Benton Tract 13
3095 Rockport McIllwain Rd
Holladay, TN 38341

$154,000
28± Acres
Benton County

MORE INFO ONLINE:

https://www.mossyoakproperties.com/

SUMMARY

Address
3095 Rockport McIllwain Rd

City, State Zip
Holladay, TN 38341

County
Benton County

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

Latitude / Longitude
35.906155 / -88.049859

Acreage
28

Price
$154,000

Property Website
www.mossyoakproperties.com

PROPERTY DESCRIPTION

Benton Tract 13

28 ± Acres in Benton County, Tennessee

Discover this beautiful 28 ± acre tract in Benton County near Holladay, Tennessee. The property features approximately 1,600 feet of paved road frontage along Rockport McIllwain Road, gently rolling terrain, and electricity available along the road frontage.

The property features mature hardwood and pine timber, including a nice hardwood bottom with a small creek running through the property. The combination of quality timber, water, rolling terrain, and multiple potential homesites makes this tract well suited for a private homesite, hunting property, recreational getaway, or investment opportunity.

Birdsong Boat Ramp and Marina is approximately 5 miles away, providing easy access to the Tennessee River for boating, fishing, and other outdoor activities.

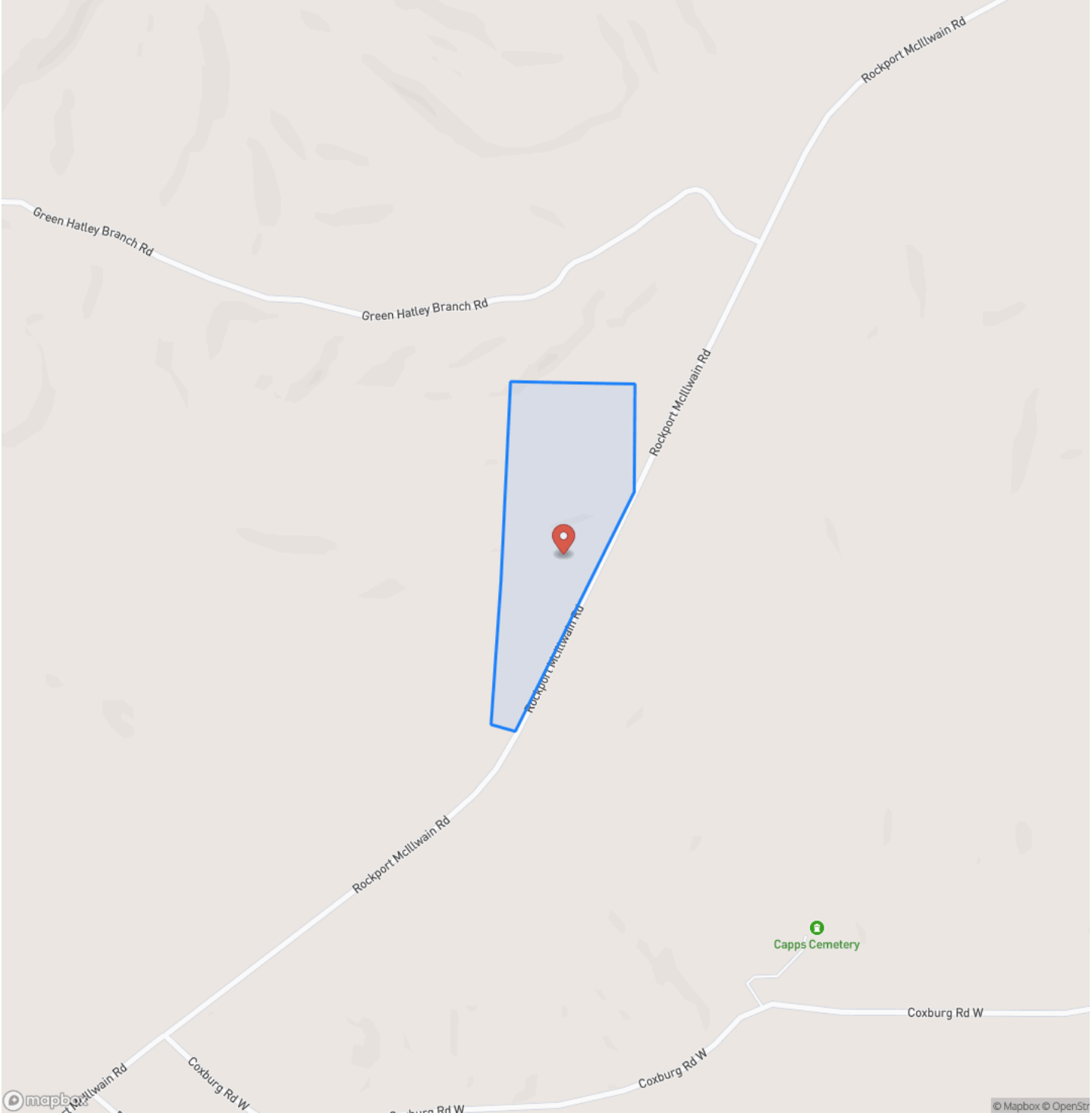
Additional acreage is available, giving buyers the opportunity to expand their ownership.

