

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

Welcome to Benton 2110, 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 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 is dominated by small sawtimber-sized hardwood logs along with hardwood pulpwood. 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:

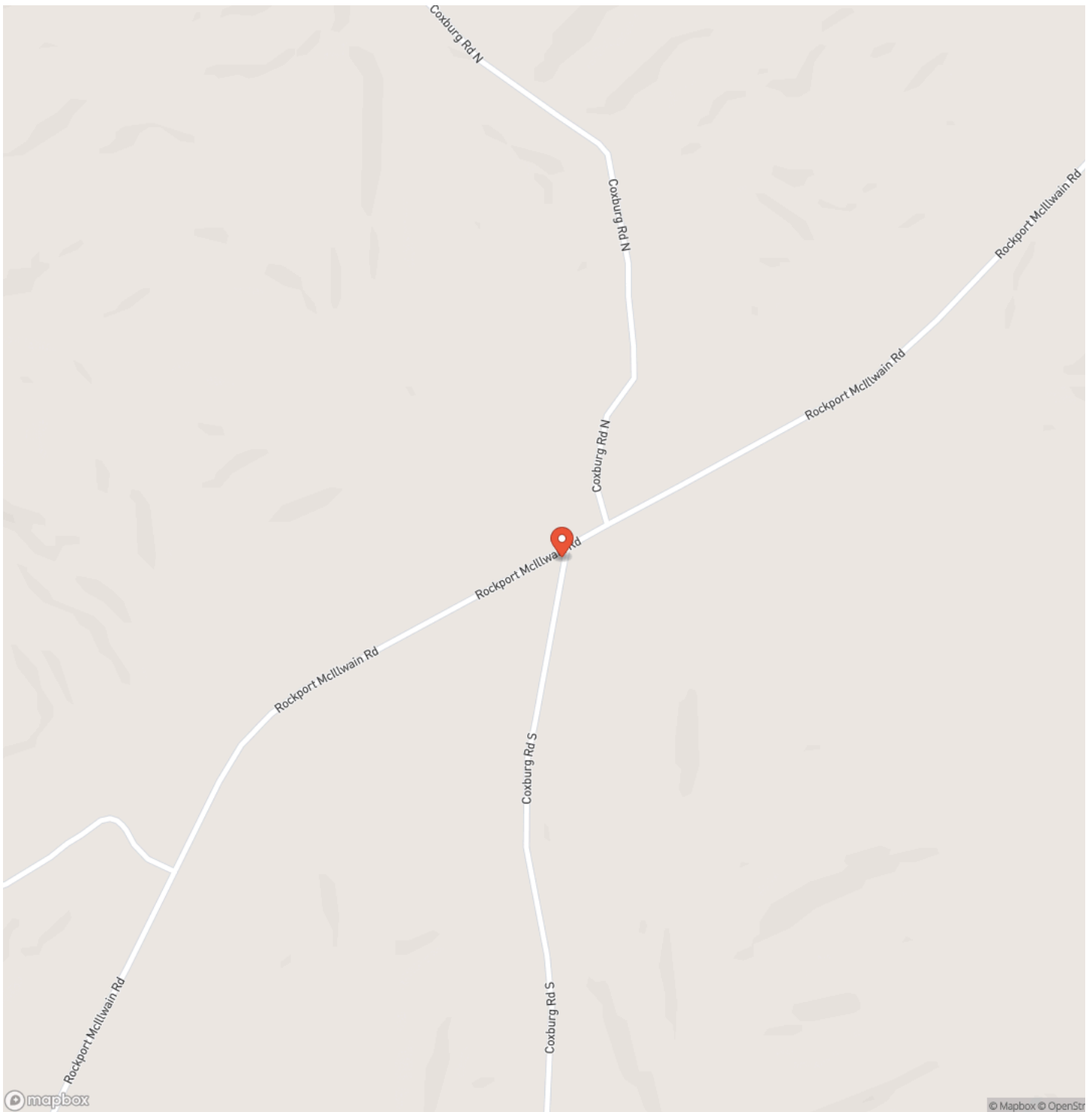
- 1.5 hours from Nashville
- 1 hour from Jackson
- 2 hours from Memphis

