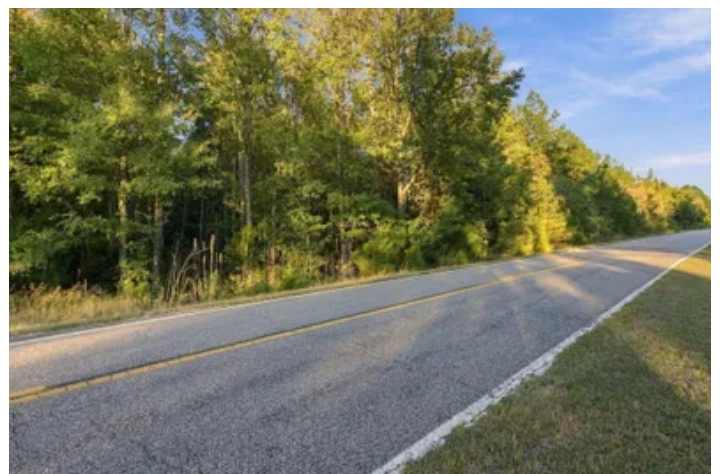


**13.85 Wooded Acres in Benton County's Birdsong
Landing!**
0 Birdsong Road
Holladay, TN 38341

\$94,180
13.85± Acres
Benton County



13.85 Wooded Acres in Benton County's Birdsong Landing! Holladay, TN / Benton County

SUMMARY

Address

0 Birdsong Road

City, State Zip

Holladay, TN 38341

County

Benton County

Type

Lot

Latitude / Longitude

35.880507 / -87.977676

Acreage

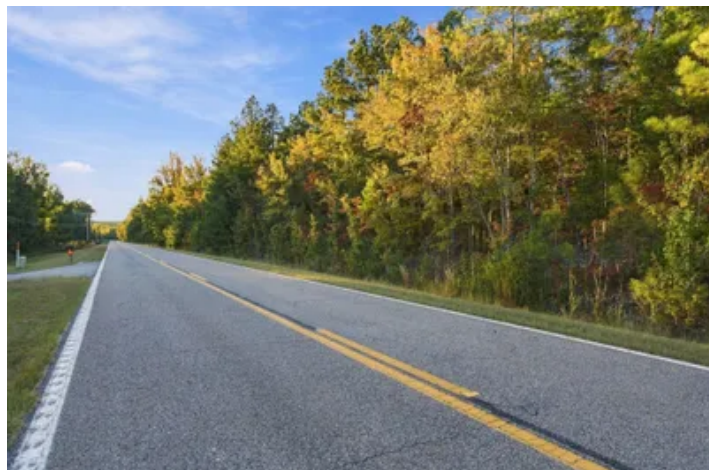
13.85

Price

\$94,180

Property Website

<https://www.mossyoakproperties.com/property/13-85-wooded-acres-in-benton-county-s-birdsong-landing-benton-tennessee/119055/>



13.85 Wooded Acres in Benton County's Birdsong Landing!

Holladay, TN / Benton County

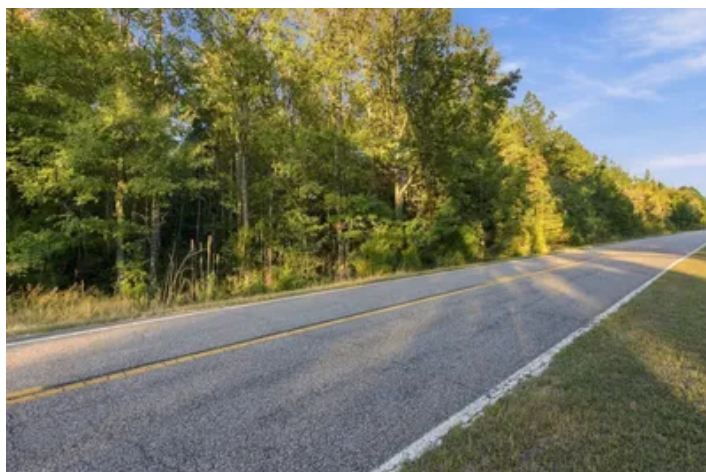
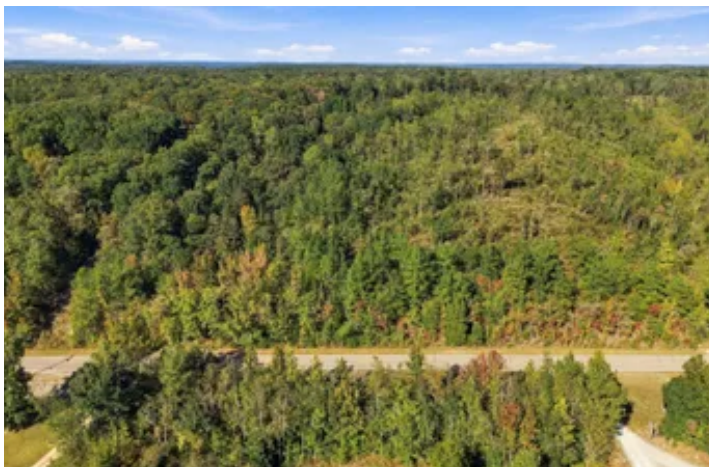
PROPERTY DESCRIPTION

