

Benton 2110
Rockport McIlwain Rd
Holladay, TN 38341

\$4,958,500
2,110± Acres
Benton County



Benton 2110
Holladay, TN / Benton County

SUMMARY

Address

Rockport McIlwain Rd

City, State Zip

Holladay, TN 38341

County

Benton County

Type

Farms, Hunting Land, Recreational Land, Undeveloped Land,
Timberland

Latitude / Longitude

35.91694 / -88.037415

Taxes (Annually)

\$5,056

Acreage

2,110

Price

\$4,958,500

Property Website

<https://www.mossyoakproperties.com/property/benton-2110/benton/tennessee/98225/>



PROPERTY DESCRIPTION

Benton 2110

A Premier 2,110 ± Acre Legacy Property in Benton County, Tennessee

An exceptional 2,110 ± acre property located in Holladay, Tennessee, offering a rare combination of scale, accessibility, natural beauty, and long-term investment potential. With approximately 3 1/2 miles of road frontage along Rockport McIlwain Rd, Coxburg Rd, and Eagle Creek Road, this property provides outstanding access and flexibility for recreation, timber investment, or future development.

The land is remarkably diverse and productive. Approximately 1,197 ± acres consist of merchantable timber, primarily hardwood and Loblolly pine. Approximately 1,097 of the hardwood acreage. 119 ± acres features a 22-year-old mature pine stand, while 913 ± acres were clear-cut in late 2022 and are now naturally regenerating, primarily in mixed stand of pine with hardwoods. This young timber stand offers a unique opportunity for the new owner to easily convert large sections into fields if desired. The property lays exceptionally well, with gently rolling hills across roughly 80 percent of the acreage, making it both usable and visually appealing.

With over 9.5 miles of interior roads, several established green fields, and ample room to expand, Benton 2110 is well suited to become a true showcase property. The area is known for strong deer genetics and a healthy turkey population, making this an outstanding recreational and hunting tract. The property is only 5 miles from Birdsong Boat Ramp and Marina, providing direct access to the Tennessee River, renowned for boating, fishing, and water sports.

Multiple creeks flow throughout the land, highlighted by 450 feet of the stunning Eagle Creek, known for its deep blue, crystal-clear water and scenic walking banks—an absolute standout feature of the property. Located just 2 miles from I-40, the tract is easily accessible and offers significant development potential, with several homesites already cleared and enough road frontage to support subdivision if desired.

Conveniently located:

- 1.5 hours from Nashville
- 1 hour from Jackson
- 2 hours from Memphis

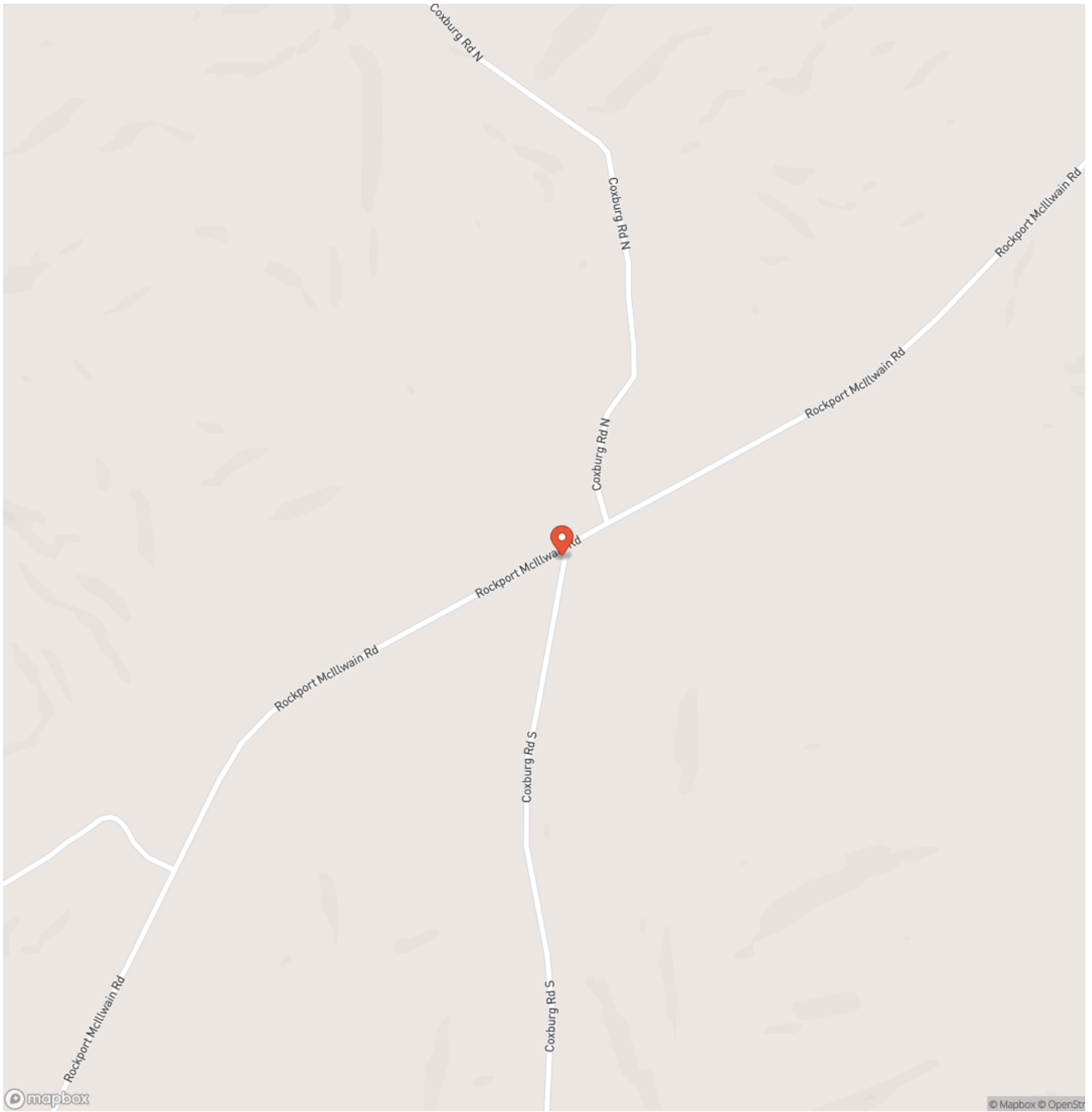
Benton 2110 is a rare opportunity to own a large, well-located Tennessee property that offers timber, recreation, water, access, and future upside.

