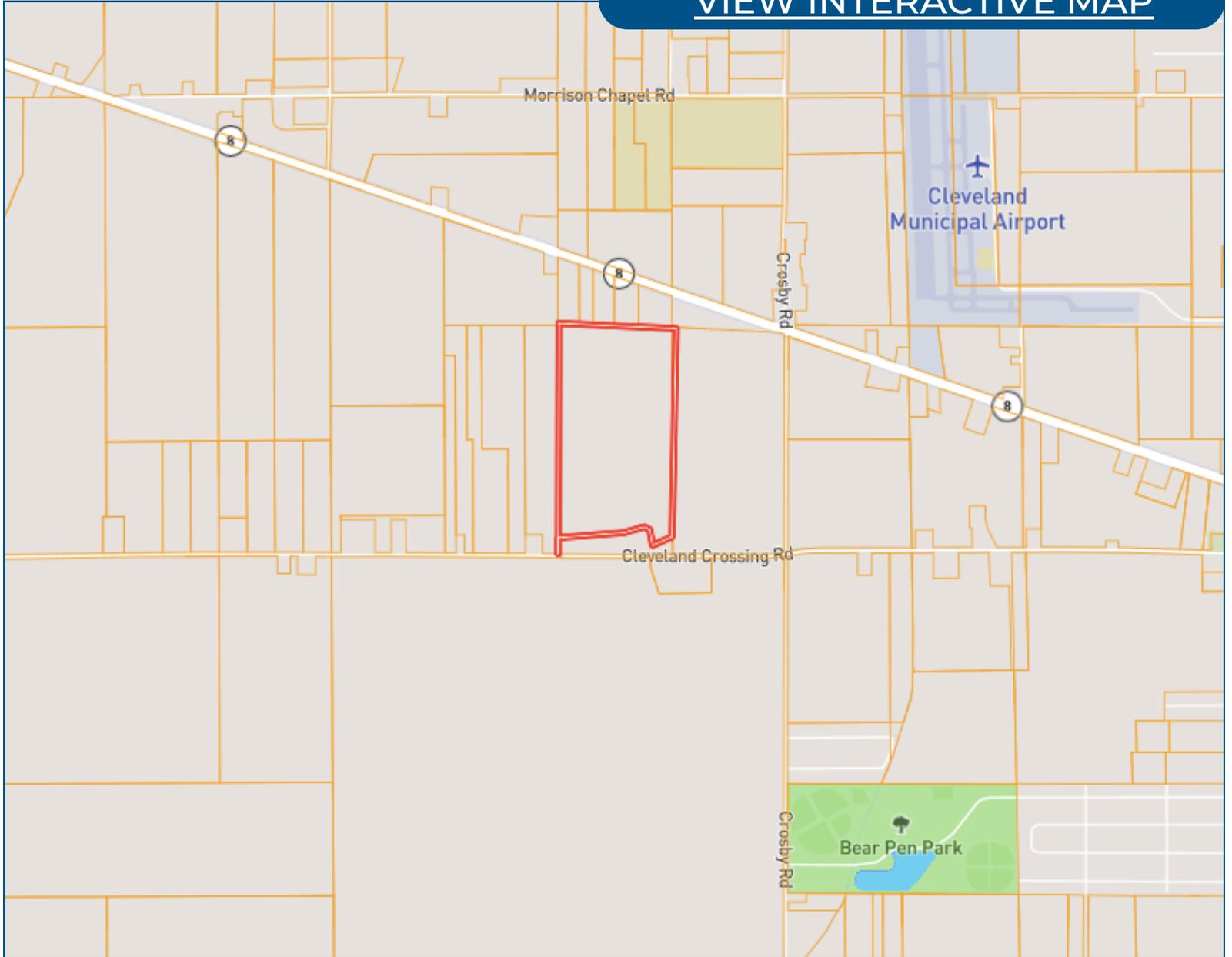
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Ownership Map

