46± ACRES
BENTON COUNTY, TN

$250,700

SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE℠

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

THE BENTON 46

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:

- 35.913790, -88.043939

PROPERTY INFORMATION:

- 46± Acres
- Mixed Timber
- Frontage on Rockport
  McIllwain Road
- Deer and Turkey
- Additional Acreage Available

TAX INFORMATION:

- 113-001.00
- TBD (2024)

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SHANE MARTIN
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smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE BENTON 46

WELCOME TO THE BENTON 46, JUST MINUTES FROM THE TENNESSEE RIVER AND THE TENNESSEE NATIONAL WILDLIFE REFUGE. Located in Benton County near Holladay, Tennessee, this 46± acre tract offers an excellent combination of recreational use, investment potential, future homesite opportunity, and quality deer and turkey hunting.

The land features a mixed stand of hardwood and pine timber, providing both aesthetic appeal and long-term timber value. Eagle Creek influences the property, enhancing wildlife movement and creating a natural travel corridor that further strengthens its recreational appeal.

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MORE ABOUT THE BENTON 46

With road frontage along Rockport McIllwain Road, access is convenient and allows flexibility for future development or a potential homesite. The property's layout makes it well-suited for recreational enjoyment today while offering long-term upside as a timber and land investment.

Whether you're looking for a hunting retreat, weekend recreational tract, or investment property with growth potential, this Benton County acreage checks multiple boxes. **Disclaimer: Additional acreage is available*.

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

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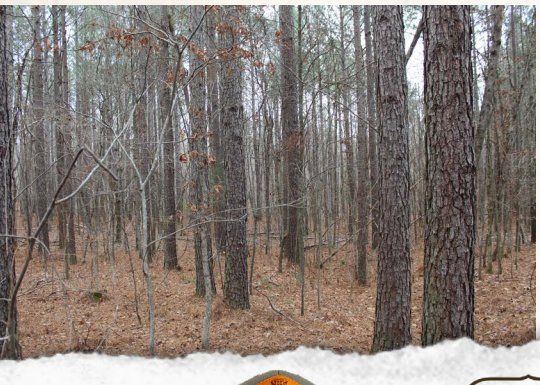

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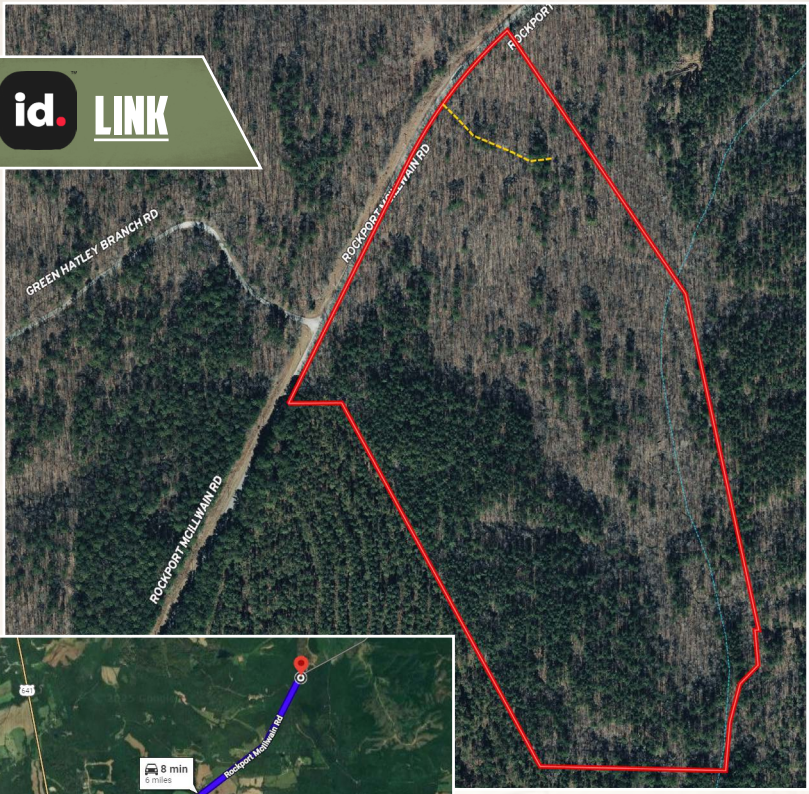
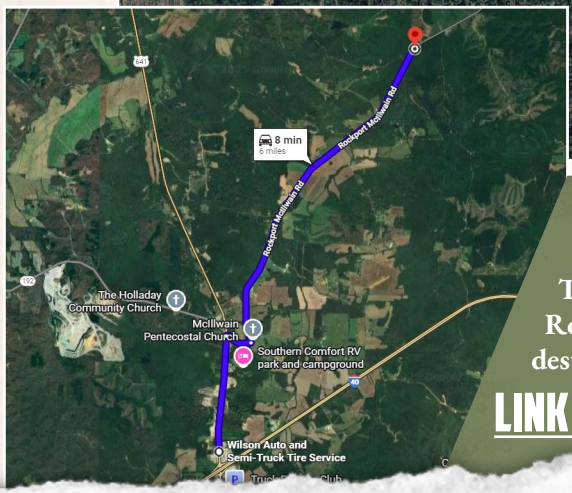
land id. LINK





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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