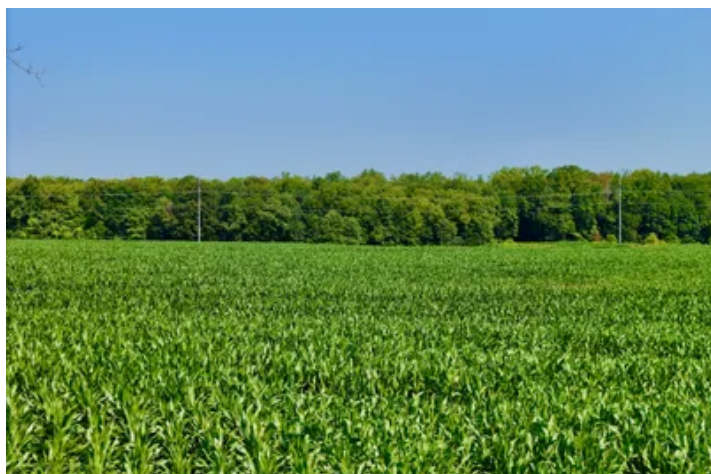


**66-Acres with Row Crop, Whitetail, Ducks, Doves and  
Turkey Hunting in Benton County, TN**  
0 Big Sandy River Road  
Camden, TN 38320

**\$455,525**  
66.200± Acres  
Benton County





## 66-Acres with Row Crop, Whitetail, Ducks, Doves and Turkey Hunting in Benton County, TN Camden, TN / Benton County

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### **SUMMARY**

#### **Address**

0 Big Sandy River Road

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

Camden, TN 38320

#### **County**

Benton County

#### **Type**

Farms, Hunting Land, Undeveloped Land

#### **Latitude / Longitude**

36.039594 / -88.208835

#### **Acreage**

66.200

#### **Price**

\$455,525

#### **Property Website**

<https://www.mossyoakproperties.com/property/66-acres-with-row-crop-whitetail-ducks-doves-and-turkey-hunting-in-benton-county-tn-benton-tennessee/78645/>



## 66-Acres with Row Crop, Whitetail, Ducks, Doves and Turkey Hunting in Benton County, TN Camden, TN / Benton County

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### **PROPERTY DESCRIPTION**

This 66-acre property on Big Sandy River Road in Benton County, Tennessee, offers a versatile mix of 50 tillable acres and 16 acres of mature timber, making it an excellent opportunity for farming, recreation, and potential building. The property features multiple creeks, a small duck hole, and flooded timber, providing excellent habitat for doves, ducks, eastern wild turkeys, and whitetail deer. Located near Gin Creek WMA, this land benefits from additional nearby wildlife resources and management areas. With power available at Big Sandy River Road, this land is buildable—perfect for a home, cabin, or weekend getaway. The property is also enrolled in the Greenbelt Program, helping to maintain lower property taxes. The region experiences an average annual rainfall of approximately 55 inches, contributing to the land's rich agricultural potential and thriving wildlife habitats. Prime Location: Camden, TN – Approximately 15 miles away Paris, TN – Approximately 25 miles away Kentucky Lake – Less than 10 miles away, offering premier boating, fishing, and recreation. Whether you're looking for a productive farm, a hunting retreat, or a secluded homesite, this property offers incredible potential.

For more information contact Chris Dowdy [615-506-0776](tel:615-506-0776) , [cdowdy@mossyoakproperties.com](mailto:cdowdy@mossyoakproperties.com)



