

CREEK RETREAT
Birdsong Rd
Camden, TN 38341

\$126,500
11± Acres
Benton County



CREEK RETREAT
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

11

Price

\$126,500

Property Website

<https://compasslandpartners.com/property/creek-retreat-benton-tennessee/91214/>



PROPERTY DESCRIPTION

CREEK FRONTAGE WITH MODERN UTILITIES

The Creek Retreat Tract presents an outstanding opportunity to own property in the Tennessee River region at an attractive price point. This thoughtfully improved +/- 11-acre property combines natural beauty with practical amenities. Features include established trails, creek frontage, and the convenience of paved road access with modern connectivity. Whether you're planning a weekend getaway, hunting retreat, or permanent rural residence, this tract delivers exceptional value in one of West Tennessee's most desirable outdoor recreation areas.

Strategically positioned just minutes from Interstate 40 and the renowned Tennessee River corridor, Creek Retreat offers the perfect balance of peaceful seclusion and convenient accessibility. The property's proximity to Birdsong Resort Marina and multiple recreational destinations makes it ideal for outdoor enthusiasts seeking their own piece of Tennessee's scenic river country.

Prime Location & Access

- **Camden, TN** - 15 miles (county seat with complete services)
- **Parsons, TN** - 24 miles (charming river community)
- **Waverly, TN** - 28 miles (Humphreys County hub)
- **Jackson, TN** - 50 miles (major regional center)
- **Interstate 40 access** - just 5 minutes north for effortless travel

RECREATION AT YOUR DOORSTEP

- **10 minutes to Birdsong Resort Marina & Campground** - premier boating and fishing
- **19 miles to Johnsonville State Historic Park** - hiking trails and river access
- **Close proximity to Tennessee River** recreational opportunities

Property Features & Improvements

INFRASTRUCTURE & UTILITIES

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

NATURAL ASSETS

- **Dry Branch creek flows through the property** with crystal-clear water
- **Beautiful hardwood timber** covering the tract
- **Numerous cleared trails and areas** strategically located near road and creek



WILDLIFE & RECREATION

- **Excellent deer and turkey habitat** - proven hunting opportunities
- **Established trail system** for hunting, hiking, and property enjoyment
- **Creek access** for fishing and peaceful water recreation

Investment & Development Potential

BUILDING OPPORTUNITIES The combination of 500 feet of paved road frontage, available utilities, and cleared areas creates multiple excellent building sites. Whether you envision a rustic cabin, modern retreat, or permanent home, this property provides the infrastructure and natural setting to bring your vision to life.

RECREATIONAL VALUE West Tennessee's Tennessee River region continues to attract outdoor enthusiasts and property investors. Creek Retreat's combination of creek frontage, established hunting habitat, and proximity to major recreational destinations positions it perfectly for personal enjoyment or potential rental income.

Modern Connectivity With fiber internet availability, this property seamlessly blends rural tranquility with modern convenience—ideal for remote work, extended stays, or maintaining connectivity while enjoying your rural escape.

Strategic Location Benefits The 5-minute access to Interstate 40 makes this property exceptionally convenient for weekend owners or those seeking easy commuter access, while the Tennessee River proximity adds significant recreational and investment value.

Key Property Highlights

READY-TO-ENJOY FEATURES

- 500 feet of paved road frontage on Birdsong Road
- Power and fiber internet immediately available
- Established trail system and cleared areas
- 5 minutes to Interstate 40 for convenient access

NATURAL AMENITIES

- Dry Branch creek with clear, flowing water
- Beautiful mature hardwood timber throughout
- Proven deer and turkey populations
- Diverse habitat supporting various wildlife

LOCATION ADVANTAGES

- 10 minutes to Birdsong Resort Marina & Campground
- 19 miles to Johnsonville State Historic Park
- Tennessee River recreation corridor
- Multiple nearby communities for services and dining

At \$126,500, the Creek Retreat Tract offers an increasingly rare combination of affordability, natural beauty, and modern convenience that makes Tennessee River country properties so desirable. With paved road access, established improvements, and prime recreational



features, this tract is ready for immediate enjoyment.