Discover your ideal rural retreat with this expansive 13.85-acre parcel located in the Birdsong Landing development of Holladay, Tennessee. Whether you are looking to build a permanent residence, a weekend cabin getaway, or secure a prime piece of West Tennessee land for outdoor recreation, this tract offers a blank canvas. This parcel features a deep, rectangular footprint enveloped by a rich mix of mature hardwoods, young growth timber, and varying elevations. The diverse woodland provides a natural habitat for local wildlife, excellent privacy from neighboring tracts, and a quiet, secluded atmosphere. The rolling terrain offers flexibility for carving out your ideal private building site while maintaining a dense perimeter of natural shade. Enjoy seamless accessibility year-round. The property boasts excellent road frontage along a well-maintained, two-lane paved county road with double yellow lines, ensuring an easy approach for personal vehicles, RVs, and future construction equipment. Situated in Benton County, this property sits just a short drive from the scenic shores of Kentucky Lake (10 minutes) and the Tennessee River. The area is renowned for its outdoor lifestyle, offering quick access to public boat launches, excellent bass and crappie fishing, and expansive waterfowl hunting reserves. Residents are minutes away from local amenities like the Birdsong Resort and Marina and the Tennessee National Wildlife Refuge. With Interstate 40 (5 minutes) conveniently close by, you can enjoy remote country living while remaining roughly halfway between Jackson (50 minutes) and Nashville (70 minutes). Owner financing available. Terms and conditions apply.

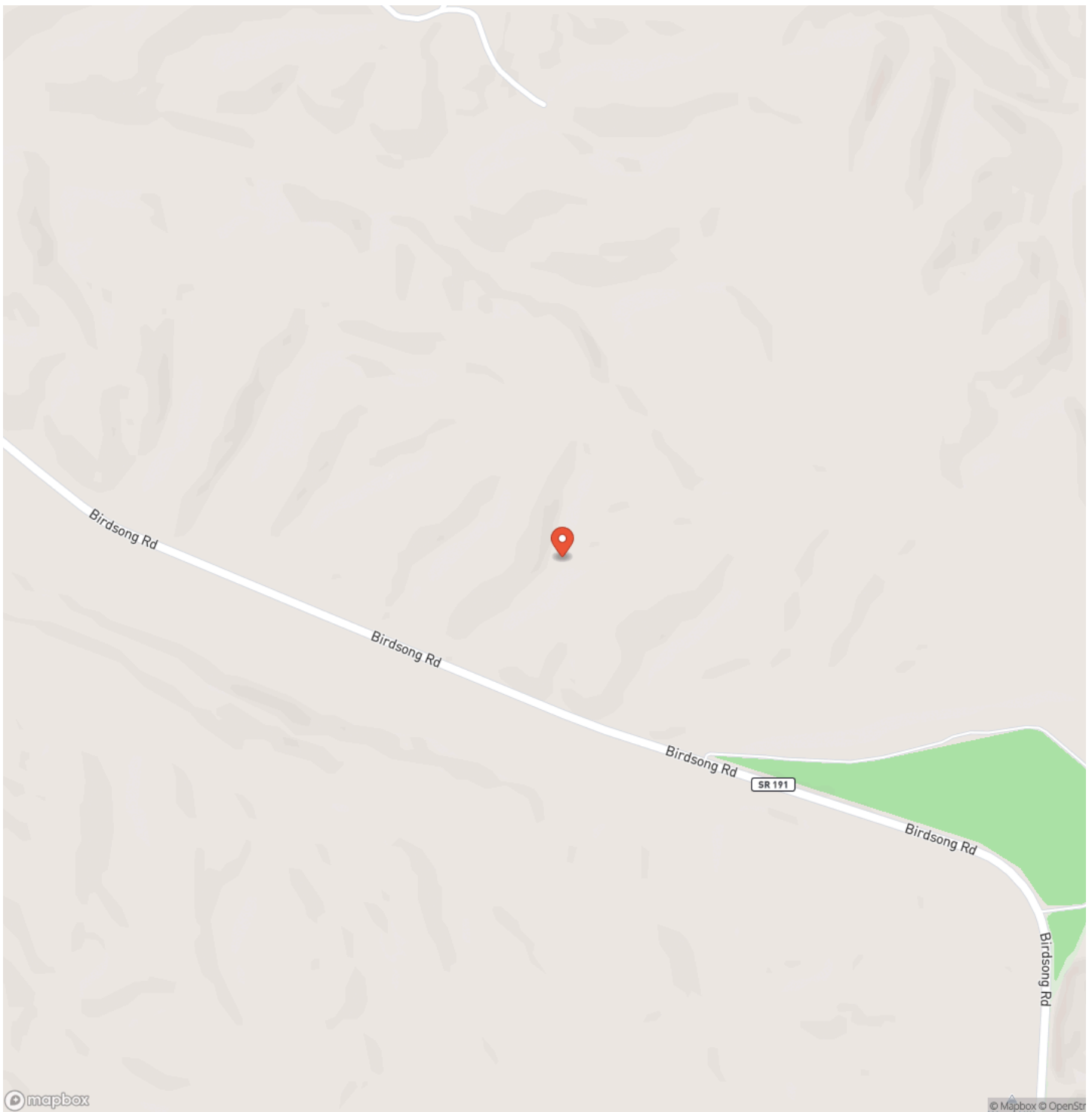
For more info contact Affiliate Broker Chris Dowdy at cdowdy@mossyoakproperties.com.



