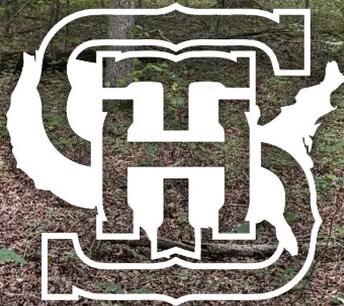


59± ACRES
BENTON COUNTY, TN
\$356,000



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE™

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

THE BENTON 59

PROPERTY PROFILE

LOCATION:

- Herndon Cemetery Road
Big Sandy, TN 38221
- Benton County
- 10± Miles SE of the Big Sandy
National Wildlife Refuge
- 22± Miles NE of Camden
- 95± Miles NW of Nashville

COORDINATES:

- 36.3060593, -88.0048738

TAX INFORMATION:

- Parcel 011-055.02: \$157 (2024)

PROPERTY USE:

- Hunting
- Investment
- Recreational
- Potential Home/Cabin Site

PROPERTY INFORMATION:

- 59± Acres
- Mature Hardwoods
- Deer & Turkey
- Lick Creek Game Influence



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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 59

THE BENTON 59 IS A DIVERSE 59± ACRE TRACT OFFERING A COMPELLING BLEND OF MATURE HARDWOOD TIMBER, STRONG HUNTING POTENTIAL, AND AN IDEAL RIDGETOP HOMESITE SETTING IN BIG SANDY, TENNESSEE. Conveniently located in Benton County near the Big Sandy Tennessee National Wildlife Refuge and the Tennessee River, this area is widely recognized for producing quality deer and turkey.

Predominantly wooded, the Benton 59 features mature hardwood timber with a notable concentration of valuable white oak. This species not only offers immediate harvest potential and long-term investment value but also serves as a prime food source for wildlife. The rolling terrain and diverse habitat create natural travel corridors and bedding areas, with additional game influence from nearby Lick Creek enhancing overall hunting appeal.



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MORE ABOUT THE BENTON 59

An elevated ridgetop provides a private and picturesque location suitable for a cabin or permanent residence. Whether overlooking your own timberland or enjoying the peaceful surroundings of West Tennessee, the homesite potential adds another layer of versatility to this property.

The Benton 59 presents an outstanding opportunity for buyers seeking a recreational retreat, timber investment, or future homesite in a desirable outdoor region.

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



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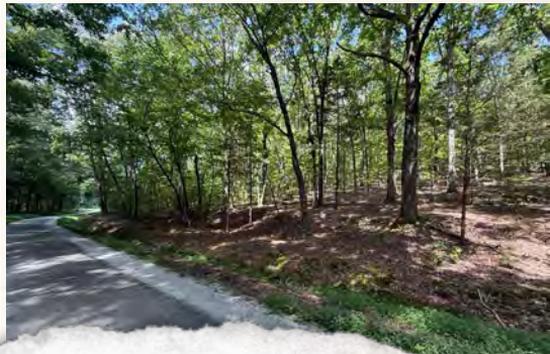
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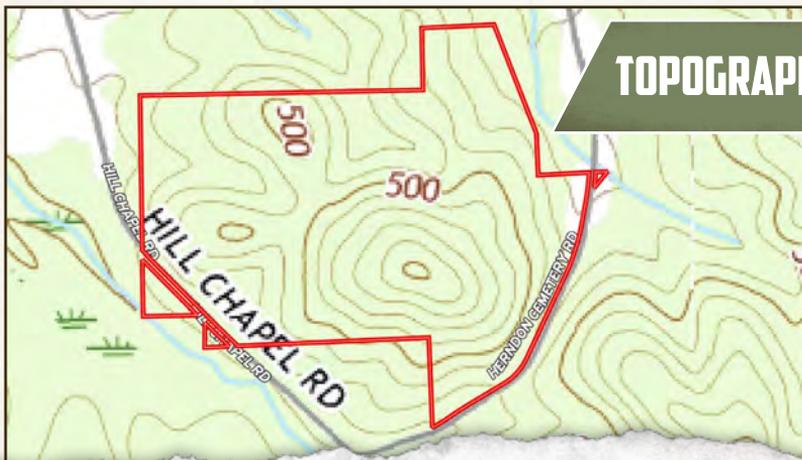
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59± ACRES

BENTON COUNTY, TENNESSEE

land id. LINK



TOPOGRAPHY MAP



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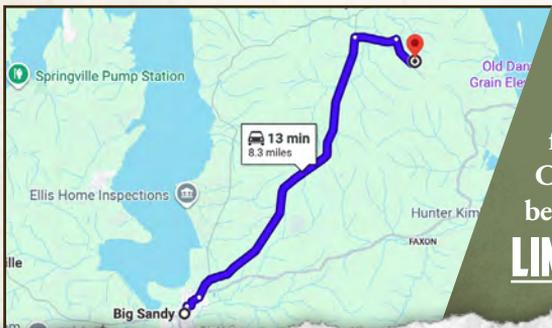
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59± ACRES

BENTON COUNTY, TENNESSEE



Directions From Big Sandy, TN:
Travel on Lick Creek Road for 6.6 miles. Turn right onto Doherty Store Road and continue for 0.8 miles. Turn right onto Hill Chapel Road and proceed for 0.6 miles. Turn left onto Herndon Cemetery Road and the destination will be on the left.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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