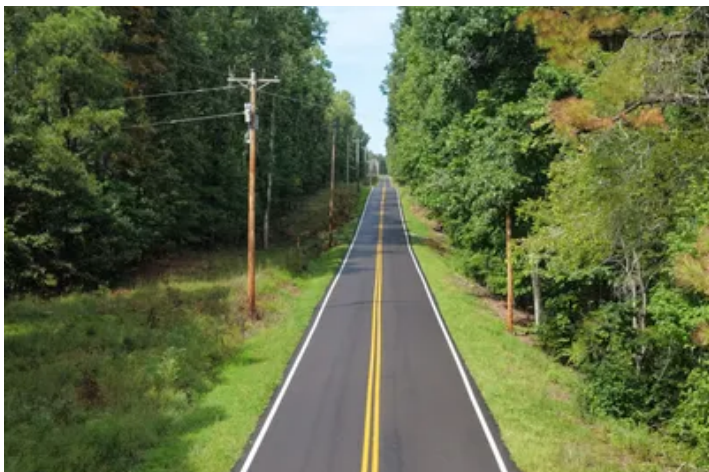


Benton Tract 14
3385 Rockport McIlwain Rd
Holladay, TN 38341

\$121,000
22± Acres
Benton County



Benton Tract 14
Holladay, TN / Benton County

SUMMARY

Address

3385 Rockport McIlwain Rd

City, State Zip

Holladay, TN 38341

County

Benton County

Type

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

Latitude / Longitude

35.904288 / -88.04957

Acreage

22

Price

\$121,000

Property Website

<https://www.mossyoakproperties.com/property/benton-tract-14-benton-tennessee/116003/>



Benton Tract 14

Holladay, TN / Benton County

PROPERTY DESCRIPTION

Benton Tract 14 - 22 ± Acres

Discover this beautiful 22 ± acre tract in Benton County, Tennessee near Holladay. The property features approximately 1,600 feet of paved road frontage along Rockport McIlwain Road, with electricity available along the road frontage.

The gently rolling terrain offers multiple potential homesites. The property also features mature hardwood and pine timber, a nice hardwood bottom, and a small creek, providing excellent wildlife habitat and recreational opportunities.

Whether you're looking for a private homesite, hunting property, weekend getaway, or recreational tract, Benton Tract 14 offers a great combination of natural beauty and usability.

Location & Distances:

- Approximately 5 miles to Birdsong Boat Ramp & Marina
- Approximately 6 miles to Interstate 40
- Approximately 1 hour to Jackson, TN
- Approximately 1.5 hours to Nashville, TN
- Approximately 2 hours to Memphis, TN

Additional acreage is available for those looking to expand their ownership.

For more information, contact Matt Thrasher at [662-603-4987](tel:662-603-4987) or mthrasher@mossyoakproperties.com.

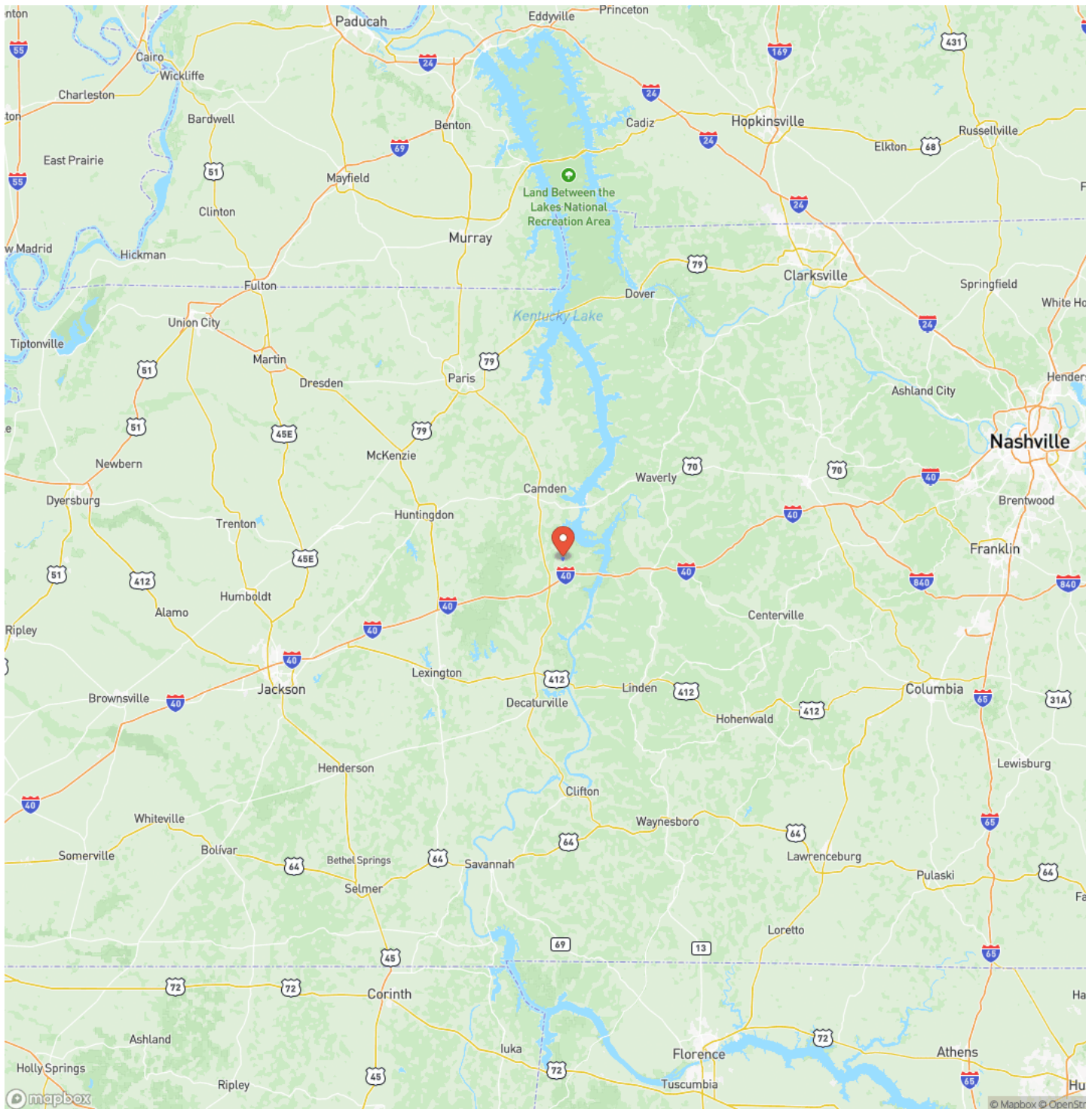
Benton Tract 14
Holladay, TN / Benton County



