

Southern Land Company TN, LLC

8590/1 Farmington Blvd. Germantown, TN 38139

Office: 901-755-8877 ~ Web: southernlandco.com

Email: land@southernlandco.com

Principal Broker: Bill Gates (901)488-0368

78+/- acres ~ Benton County, Tennessee

Deer & Turkey Hunting adjoining Tennessee Wildlife Refuge

LOCATION: located on S Eagle Creek rd. Holladay, TN in Benton County
80 miles to Nashville, 60 miles to Jackson

*Coordinate: 35.906133°N, 87.959349°W

ACREAGE: 78 +/- Acres (additional acreage available)

IMPROVEMENTS: established interior trails for easy access throughout the property, Deer Hunting Blind overlooking food plot

Parcel - 003117 00300 (portion of)

Terrain - Upland hill tract, Primarily wooded with various stages of merchantable hardwood timber.

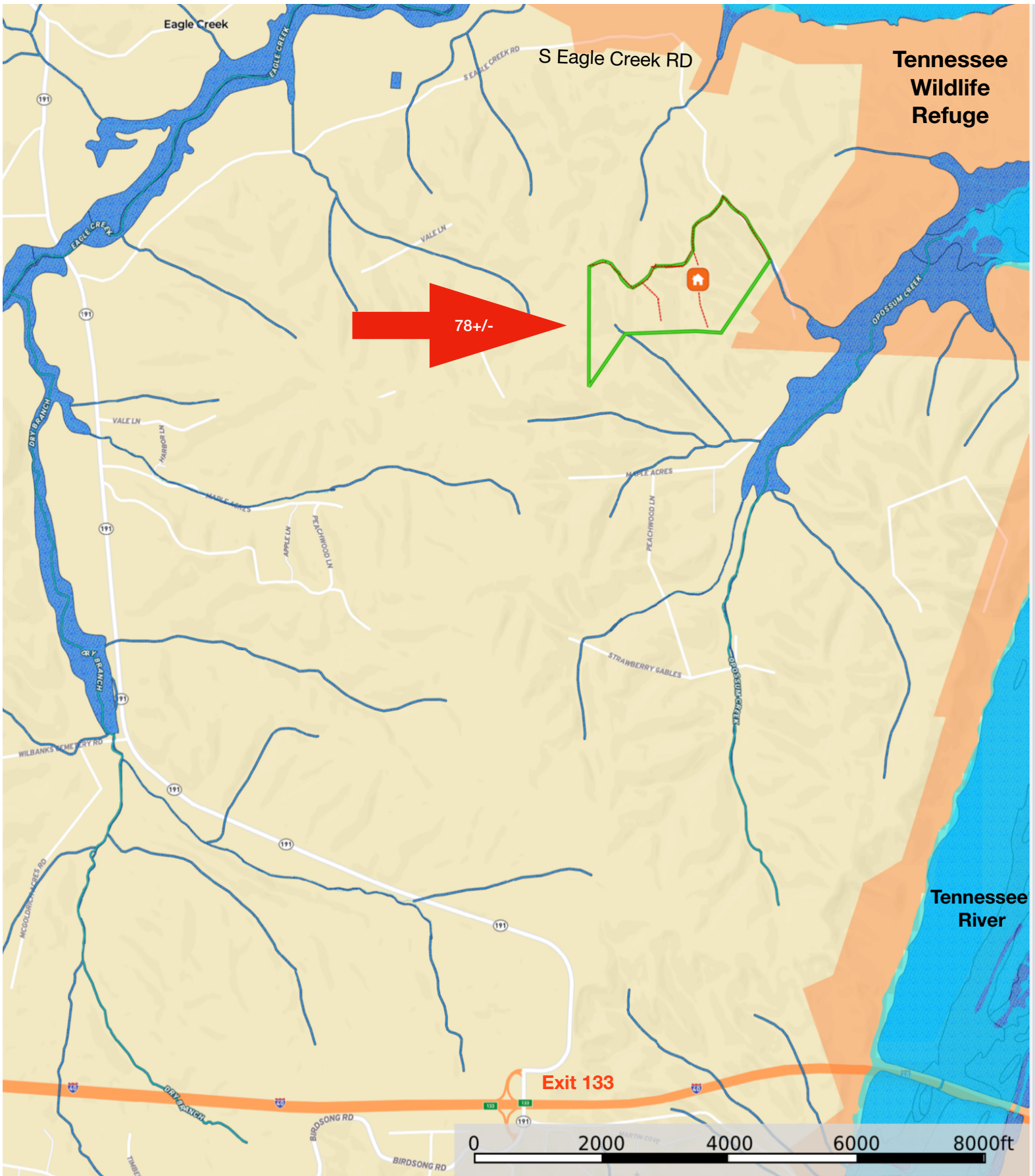
Mineral Rights- All seller-owned gas, oil, and mineral rights convey.