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

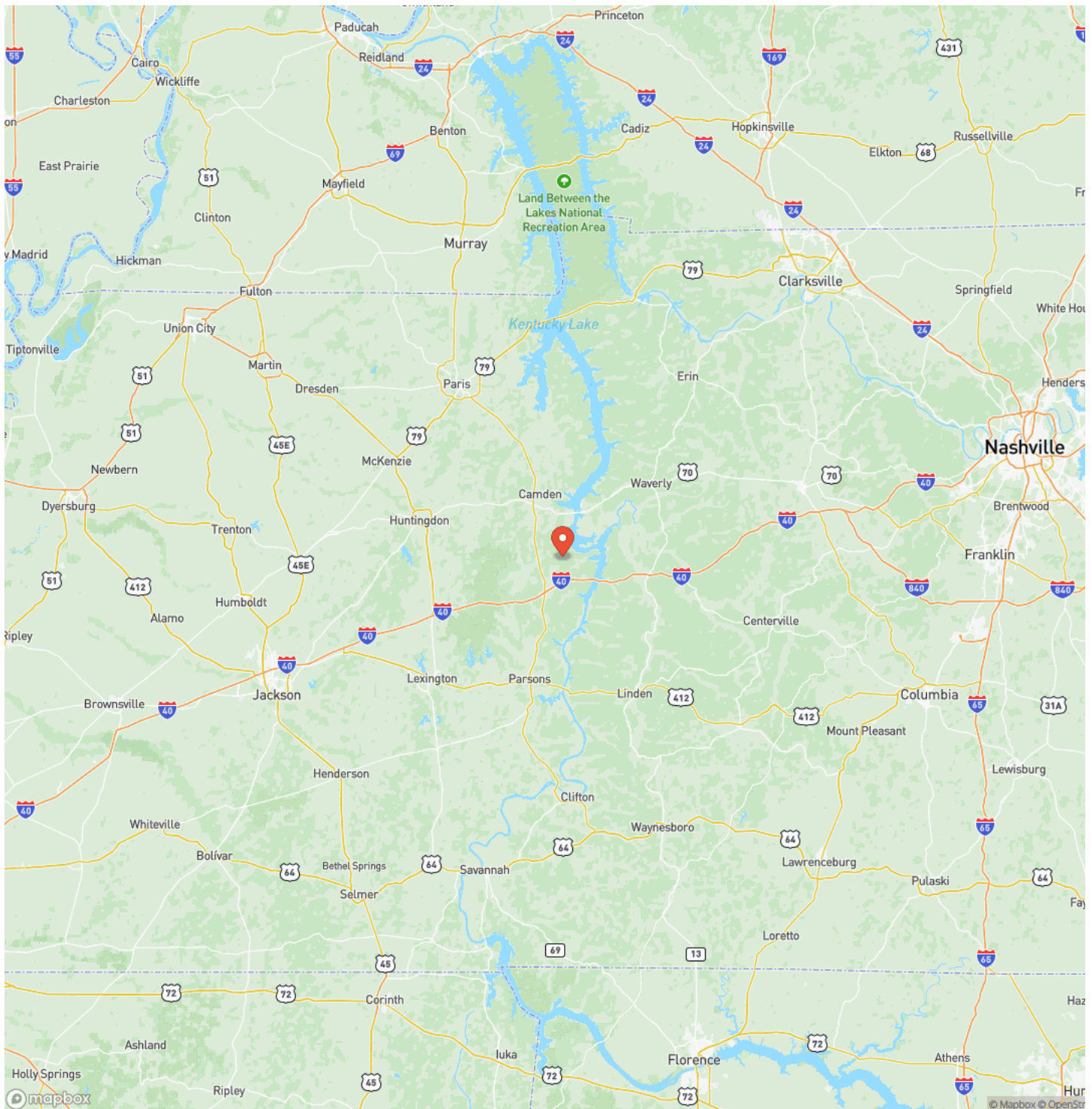
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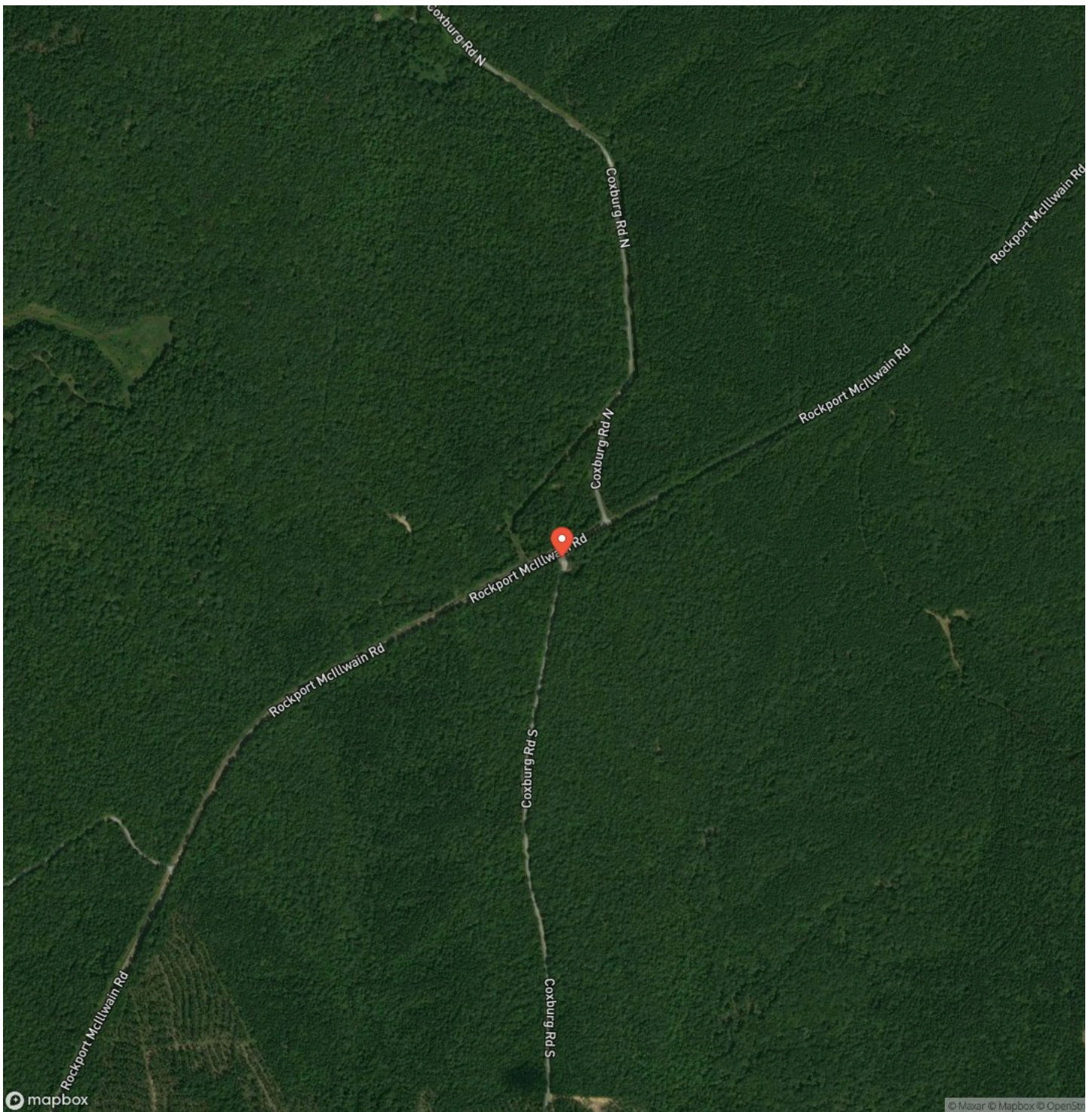
Locator Map



Locator Map



Satellite Map



Benton 2110
Holladay, TN / Benton County

LISTING REPRESENTATIVE

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NOTES

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This image shows a full page of blank white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page, providing a template for writing or drawing. There are no margins, text, or other markings present.



MORE INFO ONLINE:
MossyOakProperties.com

DISCLAIMERS

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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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