



# SMALLTOWN

HUNTING PROPERTIES  
& REAL ESTATE<sup>SM</sup>

**136.94± ACRES**  
**BENTON COUNTY, TN**  
**\$544,000**



OFFICE (901) 910-1809 | [WWW.SMALLTOWNPROPERTIES.COM](http://WWW.SMALLTOWNPROPERTIES.COM)

# THE BENTON 136.94

## PROPERTY PROFILE

### LOCATION:

- South Eagle Creek Road  
Holladay, TN 38341
- Benton County
- Adjacent to the Tennessee  
National Wildlife Refuge  
and Tennessee River
- 12± Miles NW of the  
Cuba Landing Marina
- 16± Miles SE of Camden
- 25± Miles NE of the  
Natchez Trace State Park
- 82± Miles SW of Nashville

### COORDINATES:

- 35.906318, -87.959338

### PROPERTY INFORMATION:

- 136.94± Total Acres
- Hardwood Timber
- Deer & Turkey
- Interior Road System
- Hunting Blind
- Food Plot

### TAX INFORMATION:

- Division of Parcel 117-003.00
- TBD (2024)

### PROPERTY USE:

- Hunting & Fishing
- Recreational
- Investment



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**SHANE MARTIN**

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7115 Hwy 64 - Oakland, TN 38060

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

# WELCOME TO THE BENTON 136.94

**WELCOME TO THE BENTON 136.94, LOCATED JUST OUTSIDE OF HOLLADAY, TENNESSEE.** This 136.94± acre Benton County tract offers an outstanding opportunity for deer and turkey hunting, recreation, and long-term investment. The property features a strong stand of hardwood timber, providing both wildlife habitat and future timber value.

Well-maintained interior roads allow for easy access throughout the property. A dedicated food plot and an existing hunting blind make the Benton 136.94 a turnkey setup.



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# MORE ABOUT THE BENTON 136.94

Adding to its uniqueness, the property adjoins the Tennessee National Wildlife Refuge, benefiting from limited neighboring pressure and consistent game movement. Its proximity to the Tennessee River, along with nearby Cuba Landing Marina and Natchez Trace State Park, offers additional recreational opportunities including boating, fishing, and outdoor exploration.

Whether you're seeking a private hunting retreat, a recreational getaway, or a solid land investment in a proven area, the Benton 136.94 delivers a rare combination of location, access, and natural features that are increasingly hard to find.

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



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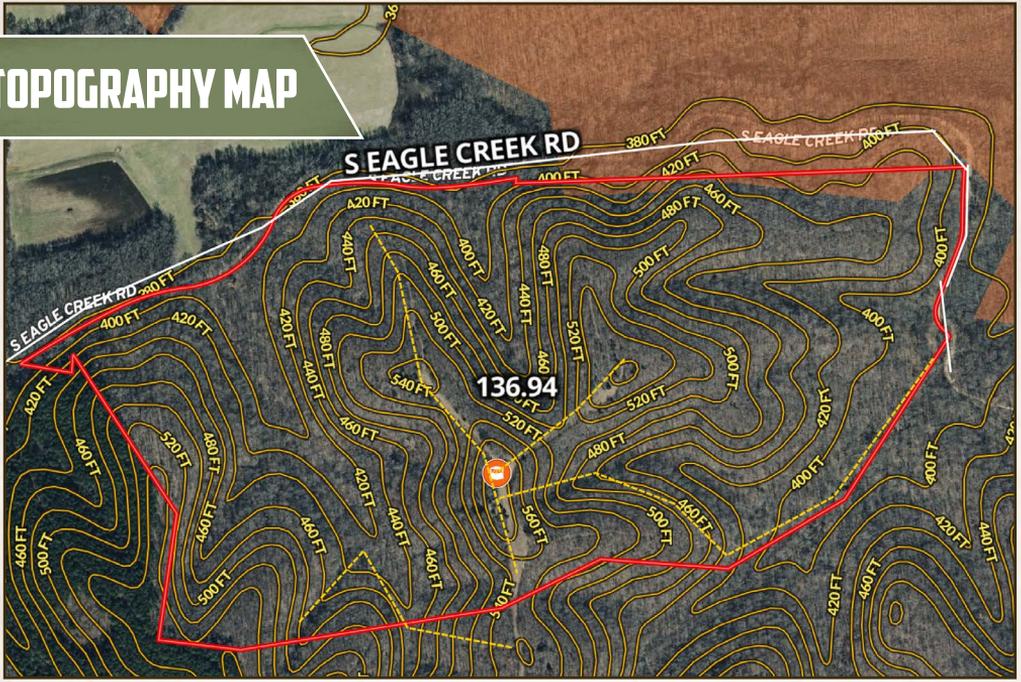
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# TOPOGRAPHY MAP



