

**5.5 Acres in Benton County: A Blank Canvas at Birdsong  
Landing**  
0 Birdsong Road  
Holladay, TN 38341

**\$56,650**  
5.5± Acres  
Benton County



## 5.5 Acres in Benton County: A Blank Canvas at Birdsong Landing Holladay, TN / Benton County

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### **SUMMARY**

#### **Address**

0 Birdsong Road

#### **City, State Zip**

Holladay, TN 38341

#### **County**

Benton County

#### **Type**

Lot, Hunting Land

#### **Latitude / Longitude**

35.879869 / -87.974929

#### **Acreage**

5.5

#### **Price**

\$56,650

#### **Property Website**

<https://www.mossyoakproperties.com/property/5-5-acres-in-benton-county-a-blank-canvas-at-birdsong-landing-benton-tennessee/119046/>



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### **PROPERTY DESCRIPTION**

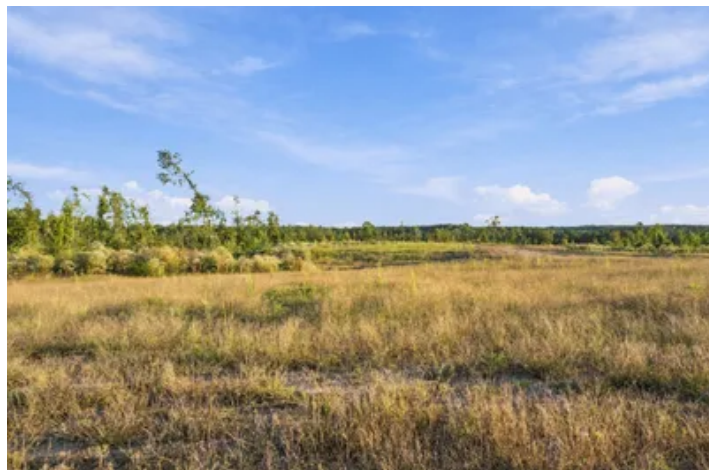
Discover your ideal Tennessee retreat with this 5.5-acre lot in the Birdsong Landing Development in Holladay. Offering a perfect balance of natural woodland and open space, this property is a blank canvas ready for your custom home, cabin, or private weekend getaway. The property features a beautifully cleared, mostly level grassy build site surrounded by mature trees that provide exceptional natural privacy. Accessibility is excellent, with a newly graded dirt road leading directly to the property's extensive road frontage. The surrounding area boasts gorgeous rolling hills and dense forests extending to the horizon, ensuring a highly secluded, nature-focused lifestyle. The lot layout provides ample road frontage and deep wooded buffers on multiple sides. The building site is heavily insulated by dense, healthy timber, offering a secluded feel. The lot boasts a massive cleared central field ready for immediate use or construction. Beyond the property lines, this lot offers an unbeatable location that perfectly balances rural seclusion with modern convenience. You are just a quick 5-minute drive from I-40, making travel and commuting effortless. Water enthusiasts will love being only 15 minutes from deep-water access at Birdsong Resort Marina on beautiful Kentucky Lake. Plus, you can easily enjoy city amenities, with Camden 20 minutes away, Jackson under an hour, and downtown Nashville a straightforward 75-minute drive. Escape the hustle and embrace the quiet of Tennessee country living. With a perfect build site and endless woods to explore, your next great adventure starts right here. Owner financing available. Terms and conditions apply.

For more info contact Affiliate Broker Chris Dowdy at [cdowdy@mossyoakproperties.com](mailto:cdowdy@mossyoakproperties.com).

