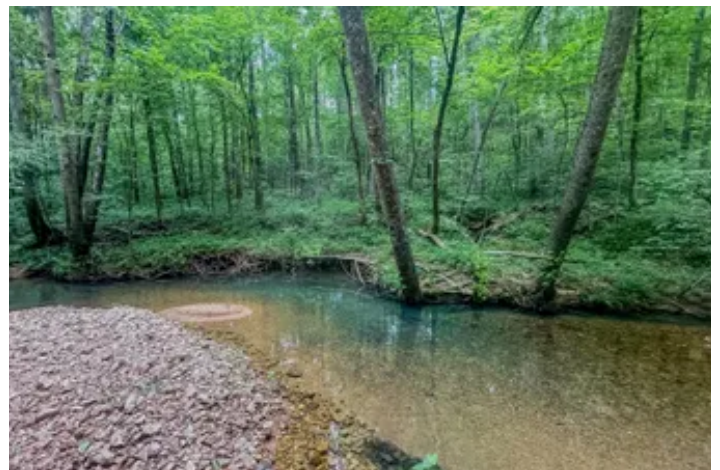
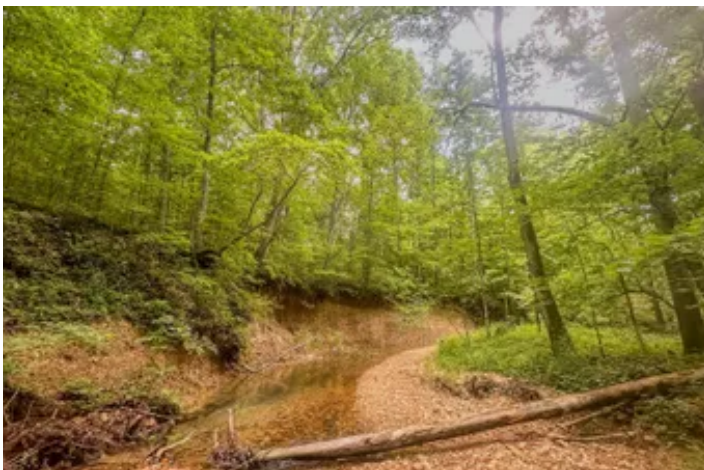


CREEK RIDGE
Birdsong Rd
Camden, TN 38341

\$115,000
10± Acres
Benton County



CREEK RIDGE
Camden, TN / Benton County

SUMMARY

Address

Birdsong Rd

City, State Zip

Camden, TN 38341

County

Benton County

Type

Recreational Land, Undeveloped Land, Timberland, Hunting Land

Latitude / Longitude

35.88883 / -87.99323

Acreage

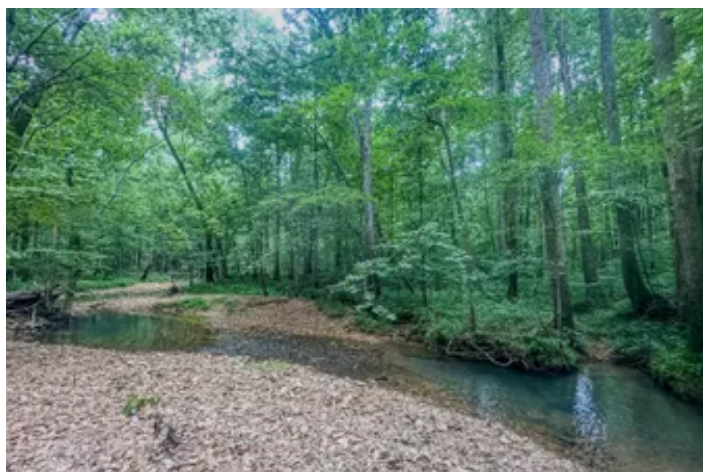
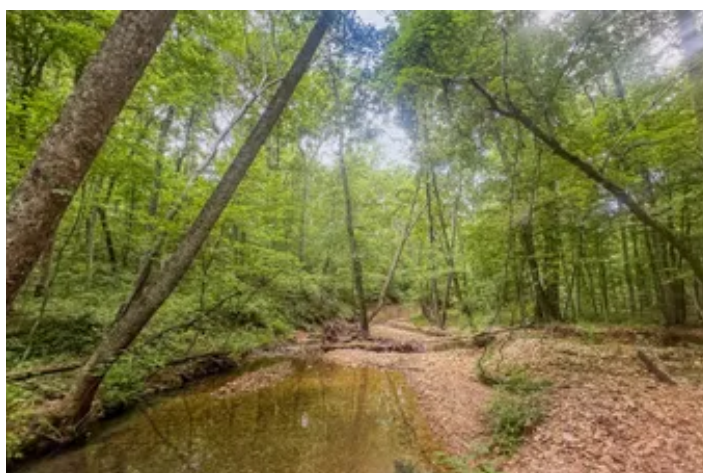
10