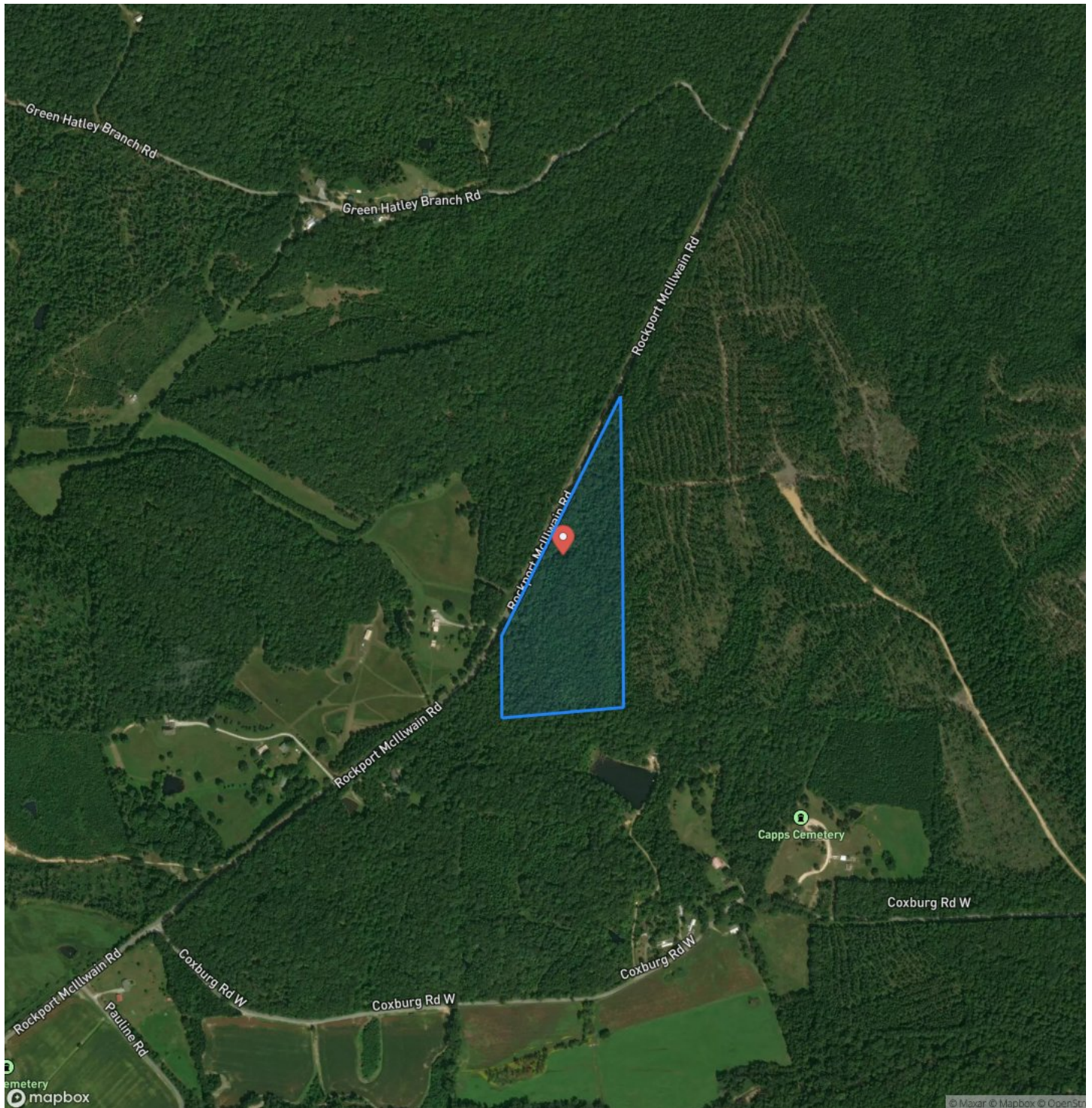
Locator Map



Locator Map



Satellite Map



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.

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