SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE℠

123± ACRES
BENTON COUNTY, TN

$325,950

OFFICE (901) 910 -1809 | WWW.SMALLTOWNPROPERTIES.COM

THE BENTON 123

PROPERTY PROFILE

LOCATION:

- Rockport McIllwain Road
  Holladay, TN 38341
- Benton County
- 12± Miles SE of Camden
- 53± Miles NE of Jackson
- 83± Miles SW of Nashville
- 135± Miles NE of Memphis

PROPERTY USE:

- Hunting & Fishing
- Recreational
- Potential Home/Camp Sites
- Investment

COORDINATES:

- 35.927940, -88.021415

PROPERTY INFORMATION:

- 123± Total Acres
- Recently Cleared & Replanted
- Dalton Creek Frontage
- Interior Road System
- Deer & Turkey
- Additional Acreage Available

TAX INFORMATION:

- 113-002.00
- TBD (2024)

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SHANE MARTIN
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Information is believed to be accurate but not guaranteed.

WELCOME TO THE BENTON 123

WELCOME TO THE BENTON 123—A RARE OPPORTUNITY TO OWN A VERSATILE 123± ACRE TRACT IN HOLLADAY, TENNESSEE. Located in close proximity to the Tennessee River and the Tennessee National Wildlife Refuge, this Benton County property has strong recreational value and long-term investment potential. The Benton 123 is truly a clean slate, giving the next owner the freedom to shape it into a premier hunting tract, rural retreat, or future timber operation.

The land has been recently clear-cut and replanted in young pine, setting the stage for excellent timber growth and long-term appreciation. The open nature of the property enhances visibility and access, while established interior roads allow for easy navigation throughout the tract.

Dalton Creek meanders through the property, providing a dependable water source and enhancing wildlife habitat. The combination of young timber, edge cover, creek frontage, and nearby protected lands creates an ideal environment for strong deer and turkey hunting, with abundant opportunities to establish food plots, shooting lanes, and strategic stand locations.

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MORE ABOUT THE BENTON 123

With its size and layout, the Benton 123 also presents several attractive potential homesites, suitable for a permanent residence, weekend retreat, or hunting cabin. The property's proximity to the Tennessee River adds additional recreational appeal, offering easy access to fishing, boating, and other outdoor activities.

Blending recreational use, timber potential, and location near premier natural resources, the Benton 123 is well-suited for hunters, outdoor enthusiasts, and land investors seeking both immediate enjoyment and long-term value. **Disclaimer: Additional acreage is available*.

Contact Shane Martin today to schedule a private showing and experience #TheSmallTownWay!

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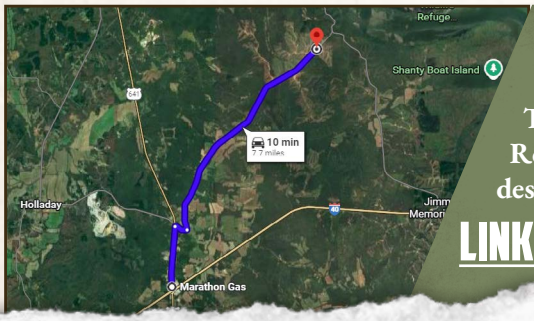
land id. LINK



Directions from Camden, TN: Travel on TN-191 S for 9.1 miles. Turn right onto Rockport McIllwain Road and proceed for 0.6 miles. The destination will be on the right.

LINK TO GOOGLE MAP DIRECTIONS

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