SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE℠

20± ACRES
BENTON COUNTY, TN

$112,000

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

THE BENTON 20

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:

- 35.903741, -88.050329

PROPERTY INFORMATION:

- 20± Acres
- Mixed Timber
- Frontage on Rockport McIllwain Road
- Deer & Turkey
- Additional Acreage Available

TAX INFORMATION:

- 119-006.00
- TBD (2024)

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SHANE MARTIN
PRINCIPAL BROKER | WEST TENNESSEE
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smalltownproperties.com

Information is believed to be accurate but not guaranteed.

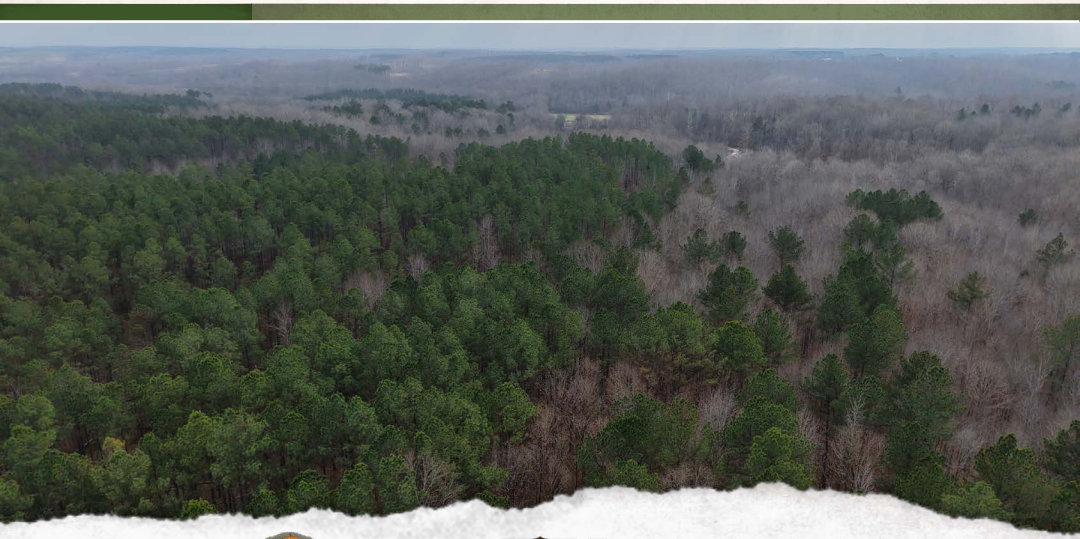
WELCOME TO THE BENTON 20

WELCOME TO THE BENTON 20, JUST MINUTES FROM THE TENNESSEE RIVER! This 20± acre tract, located in Benton County, Tennessee near Holladay, offers an excellent combination of recreational enjoyment, timber, and long-term investment potential. The property features quality deer and turkey hunting, supported by a diverse mix of hardwood timber and planted pine, creating ideal wildlife habitat and future timber income opportunities.

With frontage along Rockport McIllwain Road, access is convenient and adds flexibility for future use. The land's layout and natural setting make it well-suited for a potential home or campsite, whether for a weekend retreat, hunting camp, or permanent residence.

The Benton 20's central location places it approximately 84 miles from Nashville and 136± miles from Memphis, making it easily accessible for both in-state and out-of-state buyers. Whether you're looking for a recreational hunting property, a timber investment, or a tract with homesite potential, this property delivers versatility and value. **Disclaimer: Additional acreage is available.*

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



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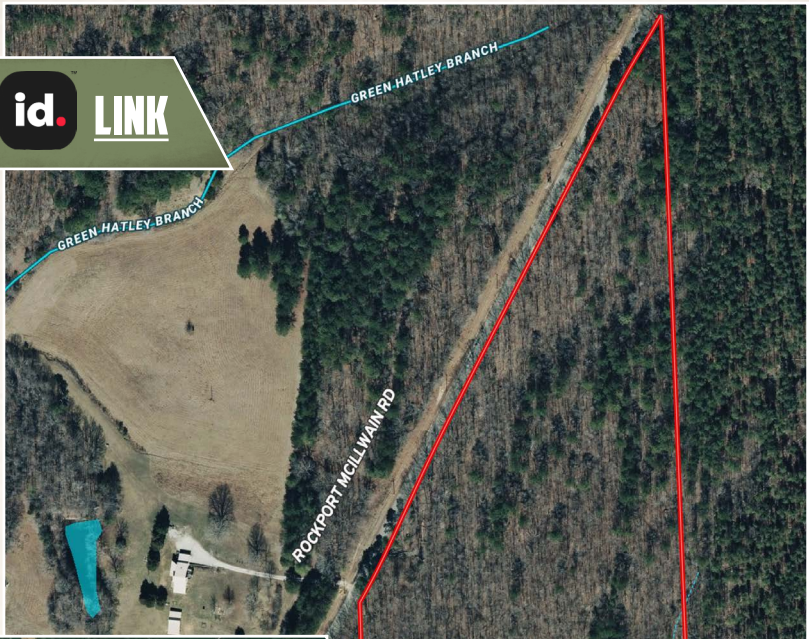
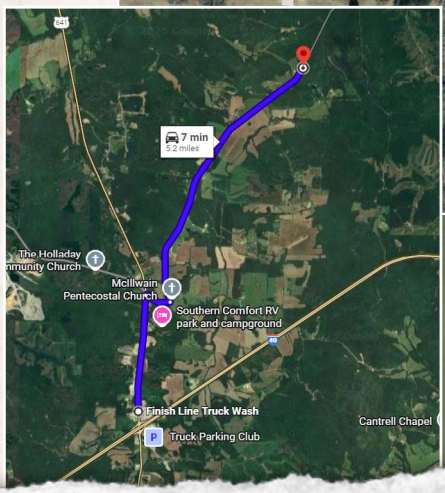
land id. LINK





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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