



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

**78± ACRES
BENTON COUNTY, TN
\$348,000**

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

THE BENTON 78

PROPERTY PROFILE

LOCATION:

- South Eagle Creek Road
Holladay, TN 38341
- Benton County
- Adjacent to the Tennessee National Wildlife Refuge and Tennessee River
- $12\pm$ Miles NW of the Cuba Landing Marina
- $16\pm$ Miles SE of Camden
- $25\pm$ Miles NE of the Natchez Trace State Park
- $82\pm$ Miles SW of Nashville

PROPERTY USE:

- Hunting & Fishing
- Recreational
- Investment

COORDINATES:

- 35.906318, -87.959338

PROPERTY INFORMATION:

- $78\pm$ Total Acres
- Hardwood Timber
- Deer & Turkey
- Interior Road System
- Hunting Blind
- Food Plot

TAX INFORMATION:

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



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SHANE MARTIN

PRINCIPAL BROKER | WEST TENNESSEE

C: 901-827-0224

O: 901-910-1809

shane@smalltownproperties.com

7115 Hwy 64 - Oakland, TN 38060

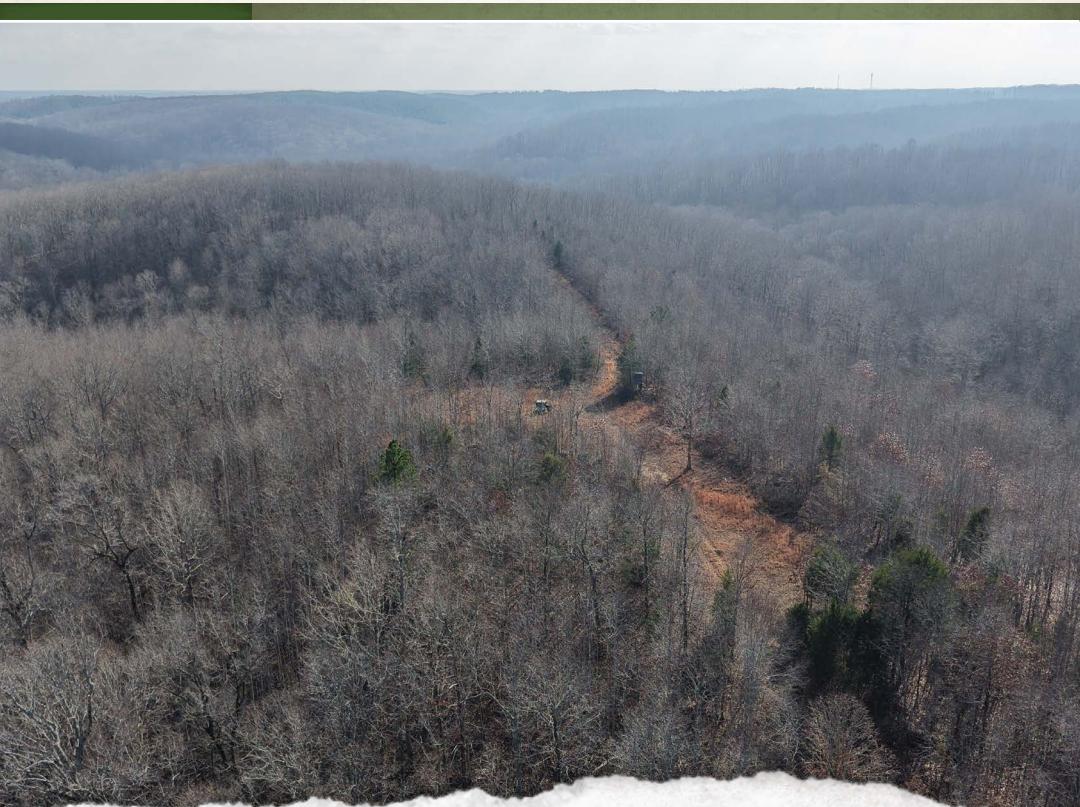
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Information is believed to be accurate but not guaranteed.