Price

\$115,000

Property Website

<https://compasslandpartners.com/property/creek-ridge-benton-tennessee/91215/>



CREEK RIDGE

Camden, TN / Benton County

PROPERTY DESCRIPTION

TENNESSEE RIVER RETREAT

Nestled in the heart of West Tennessee's scenic Tennessee River region, the Creek Ridge Tract offers an exceptional opportunity to own a beautifully wooded +/- 10-acre parcel at an attractive price point. This property combines the tranquility of rural living with convenient access to major transportation corridors and recreational amenities, making it ideal for weekend retreats, hunting camps, or your permanent rural residence.

Located just minutes from Interstate 40 and the renowned Tennessee River recreation area, this tract provides the perfect balance of seclusion and accessibility. Whether you're seeking a hunting property, building site, or investment opportunity, Creek Ridge delivers outstanding value in one of Tennessee's most desirable outdoor recreation corridors.

Location & Convenience

STRATEGIC WEST TENNESSEE LOCATION

- **Camden, TN** - 15 miles (county seat with full services)
- **Parsons, TN** - 24 miles (historic river town)
- **Waverly, TN** - 28 miles (Humphreys County seat)
- **Jackson, TN** - 50 miles (major regional hub)
- **Interstate 40** - 5-minute drive (easy regional access)

RECREATION & AMENITIES

- **10 minutes to Birdsong Resort Marina & Campground** - boating, fishing, camping
- **19 miles from Johnsonville State Historic Park** - hiking, history, river access
- Close proximity to **Tennessee River** recreational opportunities

Property Features

ROAD ACCESS & UTILITIES

- **Nearly 500 feet of paved road frontage** on Birdsong Road
- **Power available** along the road frontage
- **Fiber internet available** - perfect for remote work or modern connectivity
- **Year-round access** via maintained paved road

NATURAL FEATURES

- **Dry Branch creek runs through the tract** with beautiful, clear water
- **Beautiful hardwood timber** throughout the property
- **Numerous cleared trails and areas** near road and creek



- **Diverse terrain** with both wooded areas and open spaces

RECREATIONAL POTENTIAL

- **Great habitat for deer and turkey** - excellent hunting opportunities
- **Established trail system** for easy property access and enjoyment
- **Creek access** for fishing and water recreation
- **Ready-to-enjoy** property with existing improvements

Development & Investment Advantages

BUILDING READY The combination of paved road frontage, available utilities, and cleared areas near the road creates multiple excellent building sites. Whether you're planning a cabin retreat, permanent residence, or recreational facility, this property offers the infrastructure and natural beauty to support your vision.

RECREATIONAL VALUE West Tennessee's growing popularity as an outdoor recreation destination continues to drive demand for properties like Creek Ridge. The tract's proximity to the Tennessee River, established hunting habitat, and creek frontage position it perfectly for recreational use or rental income potential.

Connectivity Advantage With fiber internet availability, this property accommodates modern lifestyle needs while maintaining its rural character—perfect for remote work, vacation rentals, or staying connected during extended stays.

Interstate Access The 5-minute drive to Interstate 40 provides exceptional convenience for weekend property owners or those commuting to larger cities, while maintaining the peaceful rural atmosphere that makes Tennessee River country so desirable.

Key Highlights

INFRASTRUCTURE

- 500 feet of paved road frontage on Birdsong Road
- Power and fiber internet readily available
- 5 minutes to Interstate 40 access
- Established trail system throughout property

NATURAL AMENITIES

- Dry Branch creek with clear, running water
- Beautiful hardwood timber coverage
- Cleared areas and trails for immediate enjoyment
- Proven deer and turkey habitat

LOCATION BENEFITS

- 10 minutes to Birdsong Resort Marina & Campground
- 19 miles to Johnsonville State Historic Park
- Close to Tennessee River recreation



