

Discover Your 6.16-Acre Haven at Birdsong Landing in
Benton County!
0 Birdsong Road
Holladay, TN 38341

\$63,448
6.16± Acres
Benton County



Discover Your 6.16-Acre Haven at Birdsong Landing in Benton County! 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

6.16

Price

\$63,448

Property Website

<https://www.mossyoakproperties.com/property/discover-your-6-16-acre-haven-at-birdsong-landing-in-benton-county-benton-tennessee/119051/>



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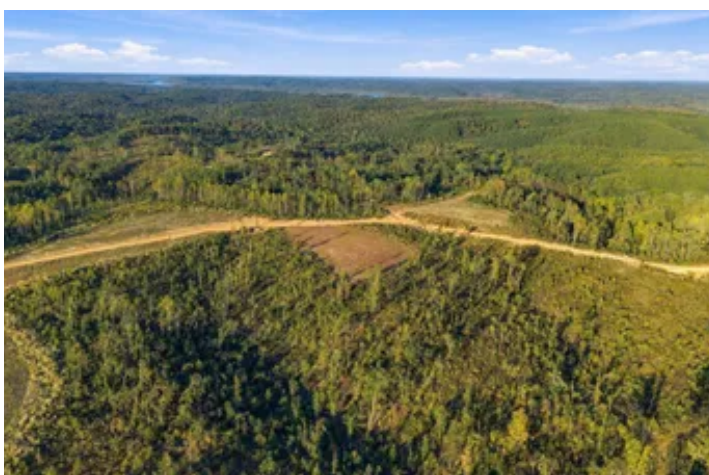
PROPERTY DESCRIPTION

Find the perfect canvas for your country escape on this expansive 6.16-acre lot in the peaceful Birdsong Landing development in Holladay, Tennessee. If you want privacy, usable land, and proximity to world-class recreation, this property delivers. This parcel is thoughtfully proportioned to maximize its natural features. The property offers a fantastic balance of open ground and dense woodlands, providing both accessibility and seclusion. At its heart lies a beautifully cleared, level, and grassy build site that is primed for construction. Whether you envision a modern farmhouse, a sprawling ranch, or a rustic weekend cabin, this central clearing provides a sunlit footprint requiring minimal site prep to get your project started. A thick buffer of native timber surrounds the open pasture, ensuring exceptional privacy from neighboring lots and the road. The lot features excellent frontage on a freshly graded development road winding smoothly through the rolling Tennessee hills. From your property, you will enjoy sweeping, unobstructed views of the lush, forested landscape stretching out to the horizon. Location is everything when choosing a rural retreat. Situated in Holladay, you are just minutes from the legendary waters of Kentucky Lake, the scenic Tennessee River, and the popular Birdsong Marina. Despite the completely secluded feel of the woods, you are conveniently located near Interstate 40, making weekend commutes from Nashville or Jackson incredibly easy. With its ideal blend of beautifully cleared acreage and protective mature woods, this 6.16-acre tract is a rare find. Bring your builder, secure your piece of West Tennessee, and start living the laid-back country lifestyle today! Owner financing available. Terms and conditions apply.