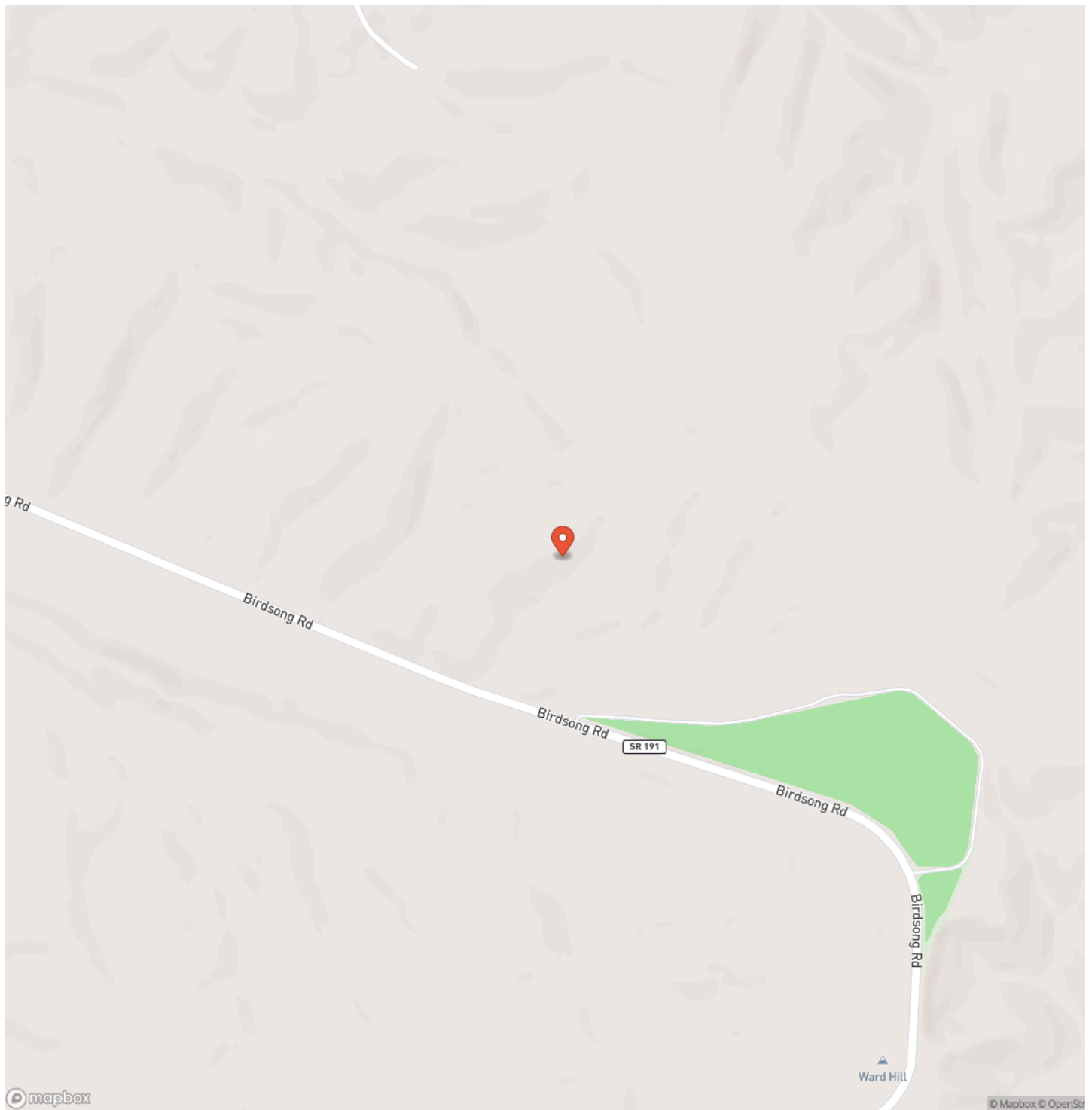


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