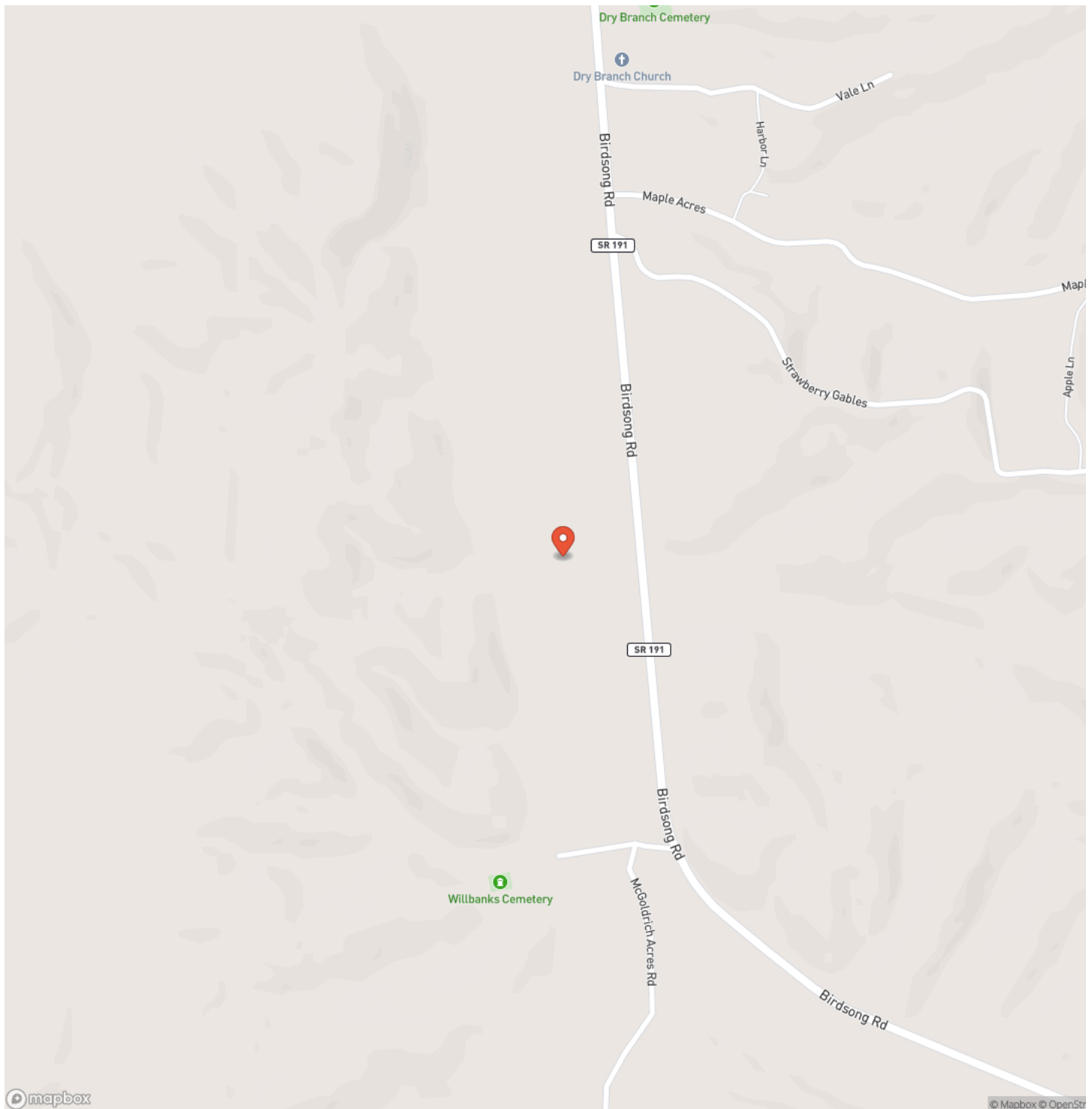
Opportunities like Creek Retreat don't last long in West Tennessee's recreational property market. Contact Compass South Land Sales today to schedule your private showing.