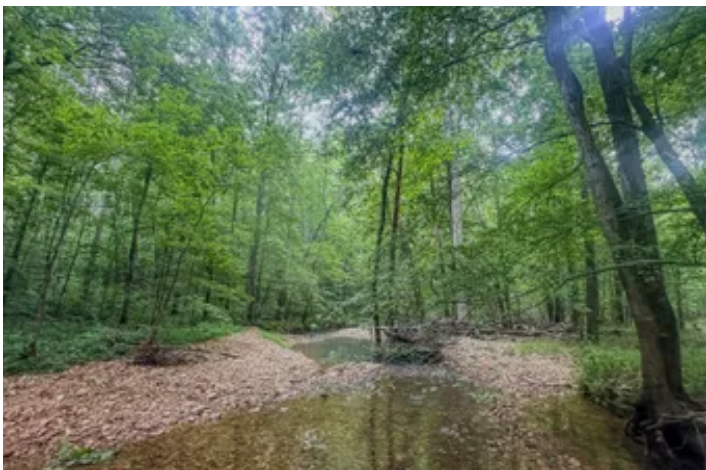
- Multiple nearby communities for services and amenities

At \$115,000, the Creek Ridge Tract represents exceptional value in today's land market. This property offers the rare combination of affordability, accessibility, and natural beauty that makes Tennessee River country properties so sought after. With paved road access, modern utilities, and established recreational features, this tract is ready for immediate enjoyment.

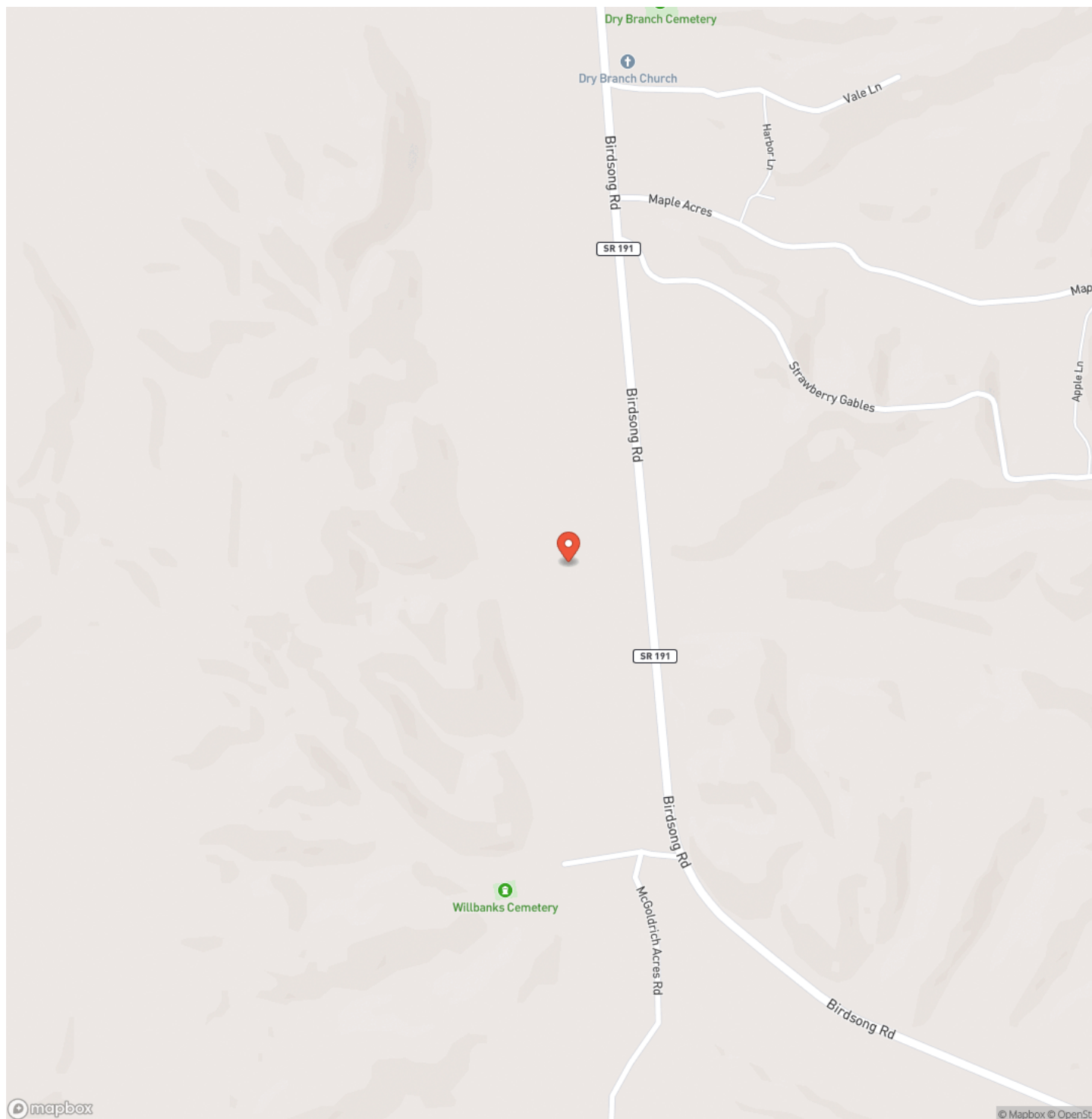
Don't miss this opportunity to own your piece of Tennessee's beautiful river country. Contact Compass South Land Sales today to schedule your private showing.



