

Benton Tract 10
495 Green Hatley Branch Rd
Holladay, TN 38341

\$165,000
30± Acres
Benton County



Benton Tract 10
Holladay, TN / Benton County

SUMMARY

Address

495 Green Hatley Branch Rd

City, State Zip

Holladay, TN 38341

County

Benton County

Type

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

Latitude / Longitude

35.913021 / -88.045775

Acreage

30

Price

\$165,000

Property Website

<https://www.mossyoakproperties.com/property/benton-tract-10-benton-tennessee/115973/>



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Holladay, TN / Benton County

PROPERTY DESCRIPTION

Benton Tract 10

30 ± Acres in Benton County, Tennessee

Discover the perfect blend of privacy, recreation, and opportunity with this beautiful 30 ± acre tract in Benton County near Holladay, Tennessee. The property offers approximately 1,600 feet of paved road frontage along Rockport McIlwain Road and Green Hatley Branch Road, providing excellent access and multiple potential building sites across gently rolling terrain. Electricity is available along the road frontage, adding to the property's potential as a homesite.

The property features a mix of pine timber and recently select-cut hardwoods, while retaining a substantial amount of hardwood timber throughout. Its combination of timber, topography, road frontage, and available electricity makes it well suited for a private homesite, hunting retreat, recreational getaway, or investment property.

Outdoor enthusiasts will appreciate the property's proximity to the Tennessee River, with Birdsong Boat Ramp and Marina located approximately 5 miles away for boating, fishing, and other water activities.

Additional acreage is available, offering buyers the opportunity to expand their ownership.

Located approximately:

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

Benton Tract 10 offers a great opportunity to own acreage in a quiet rural setting with excellent access, recreational opportunities, available electricity, and multiple potential uses.

