

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

225+/- acres ~ Benton County, Tennessee

Deer & Turkey Hunting adjoining Tennessee Wildlife Refuge

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

*Coordinate: 35.906133°N, 87.959349°W

COUNTY: Benton County

ACREAGE: 225 +/- 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.

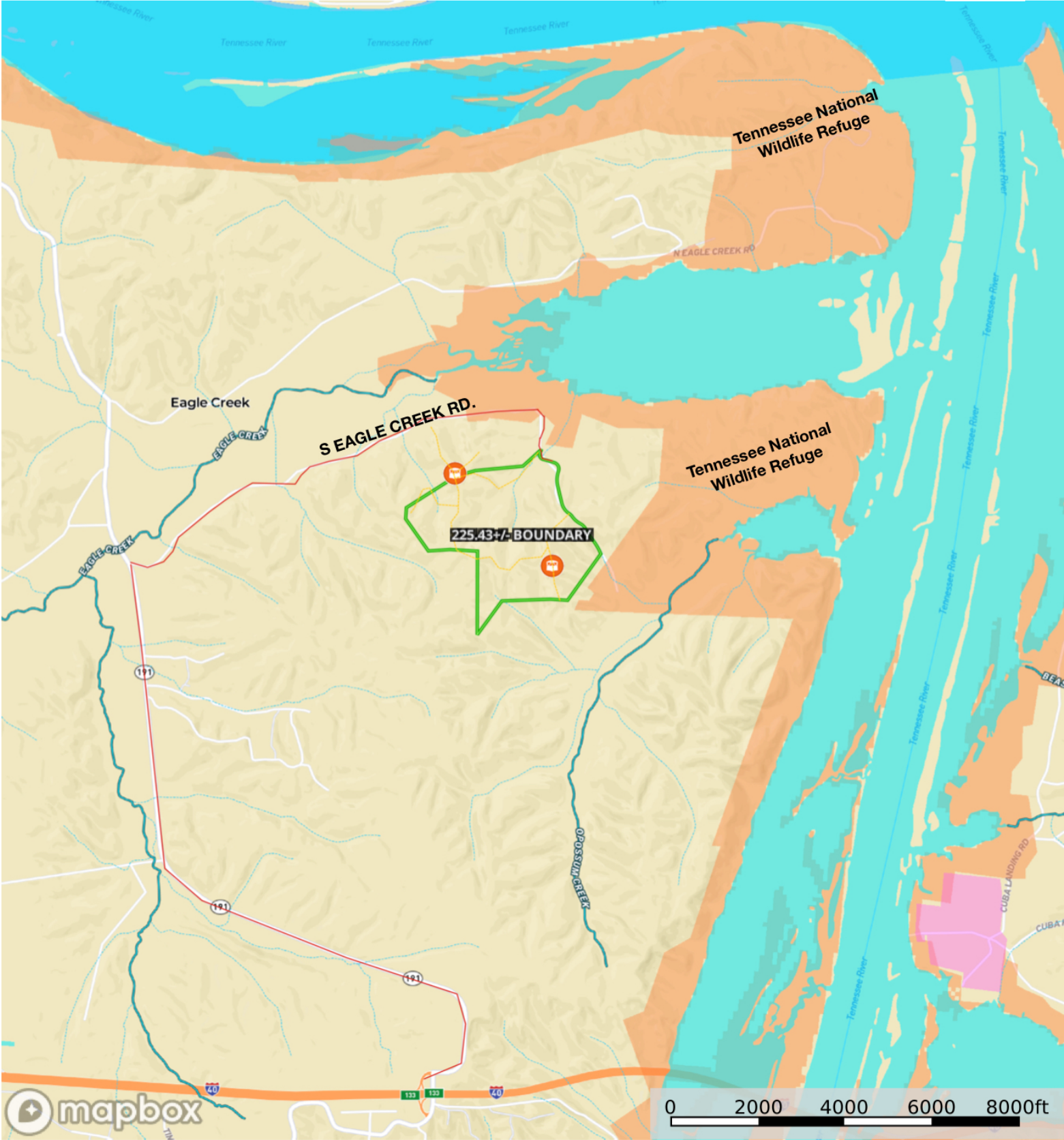
PRICE: \$900,000 includes all owned gas, oil and mineral rights, all timber rights and all hunting rights