Located approximately:

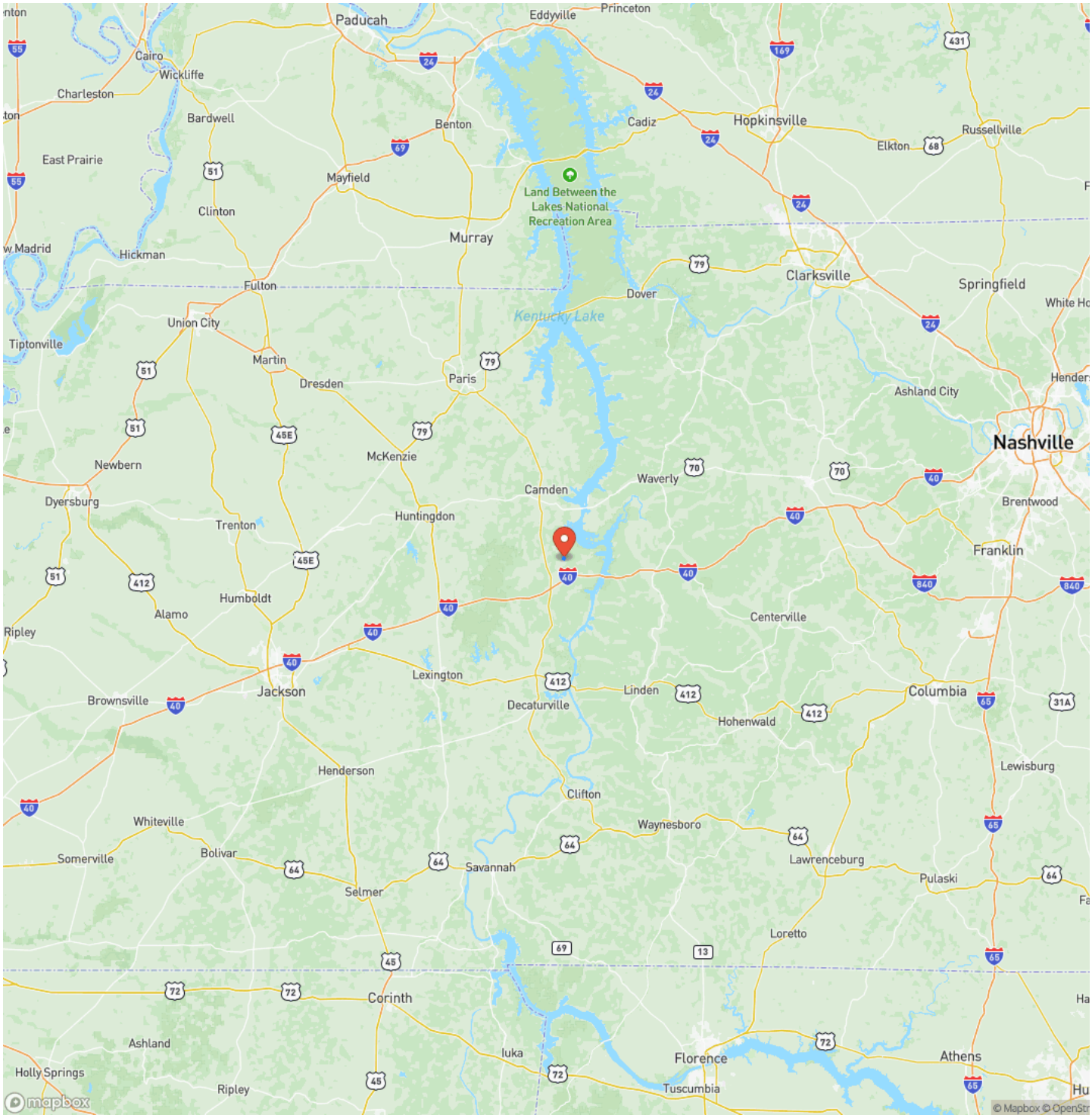
- 1.5 hours from Nashville
- 1 hour from Jackson
- 2 hours from Memphis
- 6 miles from Interstate 40

For more information, contact Matt Thrasher at 662-603-4987 or mthrasher@mossyoakproperties.com