For more information reach out to Matt Thrasher at [662-603-4987](tel:662-603-4987) or email mthrasher@mossyoakproperties.com

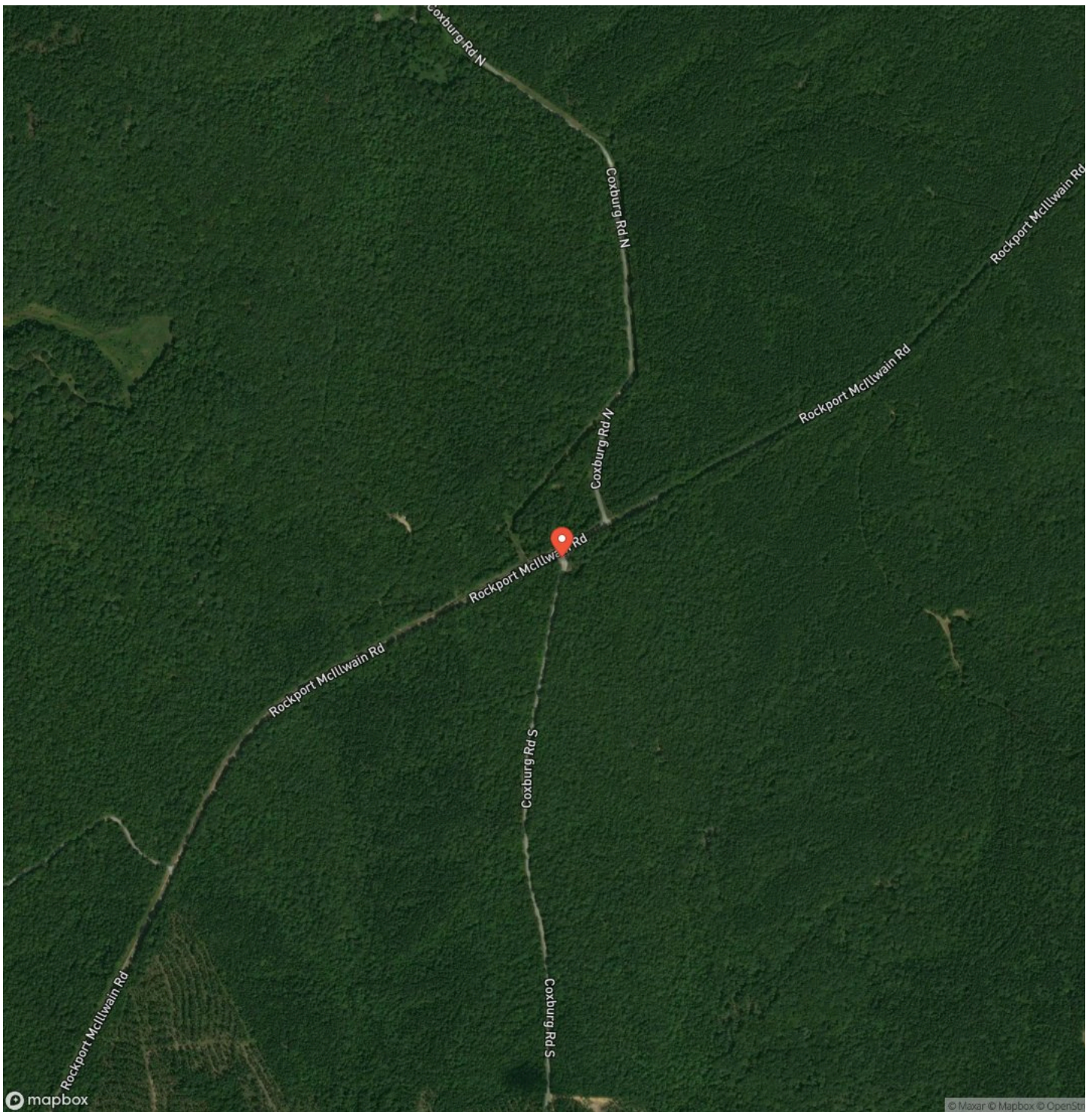
Benton 2110
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Locator Map



Satellite Map



DISCLAIMERS

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