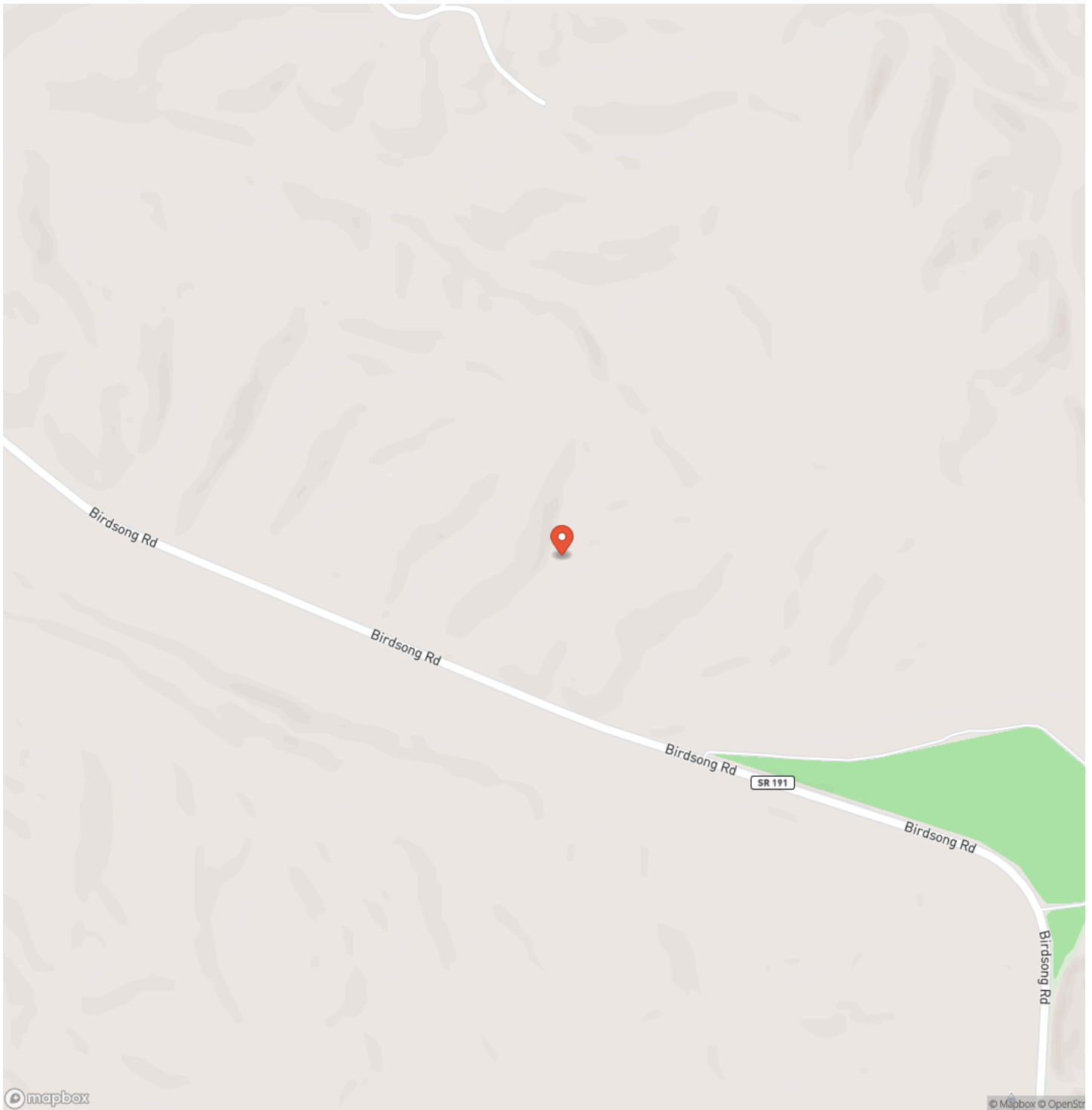
For more info contact Affiliate Broker Chris Dowdy at cdowdy@mossyoakproperties.com.



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Holladay, TN / Benton County**