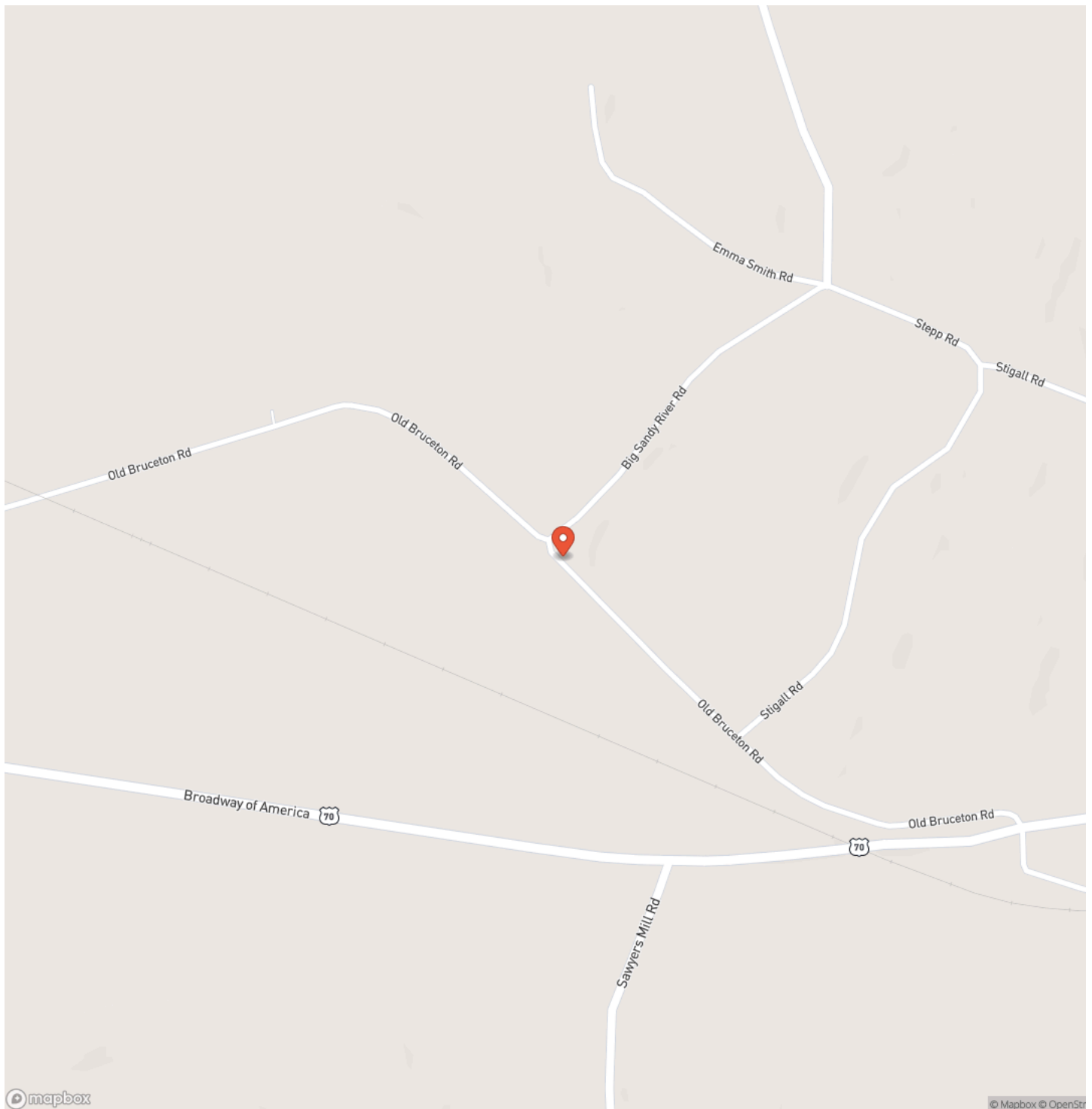


**66-Acres with Row Crop, Whitetail, Ducks, Doves and Turkey Hunting in Benton County, TN  
