



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

**338± ACRES
BENTON COUNTY, TN
\$1,338,000**

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

THE BENTON 338

PROPERTY PROFILE

LOCATION:

- South Eagle Creek Road
Holladay, TN 38341
- Benton County
- Adjacent to the Tennessee National Wildlife Refuge & Tennessee River
- $16 \pm$ Miles NW of Camden
- $82 \pm$ Miles SW of Nashville

COORDINATES:

- 35.909772, -87.961399

TAX INFORMATION:

- Division of Parcel 117-003.00
- TBD (2024)

PROPERTY USE:

- Hunting
- Investment
- Recreational

PROPERTY INFORMATION:

- $338 \pm$ Acres
- Hardwood Timber
- Established Food Plots
- Interior Road System
- Deer & Turkey
- Game Influence from Opossum Creek & Eagle Creek
- Smaller Acreage Division Available



SHANE MARTIN

PRINCIPAL BROKER | WEST TENNESSEE

C: 901-827-0224

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shane@smalltownproperties.com

7115 Hwy 64 - Oakland, TN 38060

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE BENTON 338

STEP INTO THE HEART OF WEST TENNESSEE'S OUTDOOR HERITAGE WITH THIS EXCEPTIONAL 338± ACRE DEER AND TURKEY HUNTING, RECREATIONAL, AND TIMBER INVESTMENT PROPERTY IN HOLLADAY, TENNESSEE! Ideally located in Benton County, adjacent to the Tennessee Wildlife Refuge and the Tennessee River, and bordered to the south by approximately 800 acres of managed hunting land, this tract lies within one of the region's most productive and protected wildlife corridors.



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MORE ABOUT THE BENTON 338

The Benton 338 features a healthy stand of hardwood timber, providing both habitat diversity and future income potential. Developed interior roads allow for easy access throughout the tract, while established food plots and multiple strategically placed hunting blinds enhance its immediate usability for the avid sportsman. Run-off draws that feed Opossum Creek and Eagle Creek influence the property, serving as natural travel corridors and reliable water sources that consistently draw and hold game.

Well-suited for a private hunting club, recreational getaway, or long-term land investment, the Benton 338 offers the rare combination of size, location, and natural resources that serious land buyers seek. Opportunities like this, in such a highly desirable setting, are becoming increasingly rare. *Smaller acreage division is available.*

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



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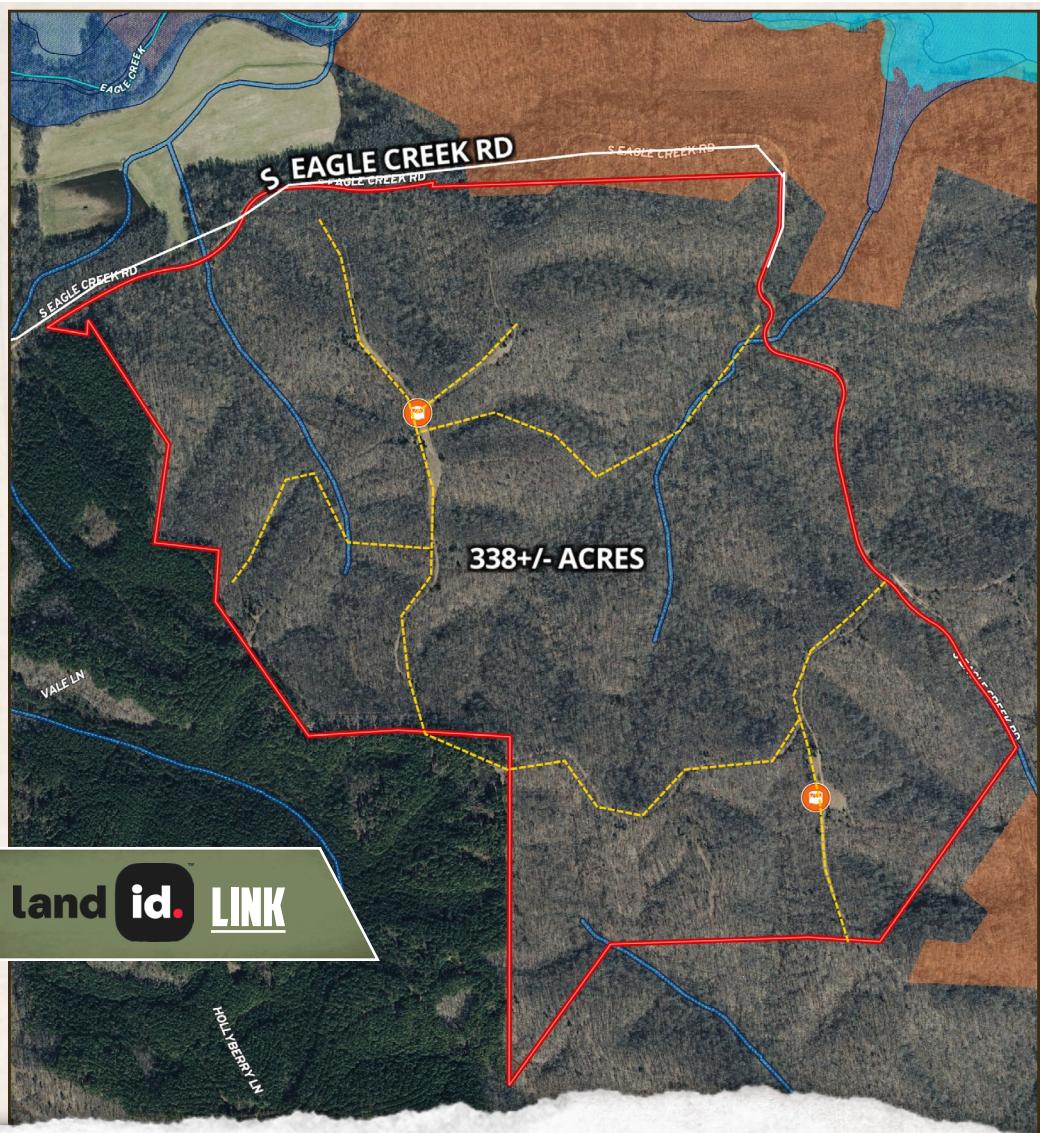
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land **id.** **LINK**