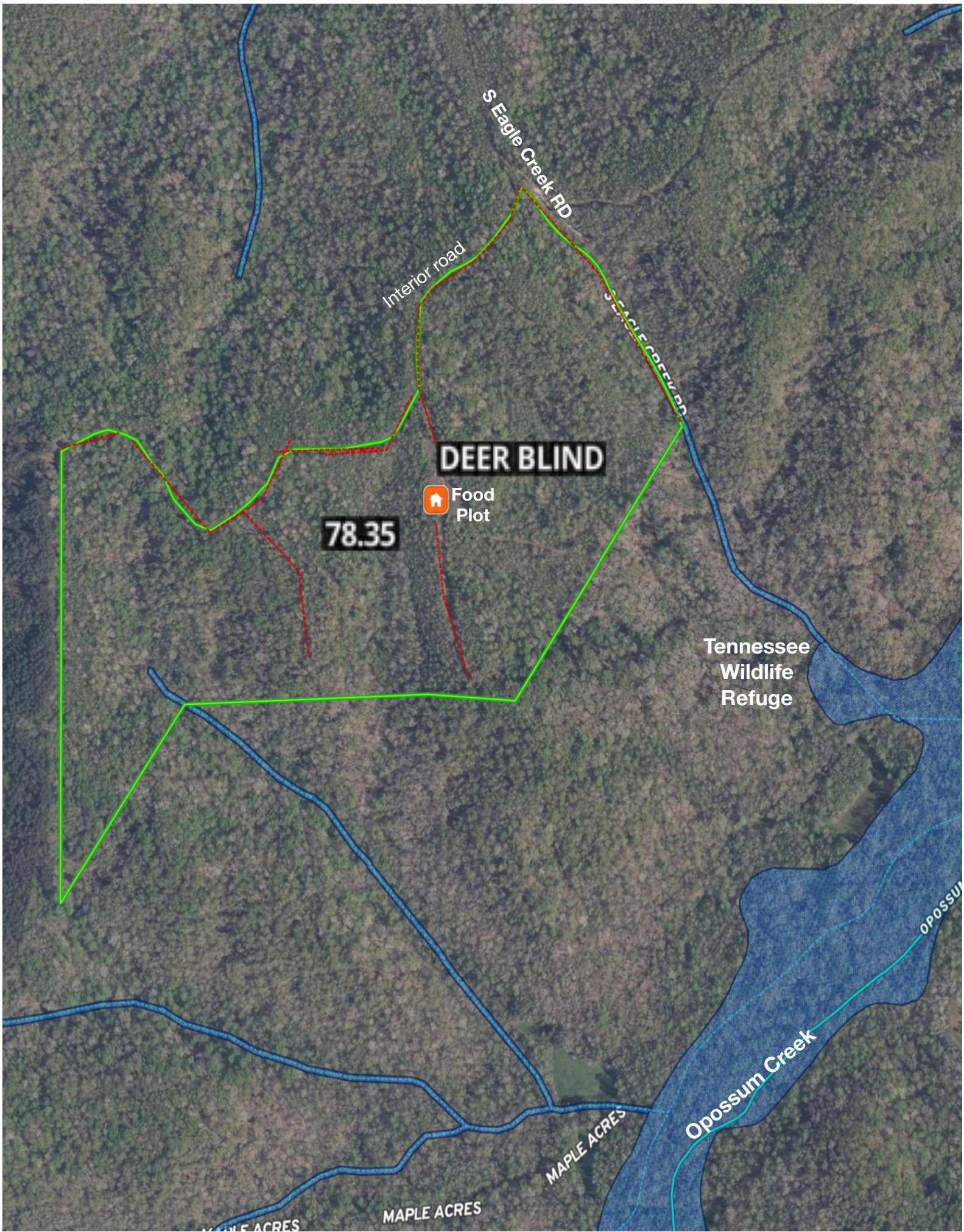
Hunting Rights- Exclusive hunting rights included.

PRICE: \$348,000 CASH includes all owned gas, oil and mineral rights, all timber rights and all hunting rights

INSPECTION: Shown by Appointment: Shane Martin, 901-827-0224

Notes: Discover the Benton 78, an exceptional hunting retreat offering prime opportunities for deer and turkey, nestled in a secluded setting adjacent to the Tennessee Wildlife Refuge. This unique location ensures unmatched privacy and a flourishing habitat for wildlife, making it a true outdoorsman's paradise. Enjoy the natural beauty of the land, complete with an established trail system and well-constructed hunting blinds—perfect for both seasoned hunters and outdoor enthusiasts. Endless potential awaits on this remarkable property.





S Eagle Creek Rd

Interior road

DEER BLIND

Food Plot

78.35

Tennessee Wildlife Refuge

Opossum Creek

MAPLE ACRES

MAPLE ACRES

MAPLE ACRES





REVEAL
TACOGAM



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