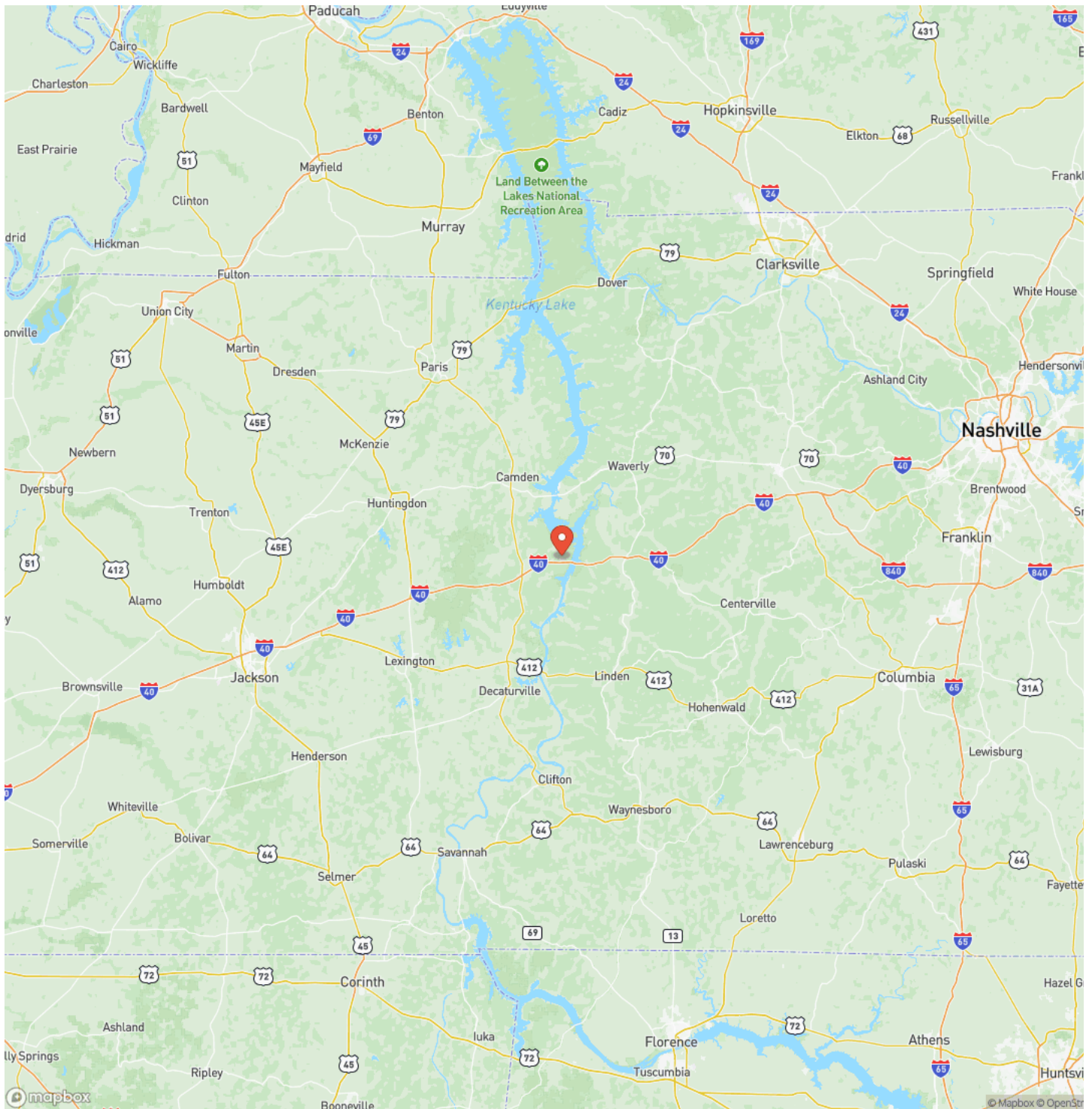


Locator Map



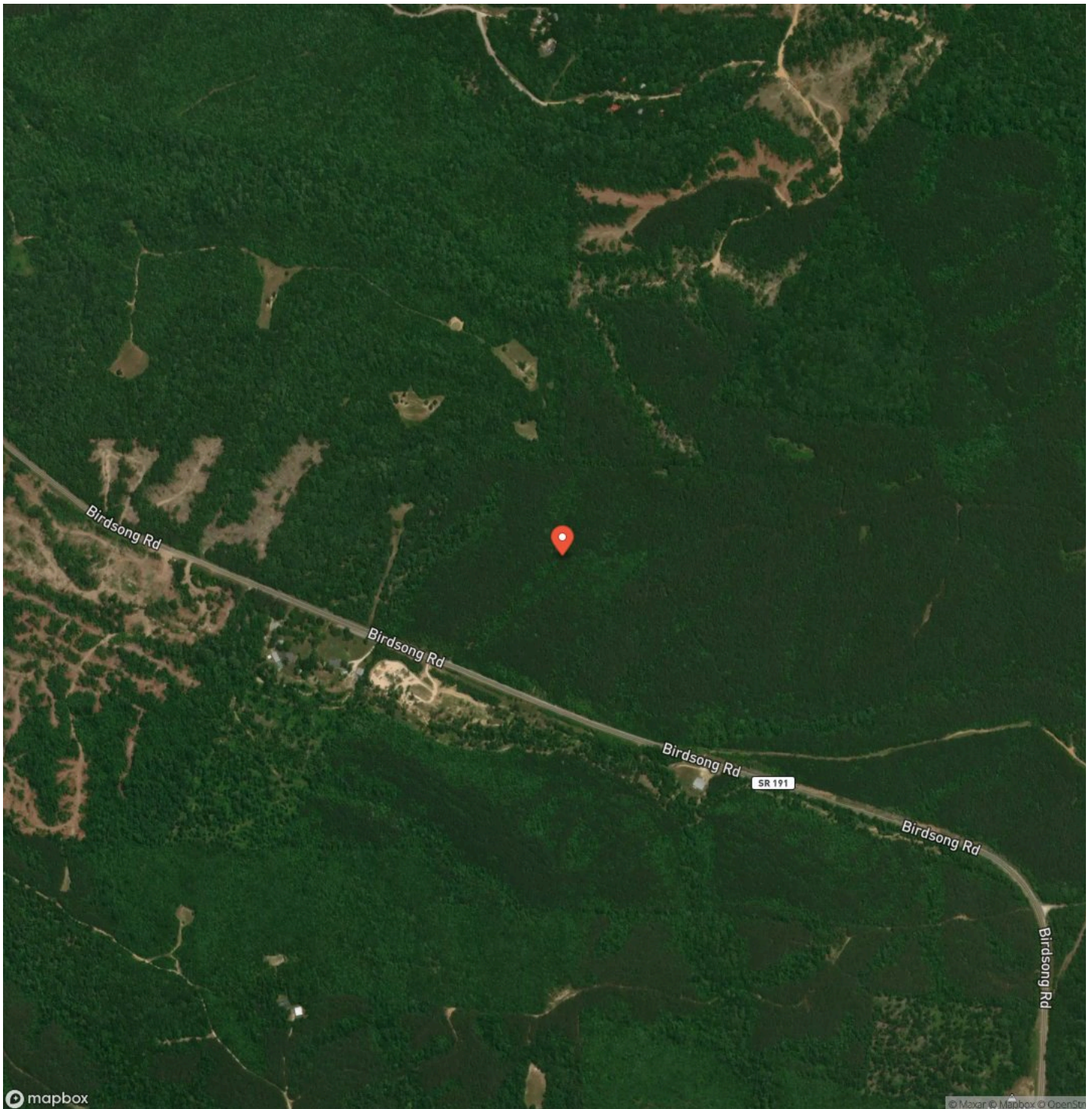
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Locator Map



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Holladay, TN / Benton County

Satellite Map



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LISTING REPRESENTATIVE

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City / State / Zip

Dover, TN 37058

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.



<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.



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