Camden, TN / Benton County**

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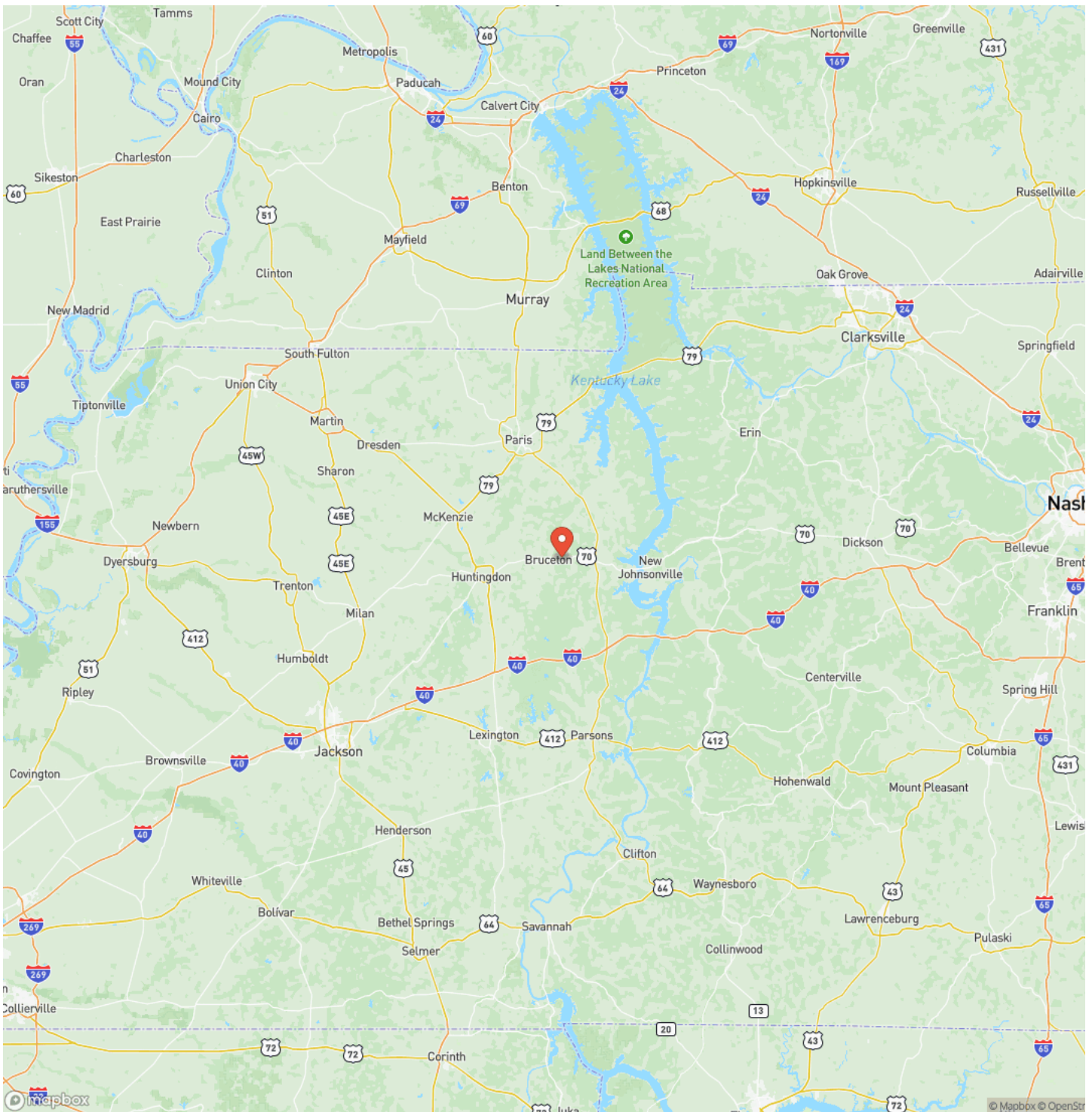


