

TENNESSEE RIVER RIDGE
Anywhere USA
Camden, TN 38320

\$1,595,000
471± Acres
Benton County



TENNESSEE RIVER RIDGE
Camden, TN / Benton County

SUMMARY

Address

Anywhere USA

City, State Zip

Camden, TN 38320

County

Benton County

Type

Recreational Land, Timberland, Hunting Land

Latitude / Longitude

35.9288 / -88.004

Acreage

471

Price

\$1,595,000

Property Website

<https://compasslandpartners.com/property/tennessee-river-ridge-benton-tennessee/91228/>



TENNESSEE RIVER RIDGE

Camden, TN / Benton County

PROPERTY DESCRIPTION

PREMIUM TENNESSEE HUNTING & TIMBER INVESTMENT

Rockport Ridge is the ultimate Tennessee recreational property, nestled in the heart of Benton County. This exceptional hunting and timber investment opportunity offers the perfect blend of natural beauty, wildlife habitat, and strategic location just minutes from Kentucky Lake and the Tennessee National Wildlife Refuge.

Prime Location & Access

Convenient Access

10 miles north of Camden, TN

10 miles west of Holladay, TN

Extensive road frontage: +/- 3,150 feet on Rockport McIlwain Road and +/- 1,580 feet on Birdsong Road/Highway 191

Nearby Attractions

Kentucky Lake recreation opportunities

Buffalo River access

Adjacent to Tennessee National Wildlife Refuge

Multiple boat ramps and marinas within short driving distance

Property Features & Highlights

Topography & Views

Scenic ridgeline with portions overlooking Kentucky Lake

Varied terrain perfect for wildlife management

Natural beauty throughout the property

Timber Resources

Merchantable pine and hardwood stands

Pre-merchantable timber for future harvest

Excellent timber investment potential

Sustainable income opportunities

Wildlife & Hunting

Abundant white-tailed deer population

Wild turkey habitat

Established internal trail system

Borders Tennessee National Wildlife Refuge for enhanced wildlife corridors

No hunting pressure from neighboring properties

Infrastructure & Utilities

No existing structures - build your dream retreat

Electricity available along Highway 191

Internet service accessible

Clean title with no easements

Internal trails established (no vehicle roads currently)

Investment Potential

Rockport represents an exceptional opportunity for:

Recreational property buyers seeking premier hunting land

Timber investors looking for sustainable income



Land developers interested in rural estate development
Conservation enthusiasts wanting to preserve natural habitat

Why Choose Rockport Ridge Tract?

Strategic location close to Kentucky Lake recreation and major towns
Diverse revenue streams through hunting leases, timber harvests, and potential development
Wildlife sanctuary adjacent to protected refuge lands
Investment security as Tennessee recreational land continues to appreciate
Privacy and seclusion with no existing structures and unlimited development potential

Tennessee Land Investment Opportunity

Benton County, Tennessee offers some of the state's most sought-after recreational properties. With its proximity to Kentucky Lake, abundant wildlife, and a growing outdoor recreation market, this region continues to attract discerning land buyers and investors.

Key Market Advantages

Growing demand for Tennessee hunting properties
Kentucky Lake proximity increases property values
Timber markets remain strong in West Tennessee
Limited supply of large recreational tracts

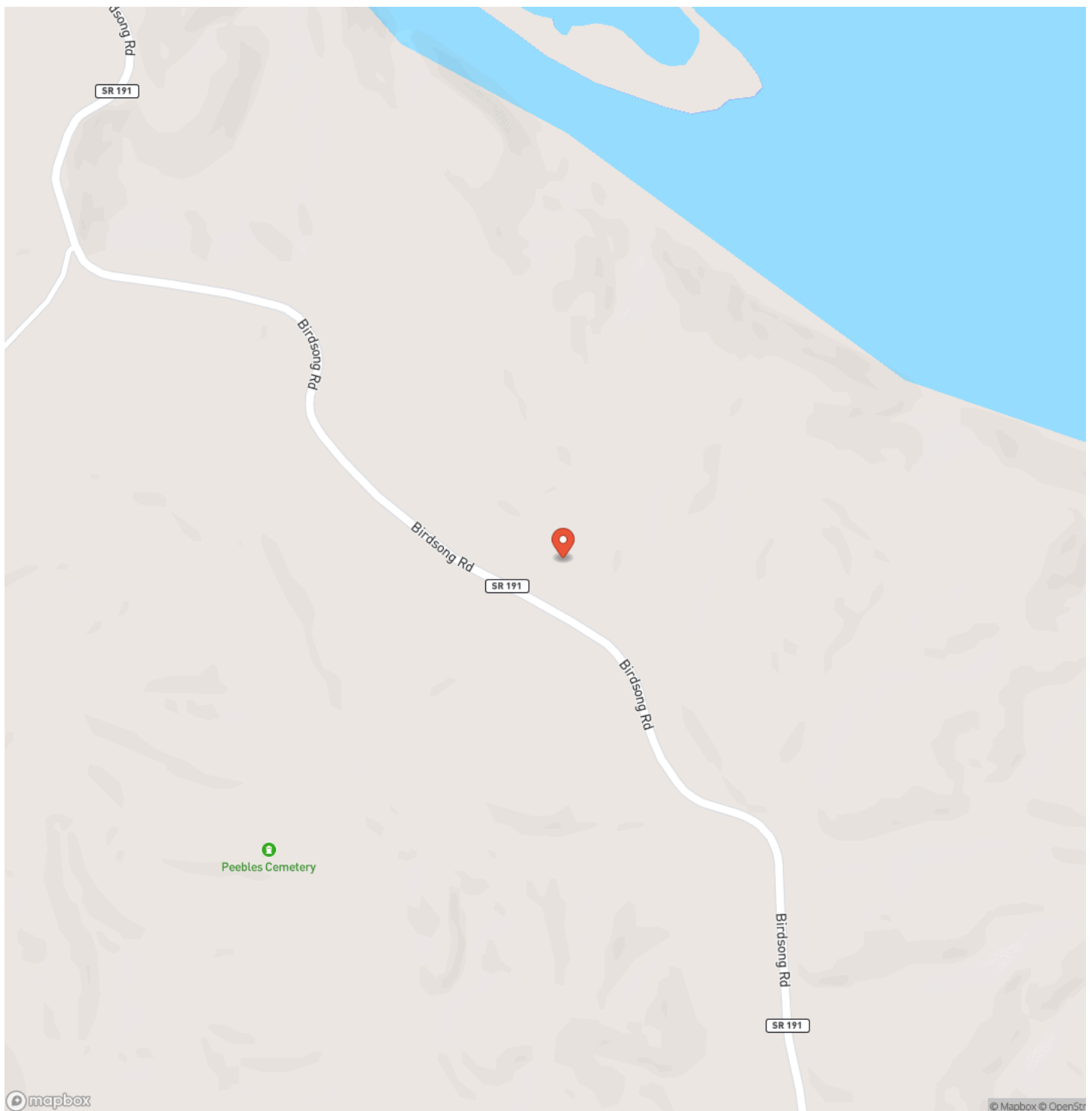
Don't miss this opportunity to own premium Tennessee recreational land. Rockport Ridge offers the perfect combination of location, natural resources, and investment potential. Contact us today to schedule a showing.