WELCOME TO THE BENTON 78

WELCOME TO THE BENTON 78, LOCATED JUST OUTSIDE OF HOLLADAY, TENNESSEE. This $78\pm$ acre Benton County tract offers an outstanding opportunity for deer and turkey hunting, recreation, and long-term investment. The property features a strong stand of hardwood timber, providing both wildlife habitat and future timber value.

Well-maintained interior roads allow for easy access throughout the property. A dedicated food plot and an existing hunting blind make the Benton 78 a turnkey setup.



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MORE ABOUT THE BENTON 78

Adding to its uniqueness, the property adjoins the Tennessee National Wildlife Refuge, benefiting from limited neighboring pressure and consistent game movement. Its proximity to the Tennessee River, along with nearby Cuba Landing Marina and Natchez Trace State Park, offers additional recreational opportunities including boating, fishing, and outdoor exploration.

Whether you're seeking a private hunting retreat, a recreational getaway, or a solid land investment in a proven area, the Benton 78 delivers a rare combination of location, access, and natural features that are increasingly hard to find.

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



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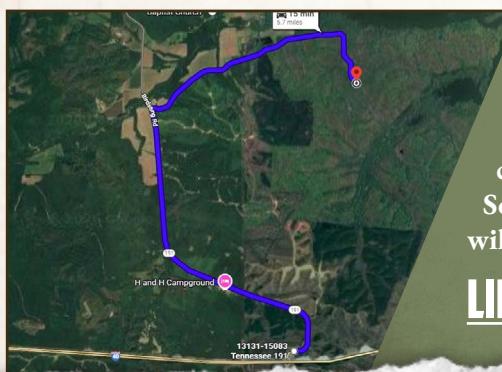
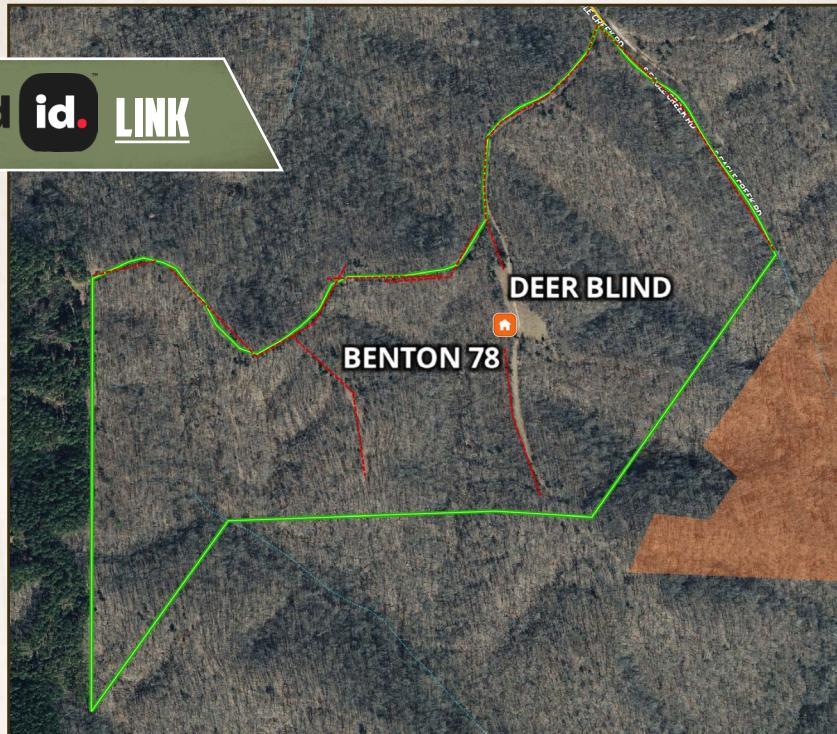
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BENTON COUNTY, TENNESSEE

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



Directions From Holladay, TN: Travel on Rockport McIllwain Road for 6.5 miles. Turn right onto TN-191 S and continue for 2.8 miles. Turn left onto South Eagle Creek Road and the destination will be on the right after 2.5 miles.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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