## Locator Map



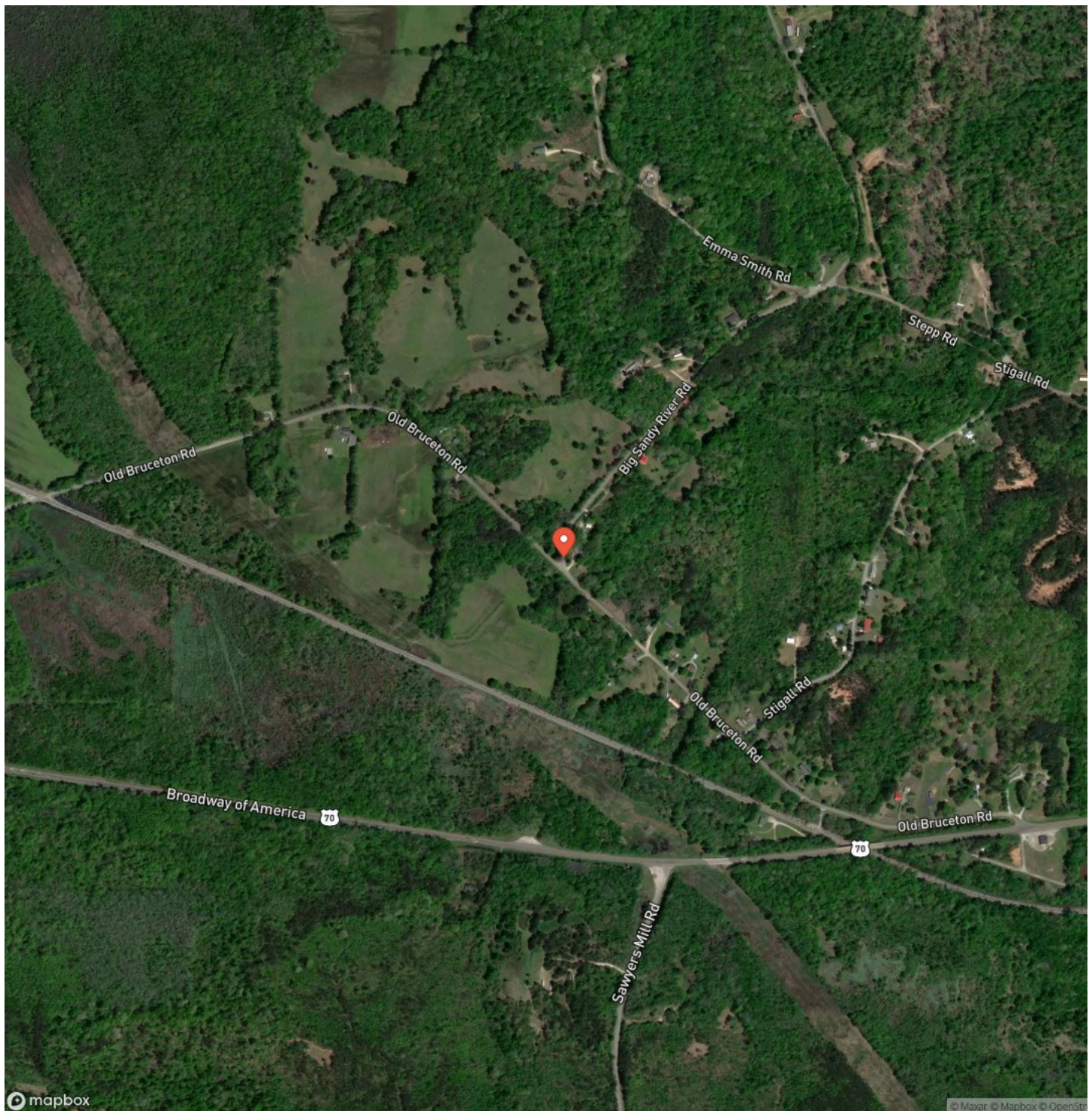
**66-Acres with Row Crop, Whitetail, Ducks, Doves and Turkey Hunting in Benton County, TN  
Camden, TN / Benton County**

## Locator Map





## Satellite Map



## 66-Acres with Row Crop, Whitetail, Ducks, Doves and Turkey Hunting in Benton County, TN Camden, 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

## NOTES

[illegible]



## This image shows a single sheet of white paper with horizontal blue 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.



**MORE INFO ONLINE:**  
**[www.mossyoakproperties.com](http://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.





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**Mossy Oak Properties Tennessee Land & Farm**  
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