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

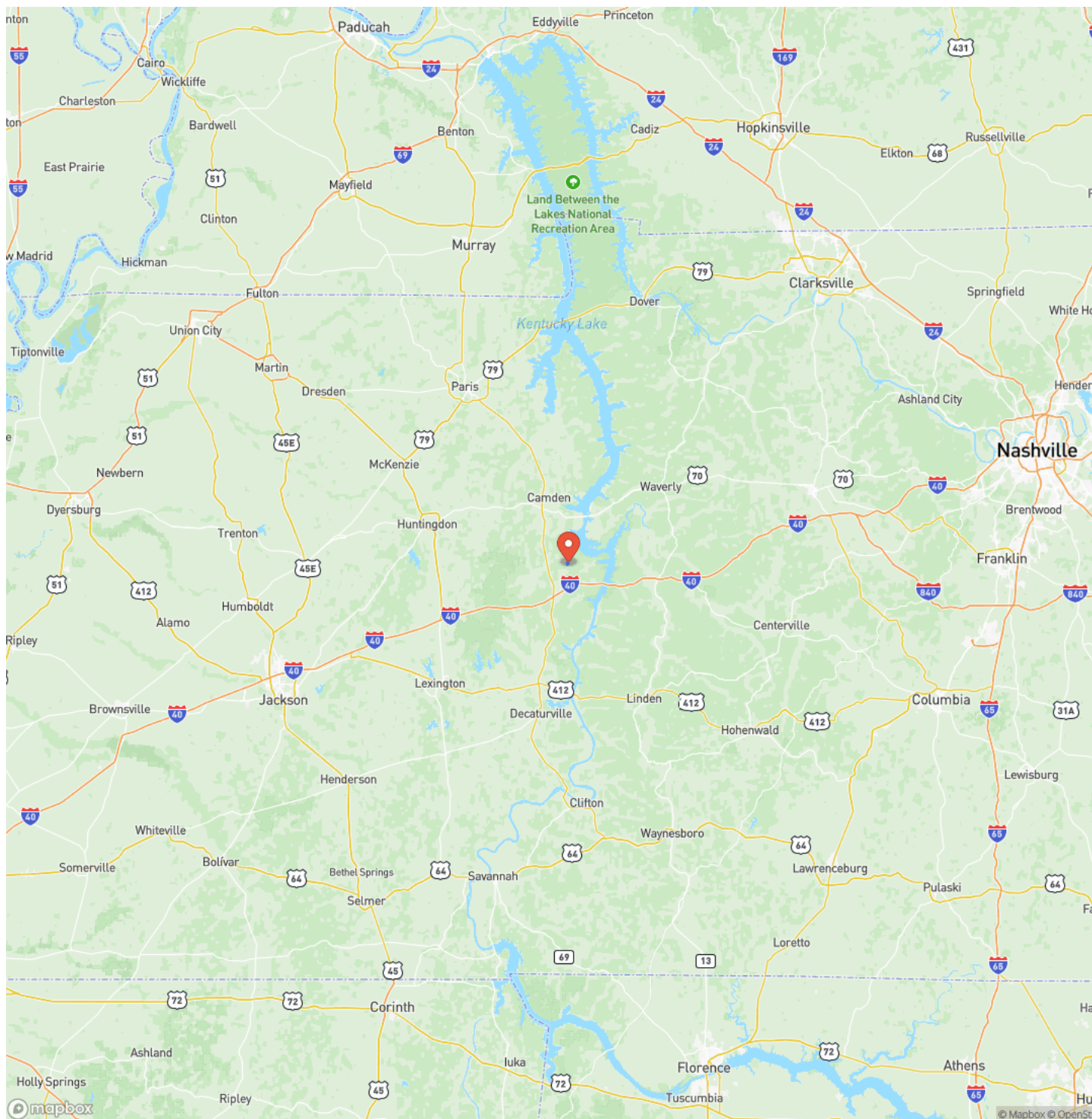
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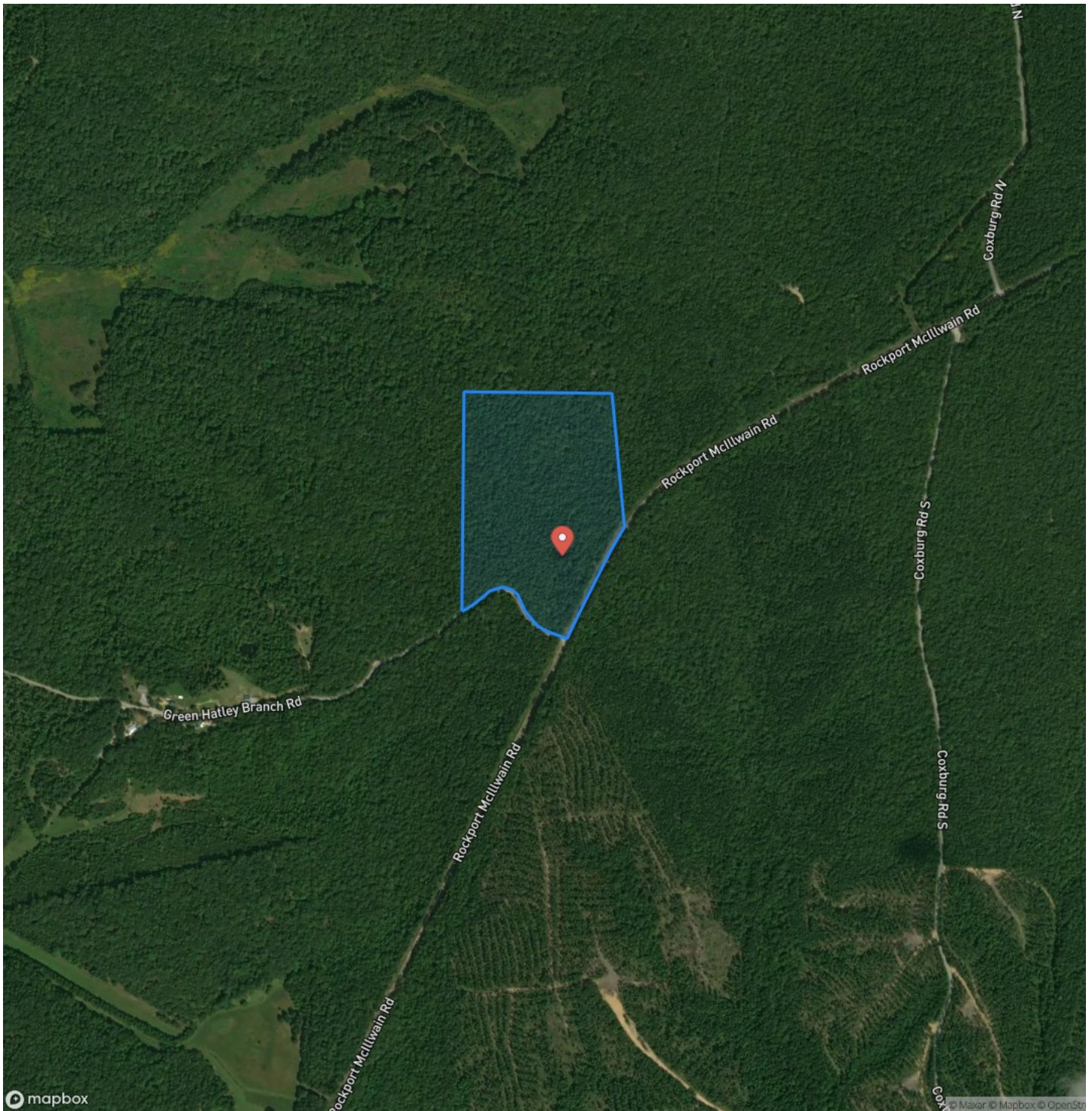
Locator Map



Locator Map



Satellite Map



Benton Tract 10
Holladay, TN / Benton County

LISTING REPRESENTATIVE

For more information contact:



Representative

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City / State / Zip

Tuscumbia, AL 35674

NOTES

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<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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