

Benton 769
1321 Eagle Creek Rd Building
Holladay, TN 38341

\$1,768,700
769± Acres
Benton County



Benton 769
Holladay, TN / Benton County

SUMMARY

Address

1321 Eagle Creek Rd Building null

City, State Zip

Holladay, TN 38341

County

Benton County

Type

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

Latitude / Longitude

35.919963 / -88.030883

Acreage

769

Price

\$1,768,700

Property Website

<https://www.mossyoakproperties.com/property/benton-769/benton/tennessee/99412/>



PROPERTY DESCRIPTION

Benton 769

Welcome to Benton 769, located in Benton County near Holladay, Tennessee, offering a rare combination of scale, accessibility, natural beauty, and long-term investment potential. With road frontage along Rockport McIlwain Rd this property provides outstanding access and flexibility for recreation, high fence, timber investment, or development.

The land is remarkably diverse and productive. Ruffly half of the 769 ± acres consist of merchantable timber, primarily hardwood pulpwood and sawtimber sized Loblolly pine. The other half was 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.

Several miles of interior roads, established green fields, and ample room to expand, Benton 769 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.

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

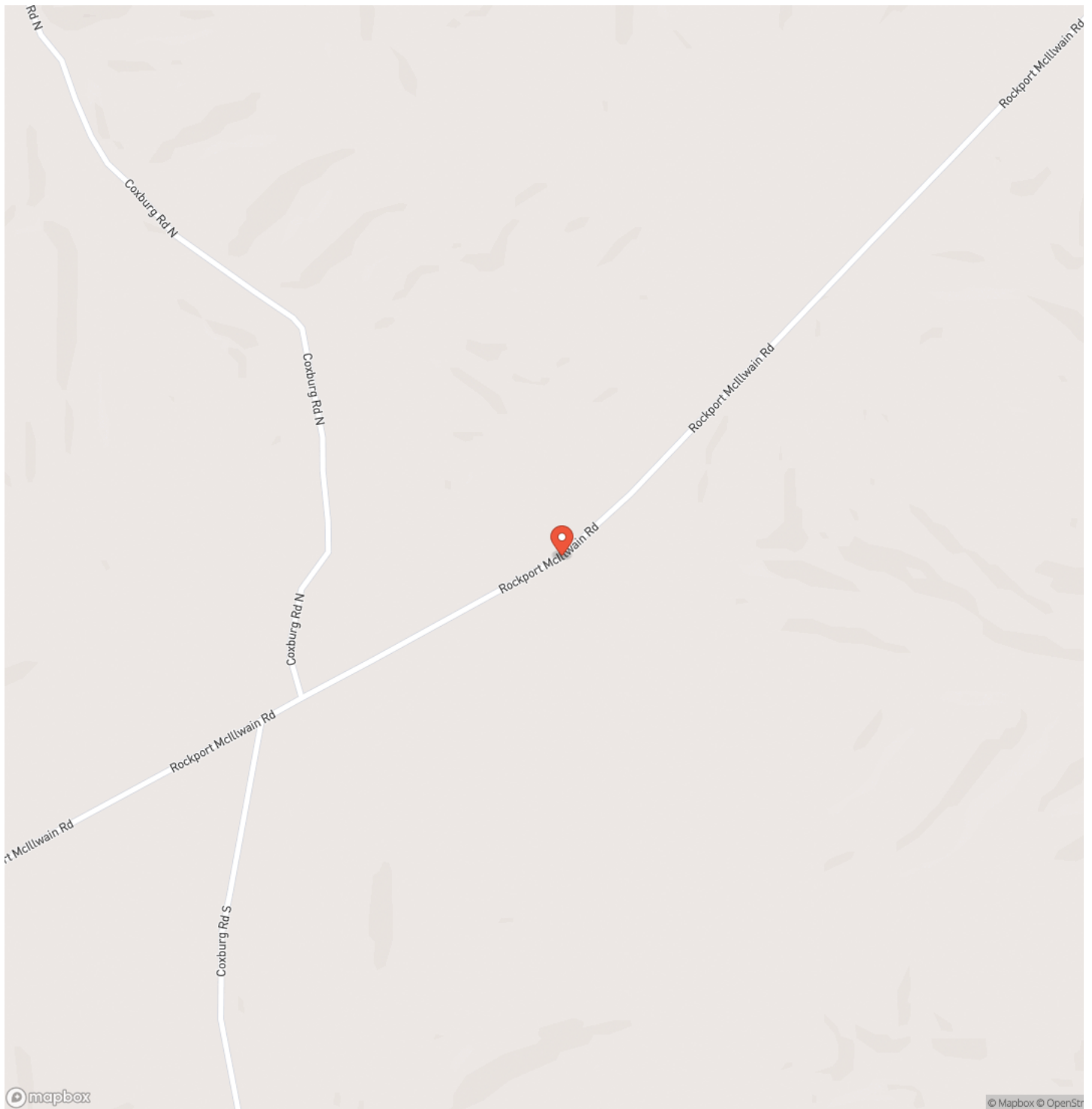
Benton 769 is a rare opportunity to own a large, well-located Tennessee property that offers timber, recreation, water, access, and future upside.

