

46± ACRES
BENTON COUNTY, TN
\$184,000



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

OFFICE (901) 910-1809 | WWW.SMALLTOWNPROPERTIES.COM

THE BENTON 46

PROPERTY PROFILE

LOCATION:

- Rockport McIlwain Road
Holladay, TN 38341
- Benton County
- 12± Miles SE of Camden
- 53± Miles NE of Jackson
- 83± Miles SW of Nashville
- 135± Miles NE of Memphis

PROPERTY USE:

- Hunting & Fishing
- Recreational
- Potential Home/Camp Sites
- Investment

COORDINATES:

- 35.913790, -88.043939

PROPERTY INFORMATION:

- 46± Acres
- Mixed Timber
- Frontage on Rockport
McIlwain Road
- Deer and Turkey
- Additional Acreage Available

TAX INFORMATION:

- 113-001.00
- TBD (2024)



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

SHANE MARTIN

PRINCIPAL BROKER | WEST TENNESSEE

C: 901-827-0224

O: 901-910-1809

shane@smalltownproperties.com

7115 Hwy 64 - Oakland, TN 38060

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE BENTON 46

WELCOME TO THE BENTON 46, JUST MINUTES FROM THE TENNESSEE RIVER AND THE TENNESSEE NATIONAL WILDLIFE REFUGE. Located in Benton County near Holladay, Tennessee, this 46± acre tract offers an excellent combination of recreational use, investment potential, future homesite opportunity, and quality deer and turkey hunting.

The land features a mixed stand of hardwood and pine timber, providing both aesthetic appeal and long-term timber value. Eagle Creek influences the property, enhancing wildlife movement and creating a natural travel corridor that further strengthens its recreational appeal.



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

SHANE MARTIN

PRINCIPAL BROKER | WEST TENNESSEE

C: 901-827-0224

O: 901-910-1809

shane@smalltownproperties.com

7115 Hwy 64 - Oakland, TN 38060

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

MORE ABOUT THE BENTON 46

With road frontage along Rockport McIlwain Road, access is convenient and allows flexibility for future development or a potential homesite. The property's layout makes it well-suited for recreational enjoyment today while offering long-term upside as a timber and land investment.

Whether you're looking for a hunting retreat, weekend recreational tract, or investment property with growth potential, this Benton County acreage checks multiple boxes. **Disclaimer: Additional acreage is available.*

Contact Shane Martin today to schedule a private showing and experience #TheSmallTownWay!



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

SHANE MARTIN

PRINCIPAL BROKER | WEST TENNESSEE

C: 901-827-0224

O: 901-910-1809

shane@smalltownproperties.com

7115 Hwy 64 - Oakland, TN 38060

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

46± ACRES

BENTON COUNTY, TENNESSEE



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

SHANE MARTIN

PRINCIPAL BROKER | WEST TENNESSEE

C: 901-827-0224

O: 901-910-1809

shane@smalltownproperties.com

7115 Hwy 64 - Oakland, TN 38060

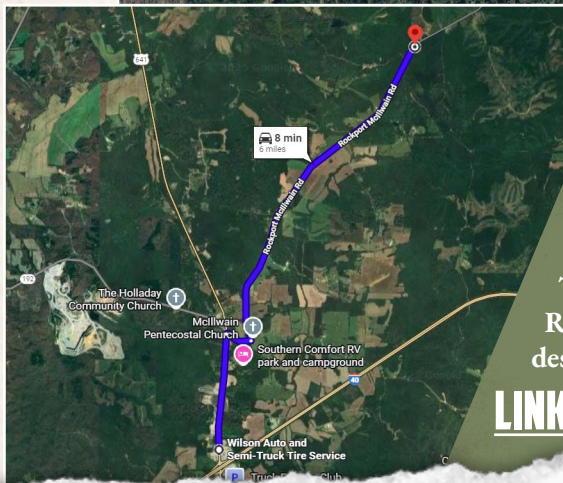
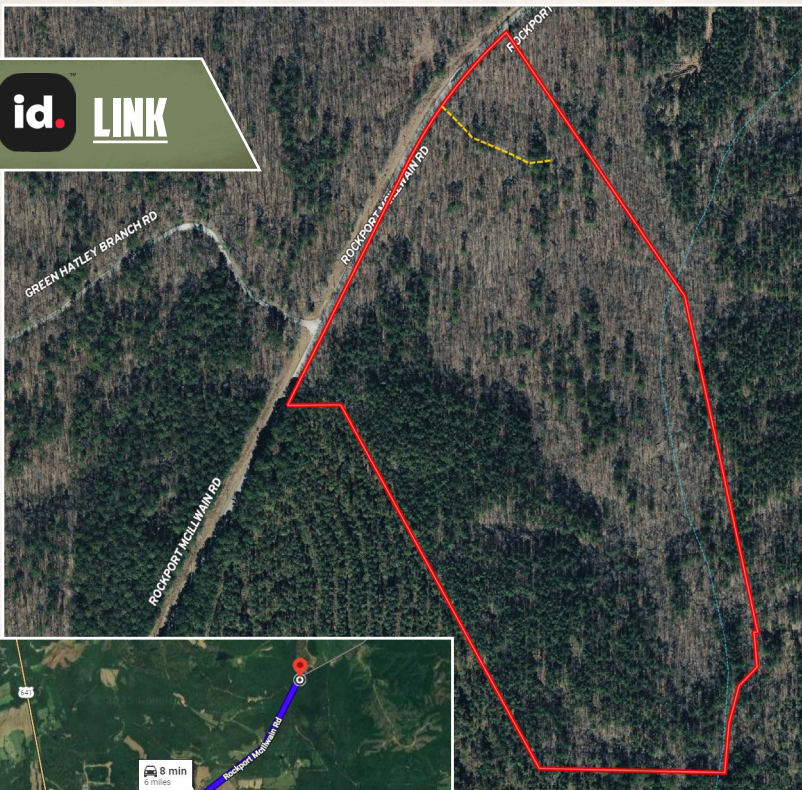
smalltownproperties.com

Information is believed to be accurate but not guaranteed.

46± ACRES

BENTON COUNTY, TENNESSEE

land id. LINK



Directions from Camden, TN:
Travel on TN-191 S for 9.1 miles.
Turn right onto Rockport McIlwain
Road and proceed for 0.6 miles. The
destination will be on the right.

[LINK TO GOOGLE MAP DIRECTIONS](#)



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

SHANE MARTIN

PRINCIPAL BROKER | WEST TENNESSEE

C: 901-827-0224

O: 901-910-1809

shane@smalltownproperties.com

7115 Hwy 64 - Oakland, TN 38060

smalltownproperties.com

Information is believed to be accurate but not guaranteed.