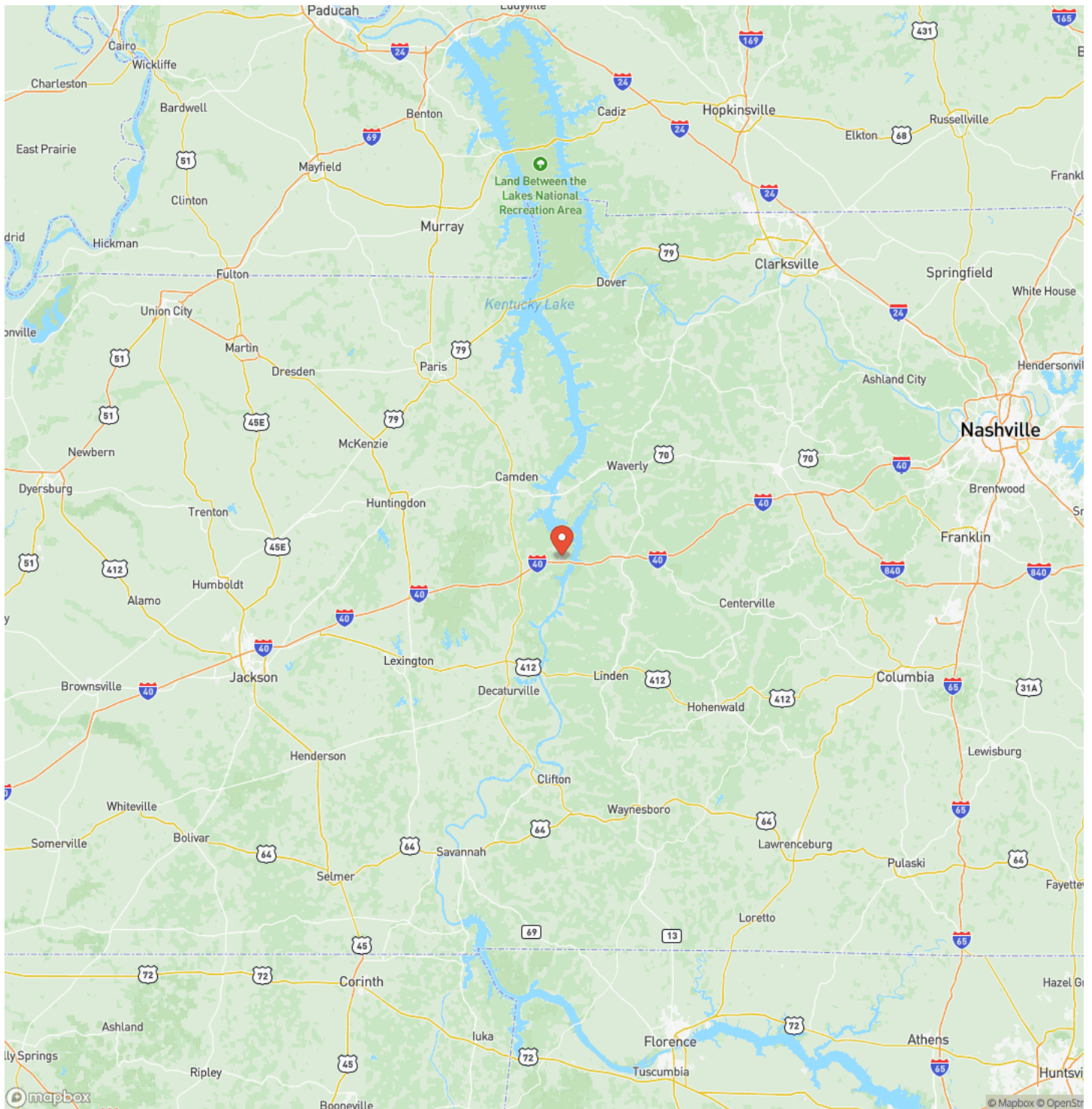