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Topo Map

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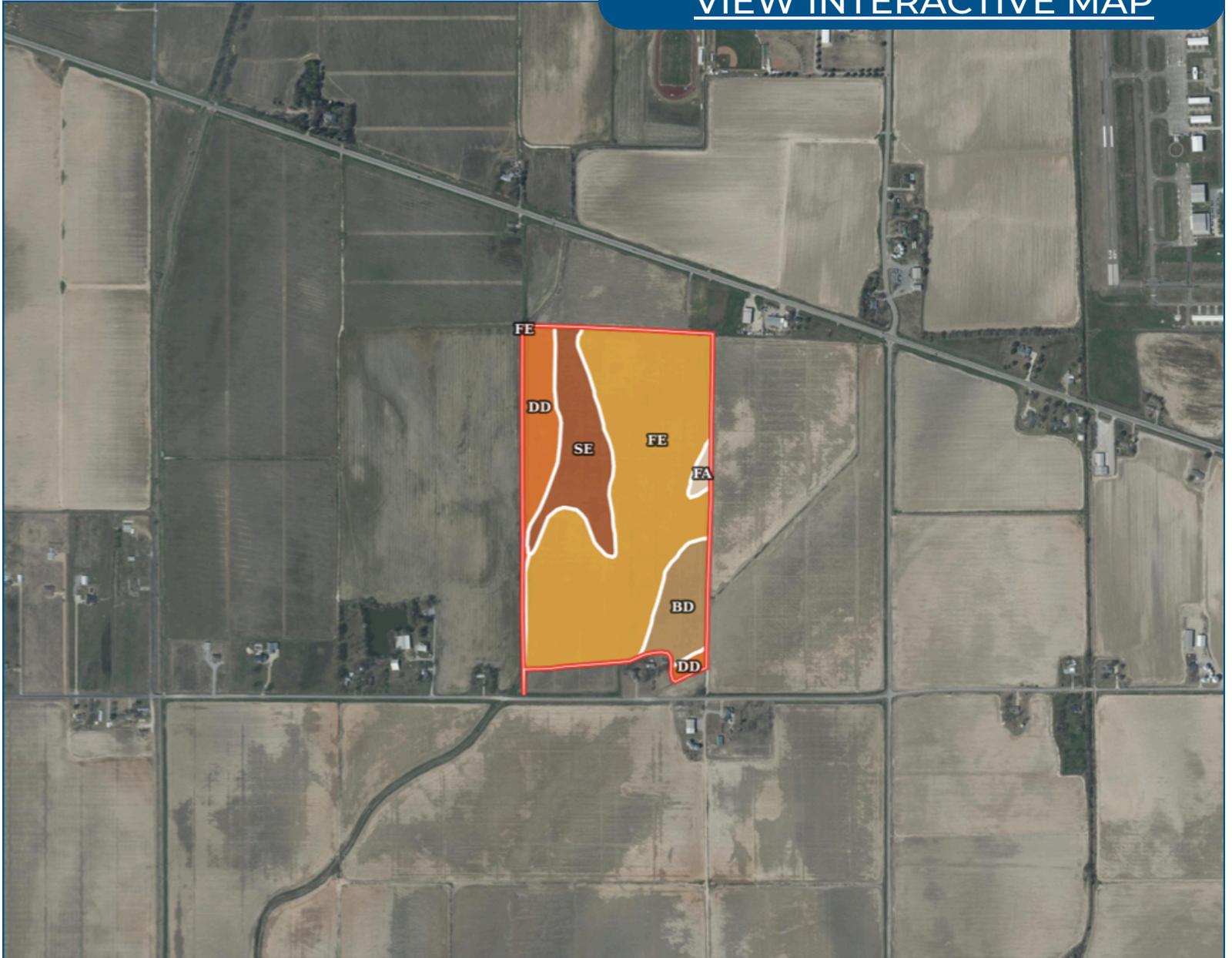
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Soil Map