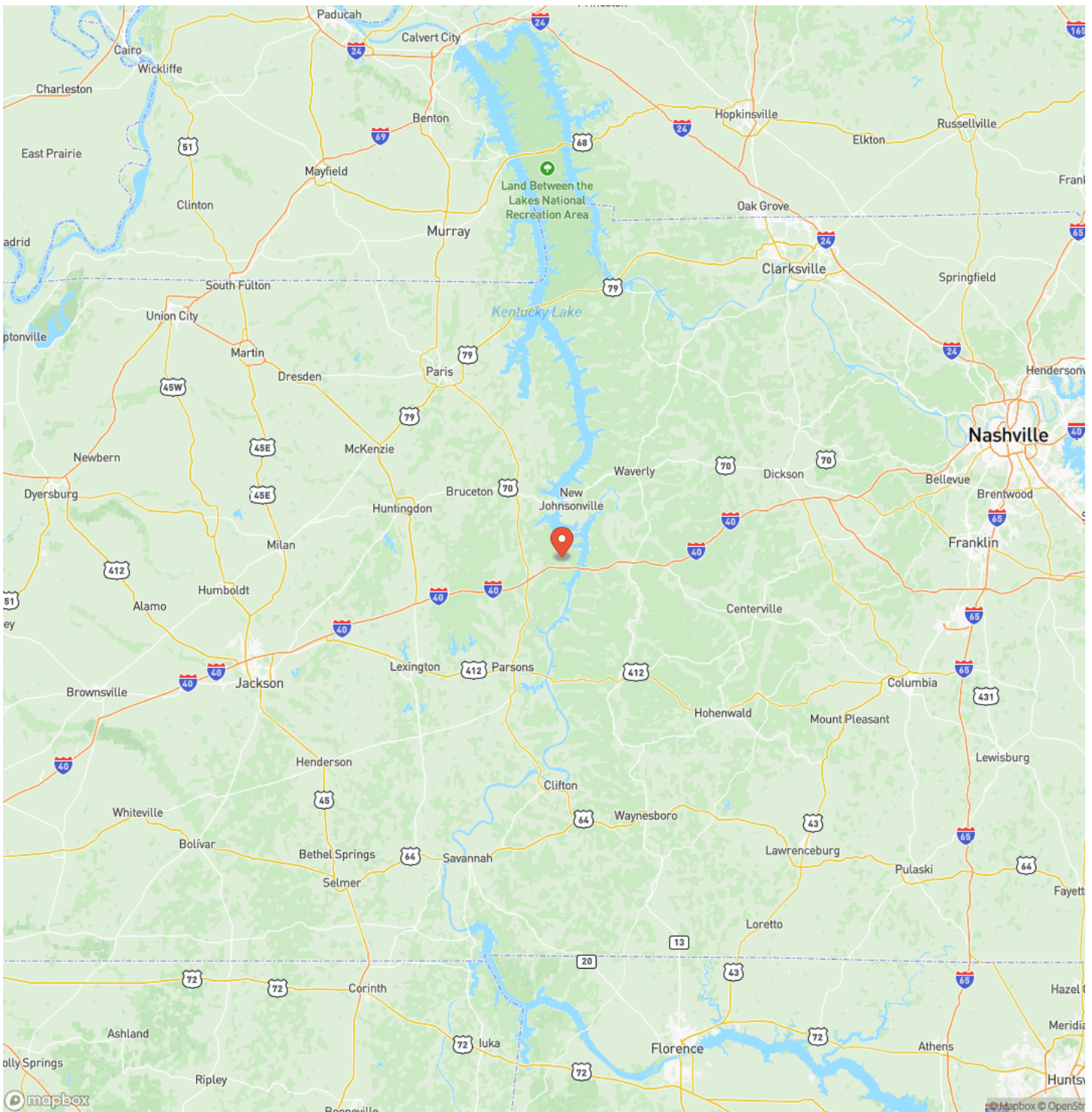
CREEK RIDGE
Camden, TN / Benton County



Locator Map



Locator Map



Satellite Map



CREEK RIDGE
Camden, TN / Benton County

LISTING REPRESENTATIVE

For more information contact:



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Office

(800) 731-2278

Email

Michael.Davis@compasssouth.com

Address

City / State / Zip

NOTES



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://compasslandpartners.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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