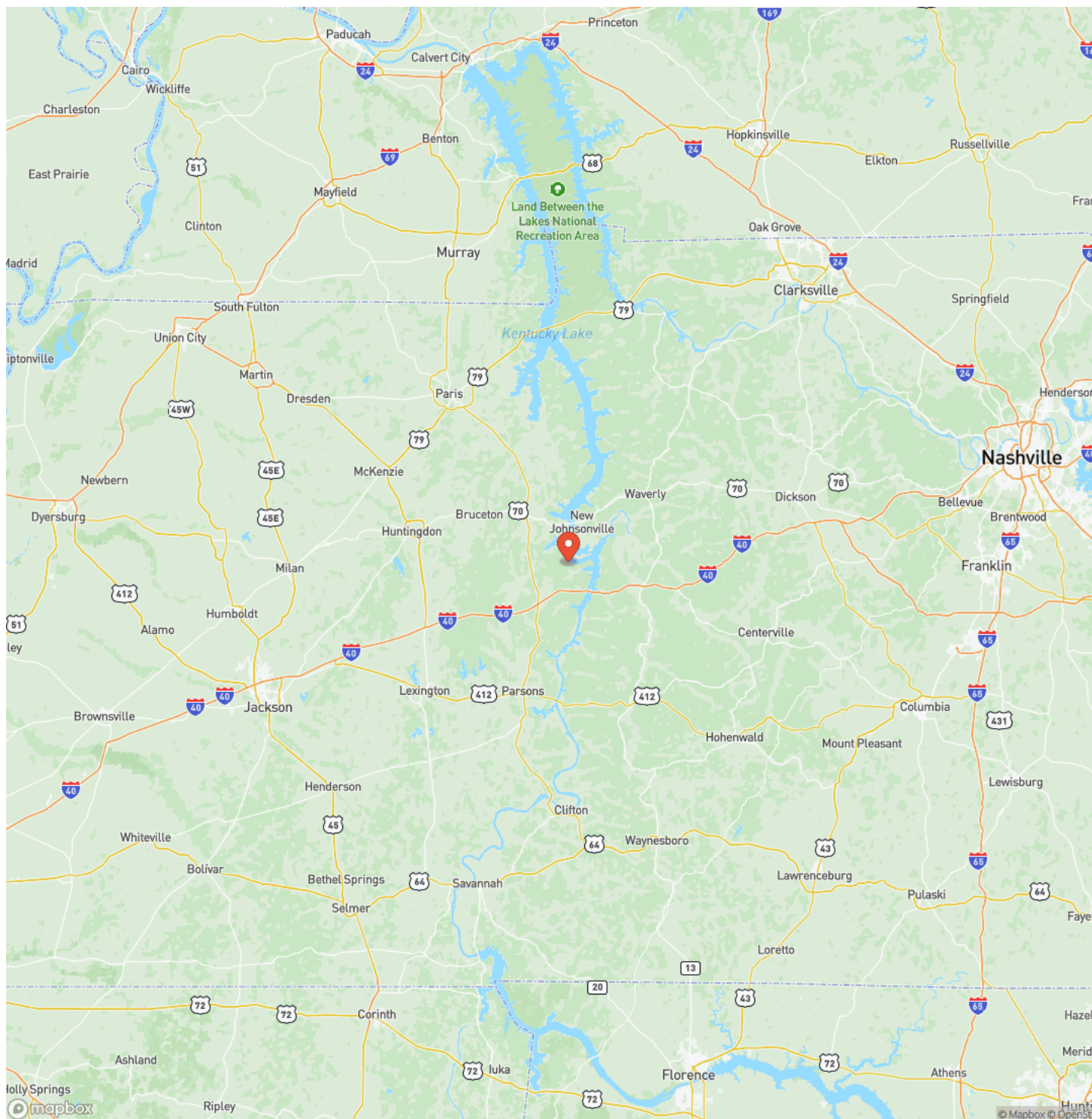
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Locator Map



Locator Map



Satellite Map



TENNESSEE RIVER RIDGE
Camden, TN / Benton County

LISTING REPRESENTATIVE

For more information contact:



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NOTES



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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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