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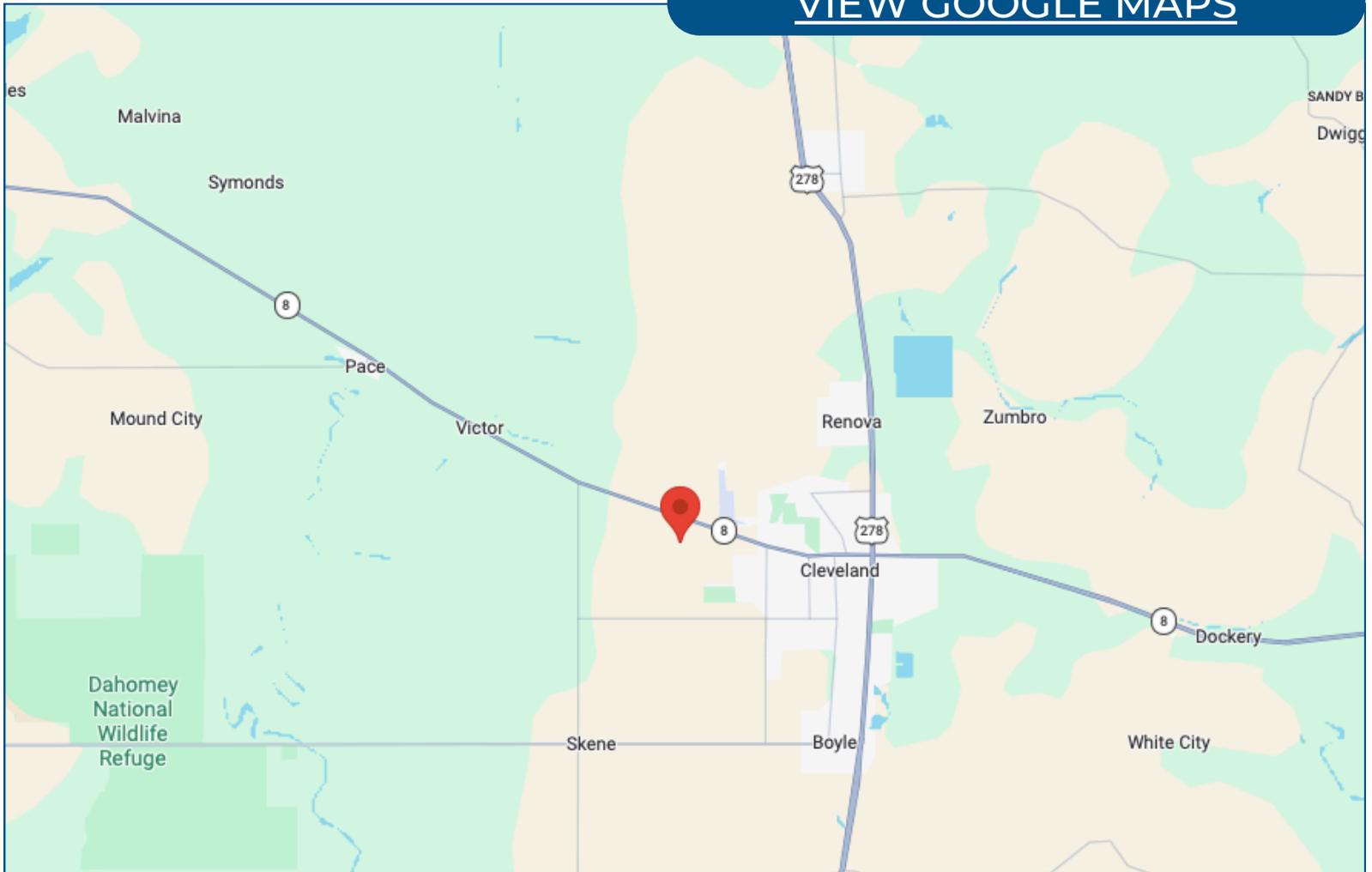
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Directional Map

[VIEW GOOGLE MAPS](#)



Directions from Hwy 8 and U.S. 61 Cleveland, MS 38732

Travel on MS-8 W for 2.8 miles. Turn left onto Crosby Road for 0.5 miles. Turn right at the 1st cross street onto Cleveland Crossing Road. After 0.4 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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