

**Benton Lot 21**  
848 Coxburg Rd W  
Holladay, TN 38341

**\$130,000**  
25± Acres  
Benton County



**Benton Lot 21**  
**Holladay, TN / Benton County**

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**SUMMARY**

**Address**

848 Coxburg Rd W

**City, State Zip**

Holladay, TN 38341

**County**

Benton County

**Type**

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

**Latitude / Longitude**

35.908363 / -88.037291

**Acreage**

25

**Price**

\$130,000

**Property Website**

<https://www.mossoakproperties.com/property/benton-lot-21-benton-tennessee/105539/>



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**PROPERTY DESCRIPTION**

**Benton Lot 21**

**25± Acres in Benton County, Tennessee**

Discover the perfect blend of privacy, recreation, and convenience with this beautiful 25± acre tract located in scenic Benton County near Holladay, Tennessee. With approximately 745 feet of paved road frontage on Coxburg Road S, this property offers excellent access and multiple potential building sites across gently rolling topography.

The land features a mix of pine timber and recently select-cut hardwoods, while still retaining a substantial amount of mature hardwood timber throughout the property. A picturesque seasonal creek with approximately 745 feet of rock-bottom frontage adds character and natural beauty to the land.

Situated in a quiet rural setting, this tract is ideal for a private homesite, hunting retreat, recreational getaway, or investment property. Outdoor enthusiasts will appreciate being only 5 miles from Birdsong Boat Ramp and Marina, offering direct access to the Tennessee River for boating, fishing, and water sports.

Additional acreage is available if desired, giving buyers flexibility for expansion.

Conveniently located:

- Approximately 1.5 hours from Nashville
- 1 hour from Jackson
- 2 hours from Memphis
- Just 6 miles from Interstate 40

Whether you're looking to build, invest, or escape to the outdoors, Benton Lot 21 offers outstanding potential in a highly desirable Middle Tennessee location.

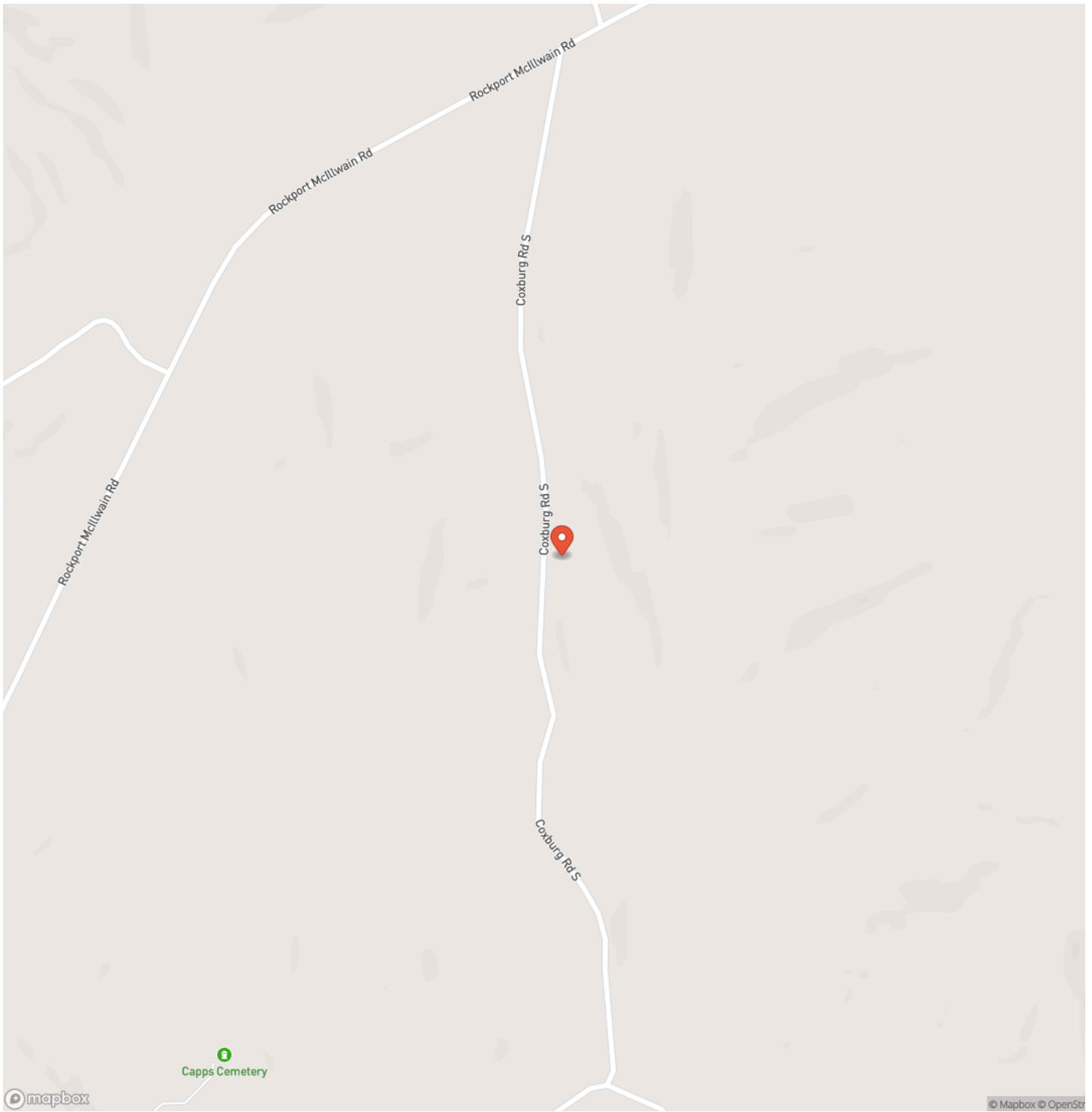
For more questions or a private showing call Matt Thrasher at [662-603-4987](tel:662-603-4987) or email [mthrasher@mossyoakproperties.com](mailto:mthrasher@mossyoakproperties.com)