Locator Map


Rockport McIllwain Rd
Green Hatley Branch Rd
Green Hatley Branch Rd
Rockport McIllwain Rd
Rockport McIllwain Rd
Rockport McIllwain Rd
Capps Cemetery
Coxburg Rd W
Coxburg Rd W
Coxburg Rd W
© Mapbox © OpenStr

Locator Map



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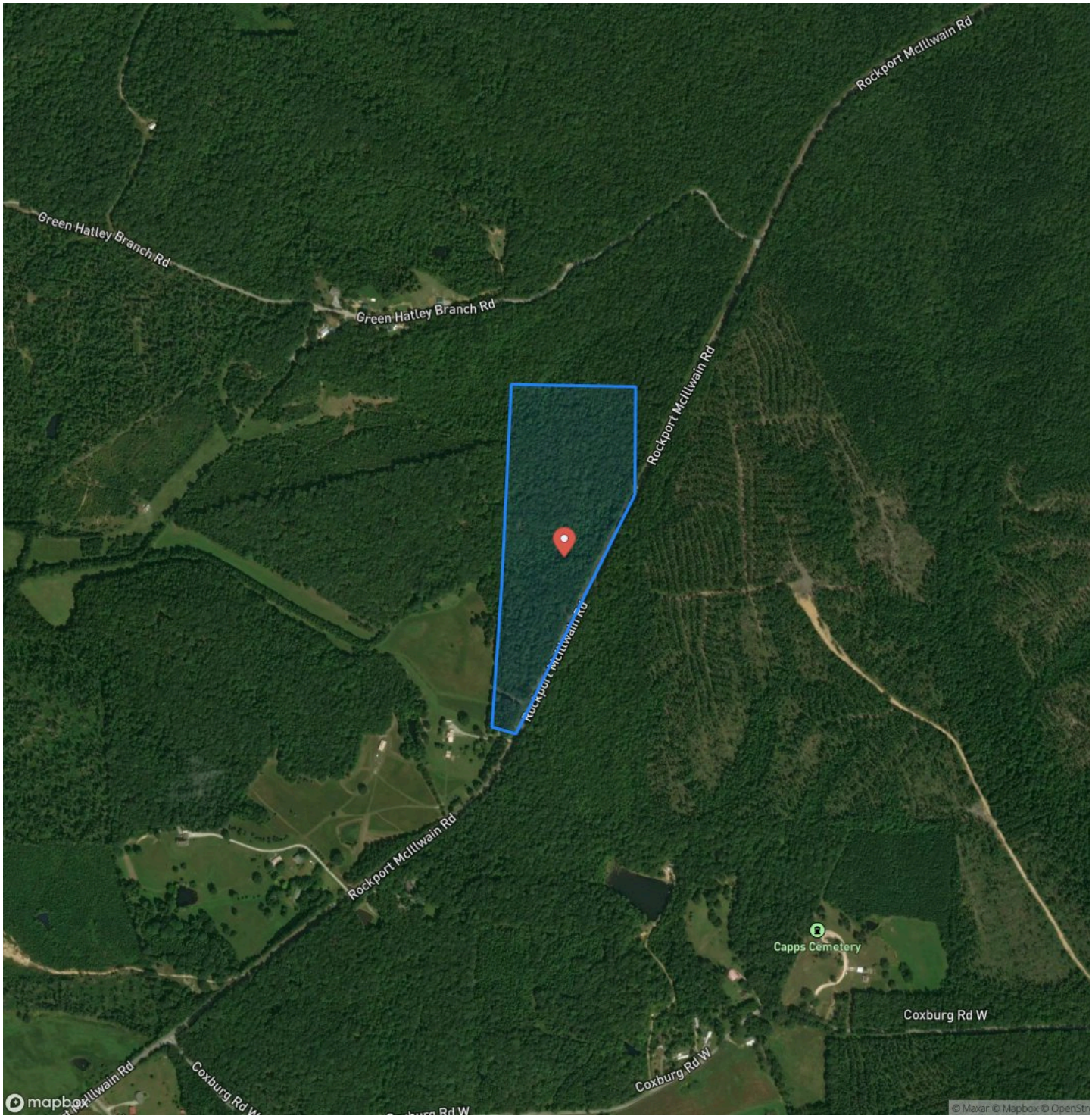
Satellite Map



LISTING REPRESENTATIVE

For more information contact:

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City / State / Zip
Tuscumbia, AL 35674

NOTES

NOTES

MOSSY OAK PROPERTIES
Southeast Land & Wildlife, LLC
America's Land Specialist

MORE INFO ONLINE:

https://www.mossyoakproperties.com/

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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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