For more information reach out to Matt Thrasher at [662-603-4987](tel:662-603-4987) or email mthrasher@mossyoakproperties.com

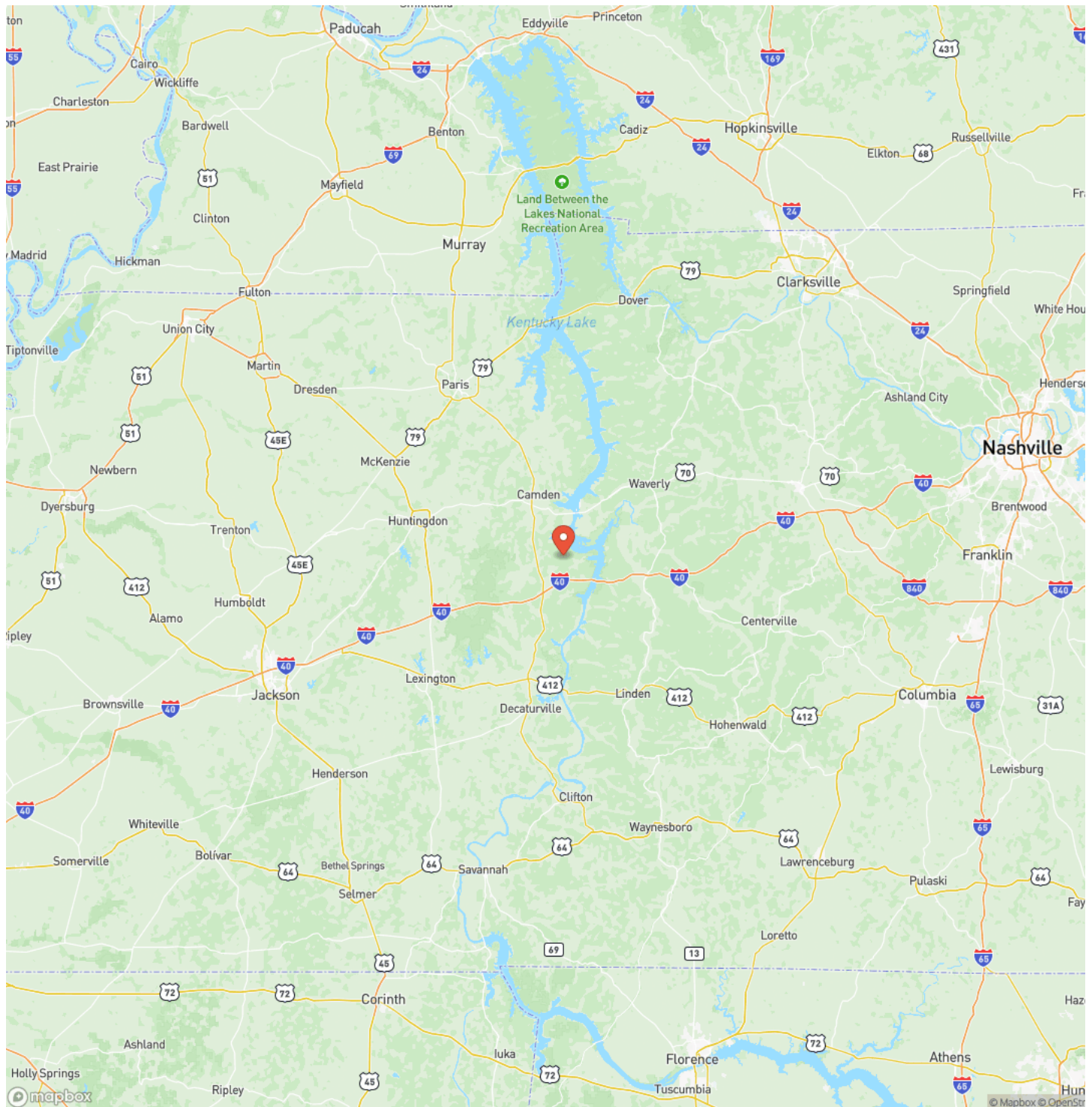
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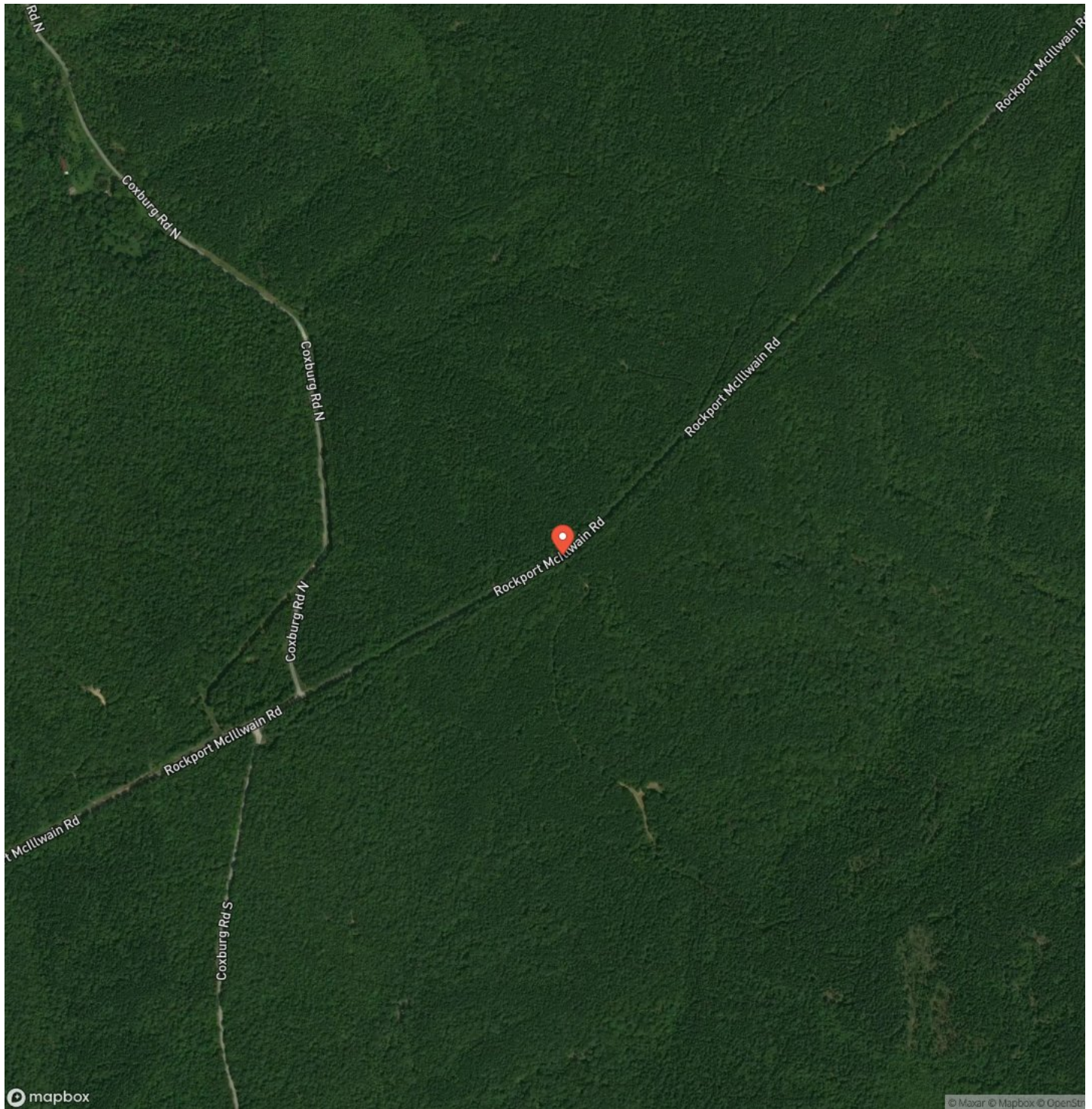
Locator Map



Locator Map



Satellite Map



Benton 769
Holladay, TN / Benton County

LISTING REPRESENTATIVE

For more information contact:



Representative

Matt Thrasher

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Address

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City / State / Zip

Tuscumbia, AL 35674

NOTES

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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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