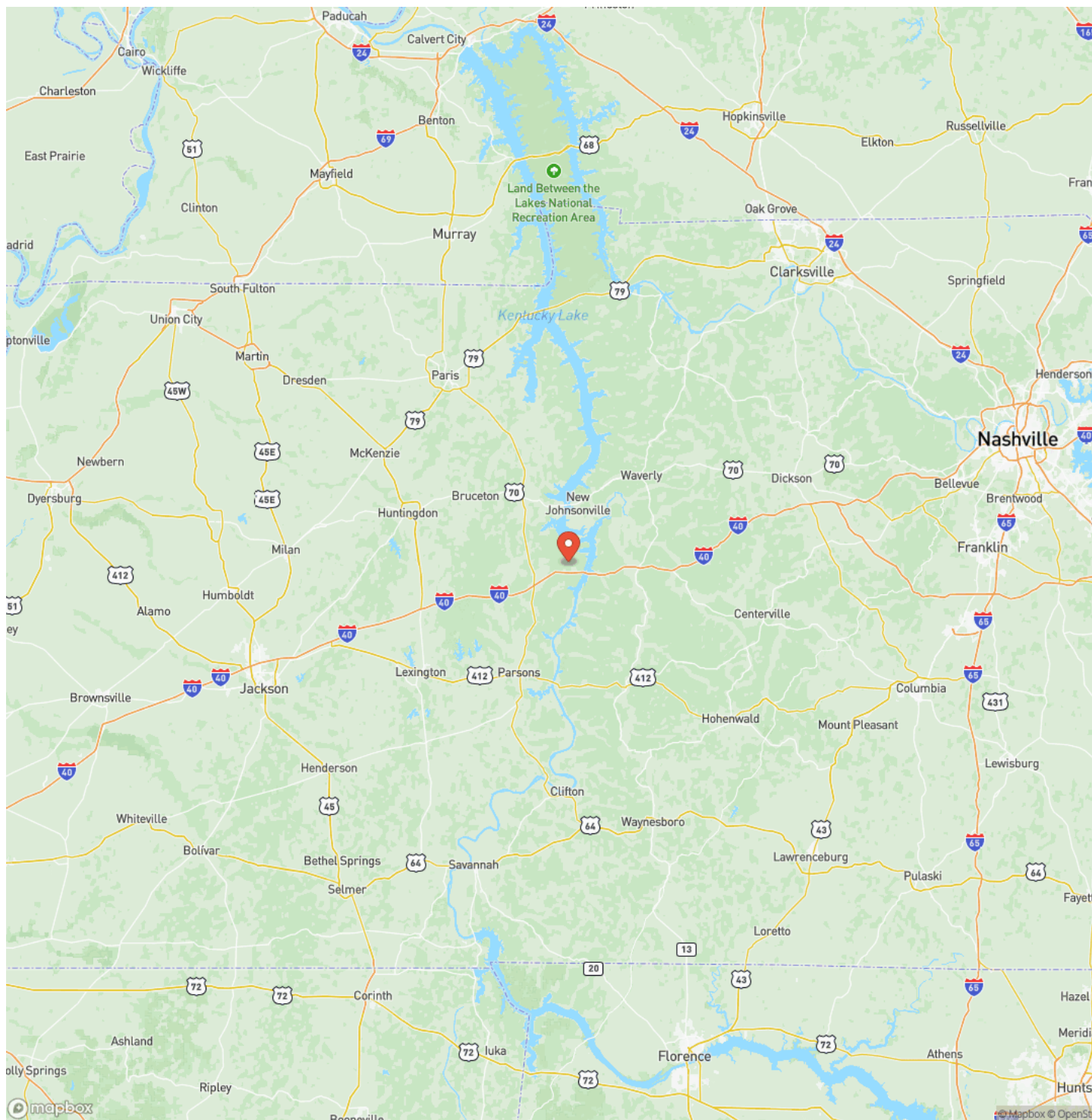
CREEK RETREAT
Camden, TN / Benton County



Locator Map



Locator Map



Satellite Map



CREEK RETREAT
Camden, TN / Benton County

LISTING REPRESENTATIVE

For more information contact:



Representative

Michael Davis

Mobile

(731) 438-2182

Office

(800) 731-2278

Email

Michael.Davis@compasssouth.com

Address

City / State / Zip

NOTES

[illegible]

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.



Compass Land Partners
452 Upchurch Ln
Walterboro, SC 29488
(800) 731-2278
<https://compasslandpartners.com/>