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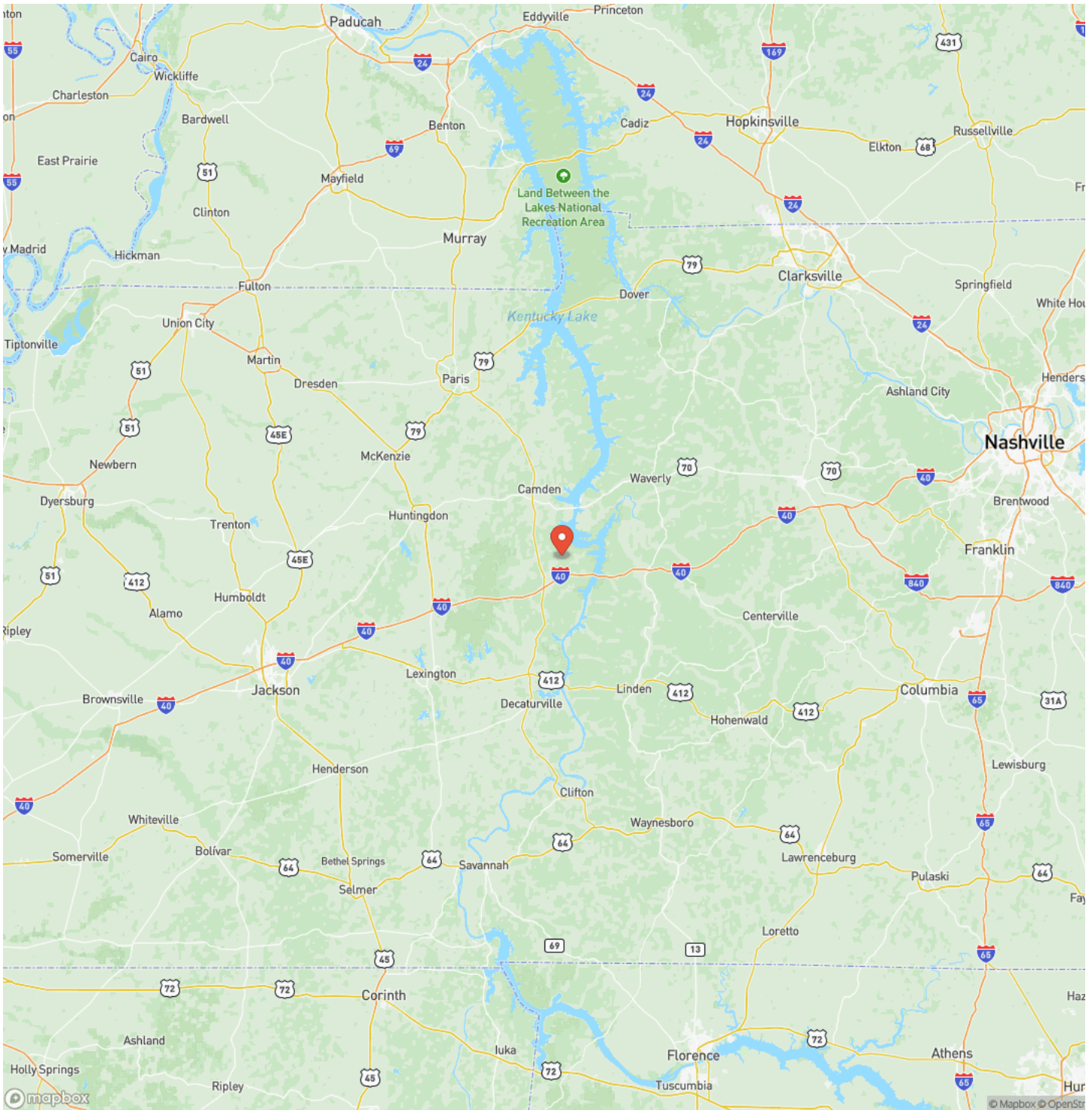
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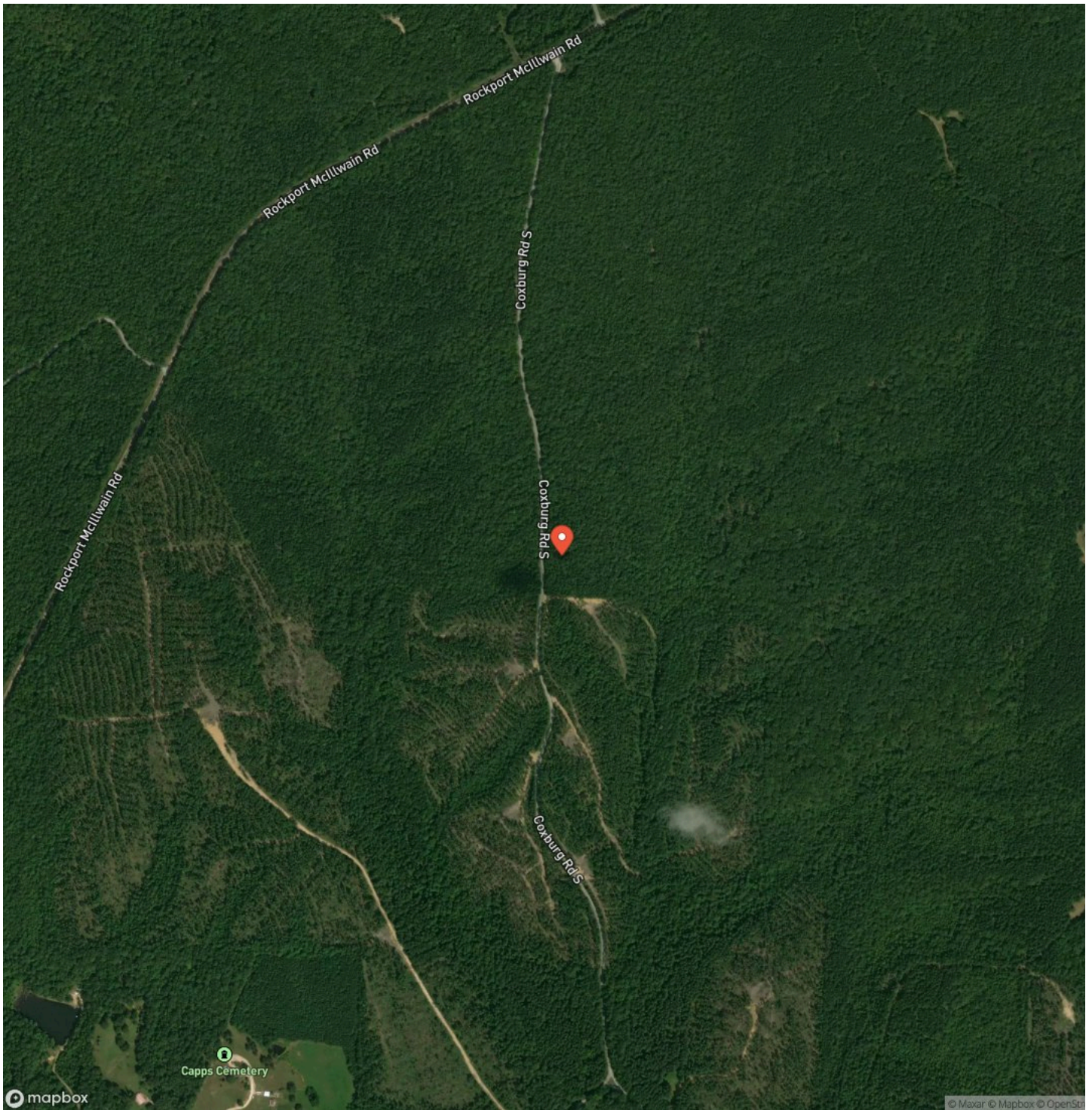
# Locator Map



# Locator Map



## Satellite Map







## **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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