## Locator Map

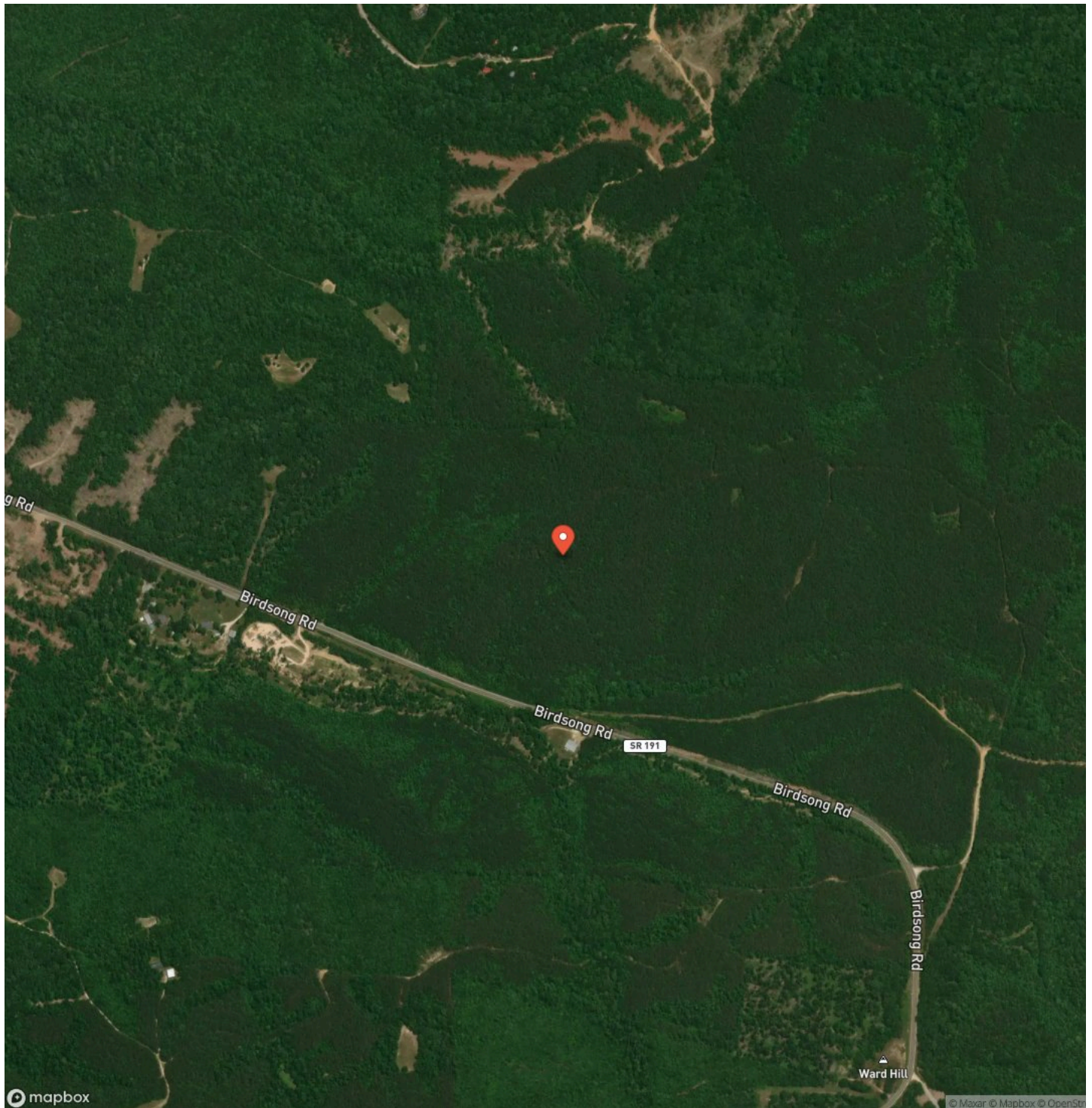


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## Locator Map



## Satellite Map



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## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Chris Dowdy

## Mobile

(615) 506-0776

## Office

(615) 879-8282

## Email

cdowdy@mossyoakproperties.com

**Address**

714 "A" Donelson Pkwy

## City / State / Zip

Dover, TN 37058

## NOTES

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

## This image shows a full page of blank white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page, providing a template for writing or drawing. There are no margins, text, or other markings present.



**<https://www.mossyoakproperties.com/>**

## **DISCLAIMERS**

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



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