**13.85 Wooded Acres in Benton County's Birdsong Landing!
Holladay, TN / Benton County**

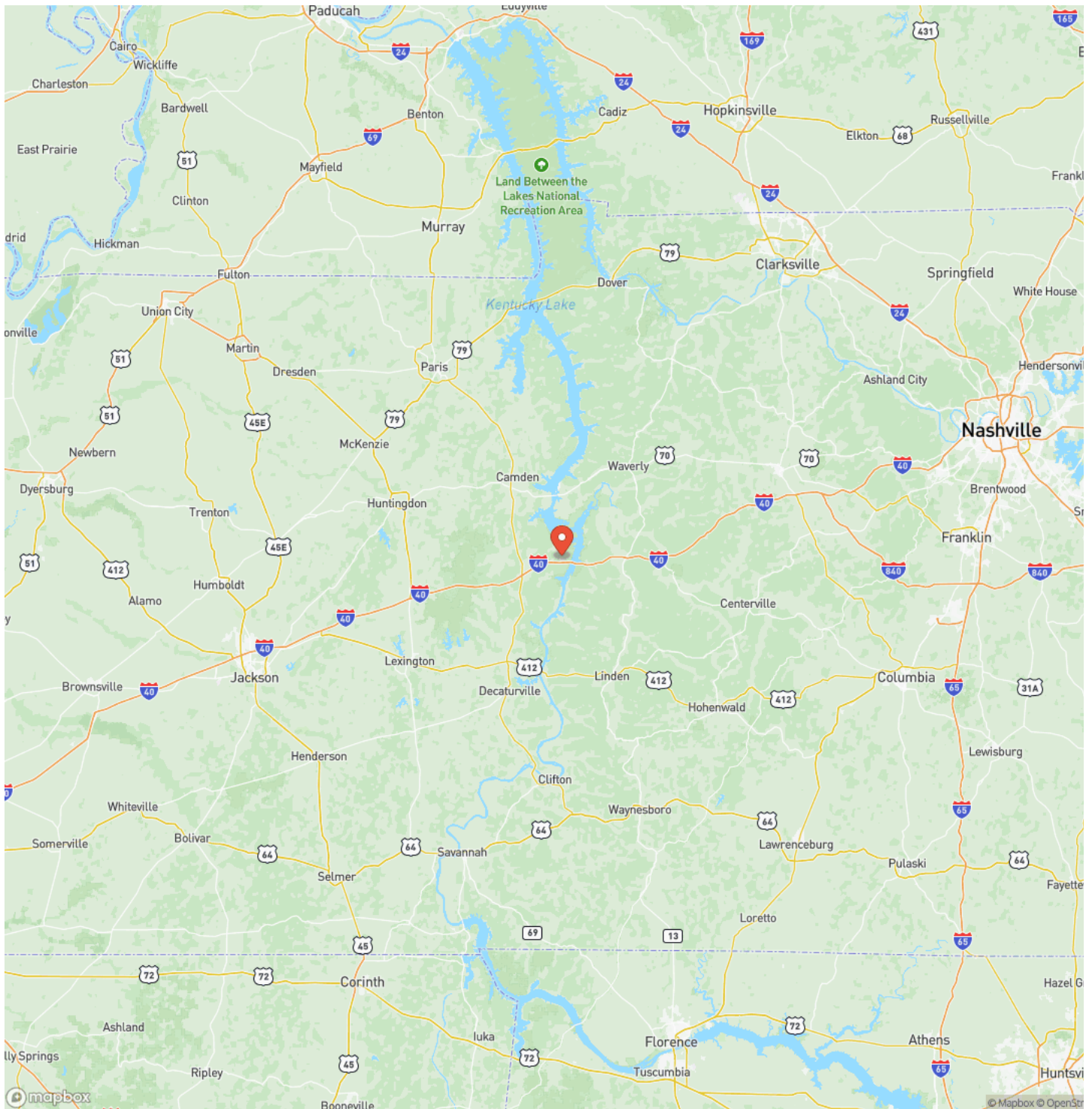


Locator Map

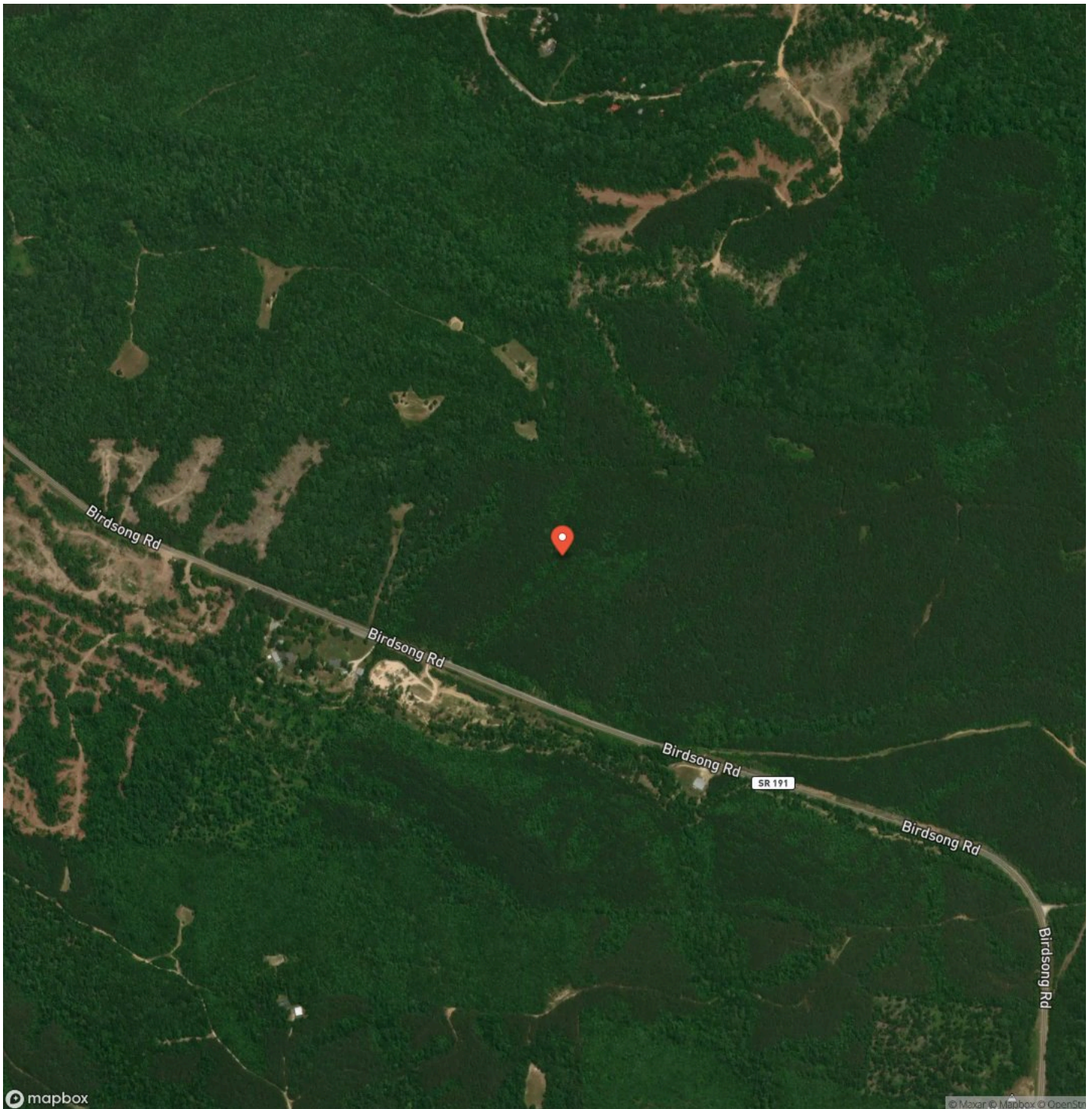


**13.85 Wooded Acres in Benton County's Birdsong Landing!
Holladay, TN / Benton County**

Locator Map



Satellite Map



13.85 Wooded Acres in Benton County's Birdsong Landing! Holladay, TN / Benton County

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

[illegible]

This image shows a single 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.



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

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

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.



Mossy Oak Properties Tennessee Land & Farm
1276 Lewisburg Pike Ste. B
Franklin, TN 37064
(615) 879-8282
<https://www.mossyOakproperties.com/>