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

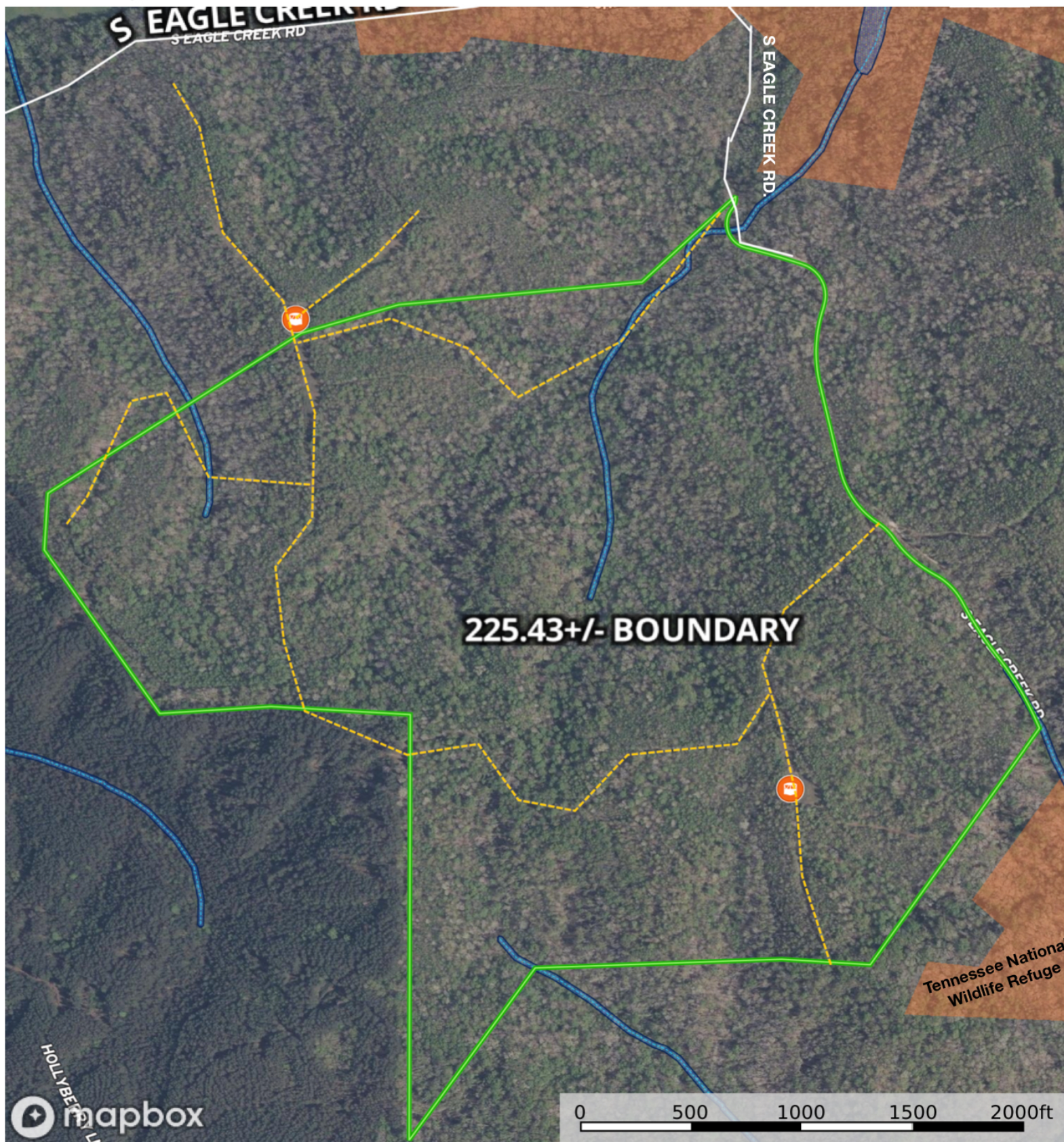
Notes: Discover the Eagle Creek 225, an exceptional hunting retreat offering prime opportunities for deer and turkey, nestled in a secluded setting adjacent to the Tennessee Wildlife Refuge and Tennessee River. This unique location ensures unmatched privacy and a flourishing habitat for wildlife, making it a true outdoorsman's paradise. Enjoy the natural beauty of the land, complete with an established trail system and well-constructed hunting blinds—. Endless potential awaits on this remarkable property.

*additional acreage available

Eagle Creek Hunting
Benton County, Tennessee



Eagle Creek Hunting
Benton County, Tennessee



- Blind
- BLM
- Local Government
- Wetlands
- Riparian
- Stream, Intermittent
- 225.43+/- Boundary
- Forest Service
- State Land
- Water Body
- Fish and Wildlife
- National Park
- Other