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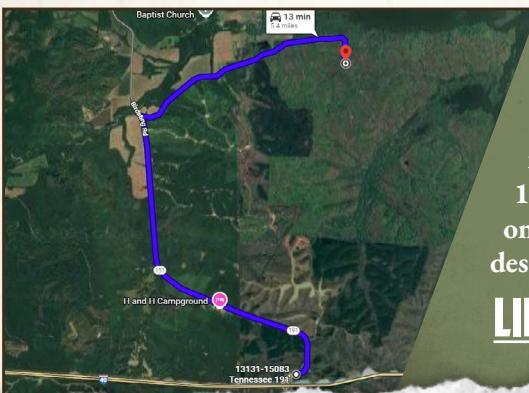
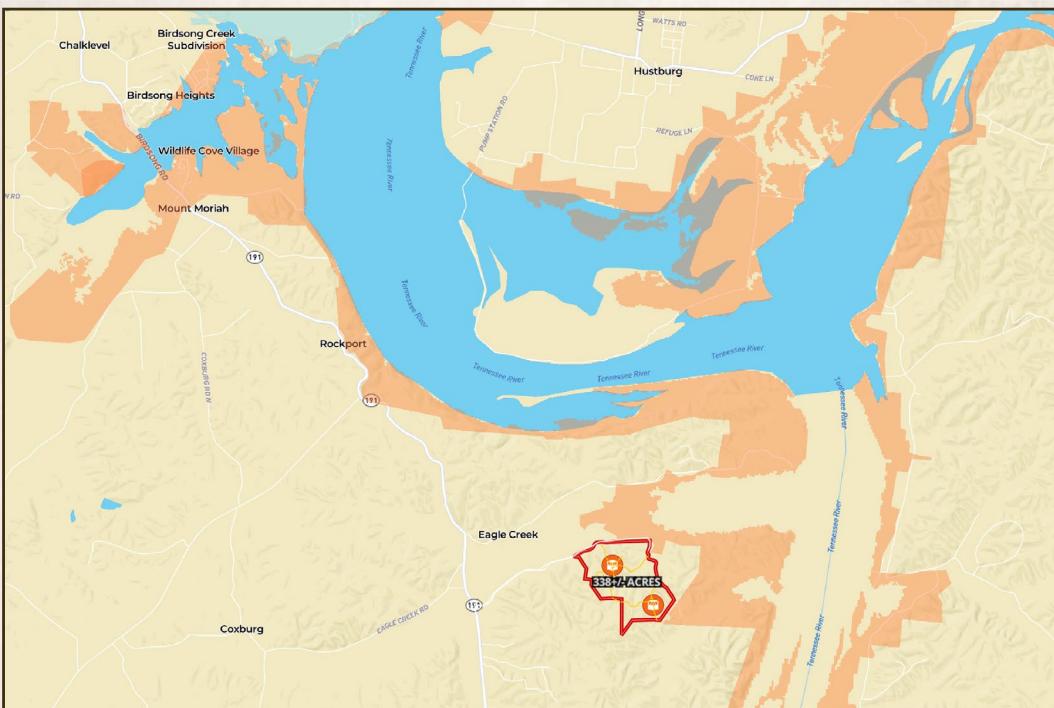
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Directions From Camden, TN: Travel on N Forrest Avenue for 1.4 miles. Continue onto US-70 BUS E for 0.5 miles, and then turn right onto TN-191 S. Proceed for 11.9 miles. Turn left onto South Eagle Creek Road and the destination will be on the right in 2.2 miles.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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