# LOCATION



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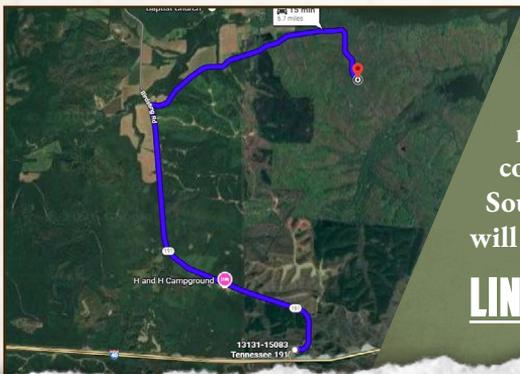
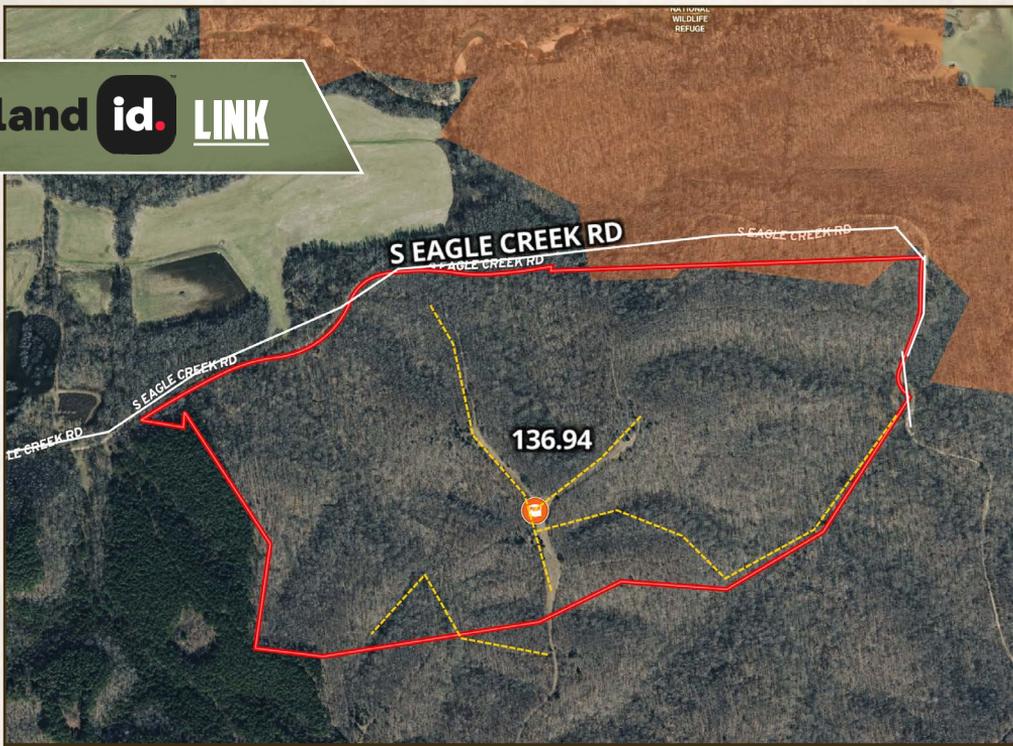
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land id. LINK



Directions From Holladay, TN: Travel on Rockport McIlwain Road for 6.5 miles. Turn right onto TN-191 S and continue for 2.8 miles. Turn left onto South Eagle Creek Road and the destination will be on the right after 2.5 miles.

**[LINK TO GOOGLE MAP DIRECTIONS](#)**



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