

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

Eagle Creek 338

Deer & Turkey Hunting adjoining Tennessee Wildlife Refuge

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

*Coordinate: 35.906133°N, 87.959349°W

COUNTY: Benton County

ACREAGE: 338.93 +/- Acres

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.

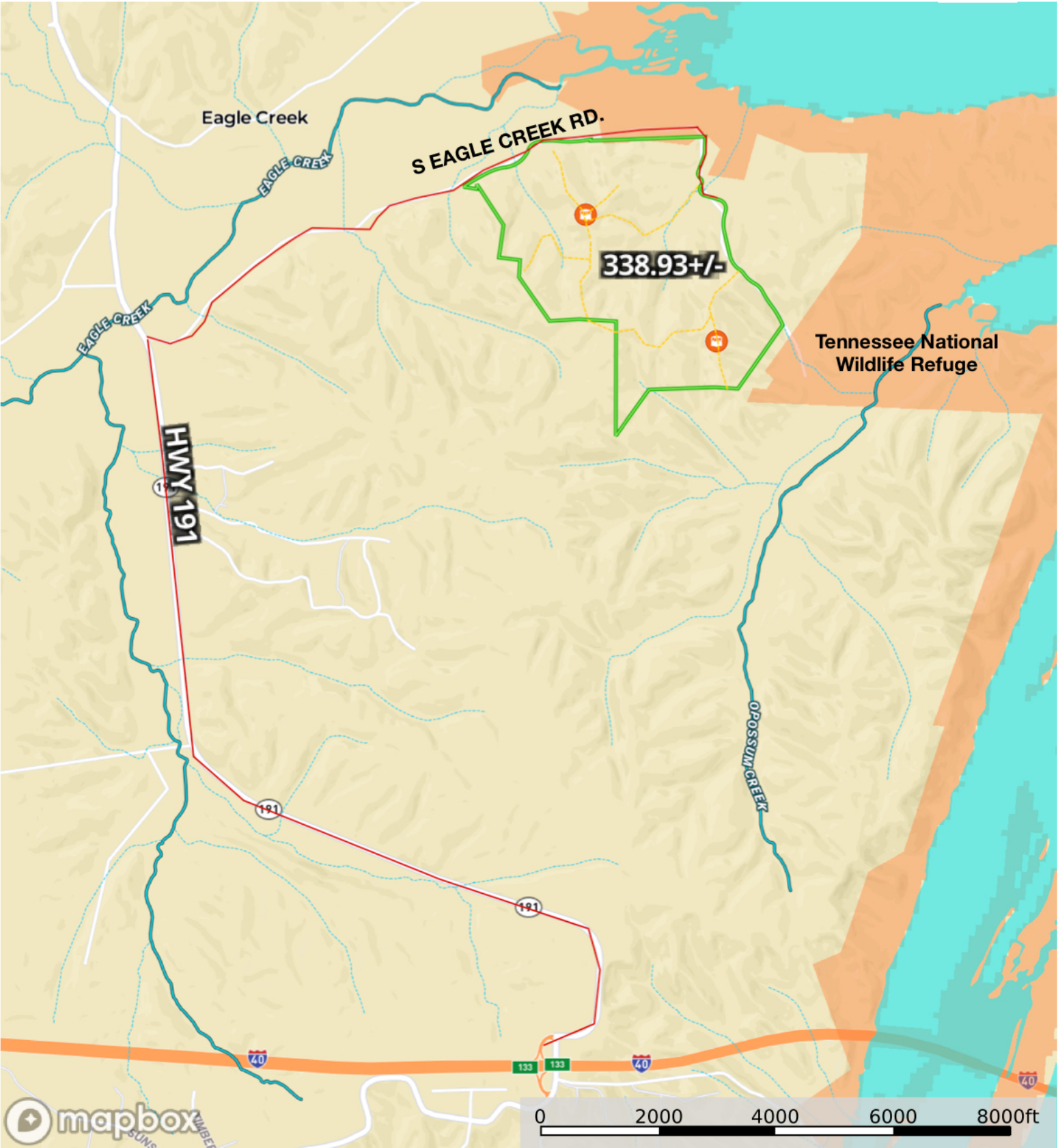
Hunting Rights- Exclusive hunting rights included.

PRICE: \$1,338,775.00 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 338, an exceptional large tract 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.

Eagle Creek Hunting
Benton County, Tennessee, 338 AC +/-



Blind

BLM

Local Government

HWY 191

S Eagle Creek Rd

Stream, Intermittent

River/Creek

Water Body

338.93+/-

Road / Trail

Forest Service

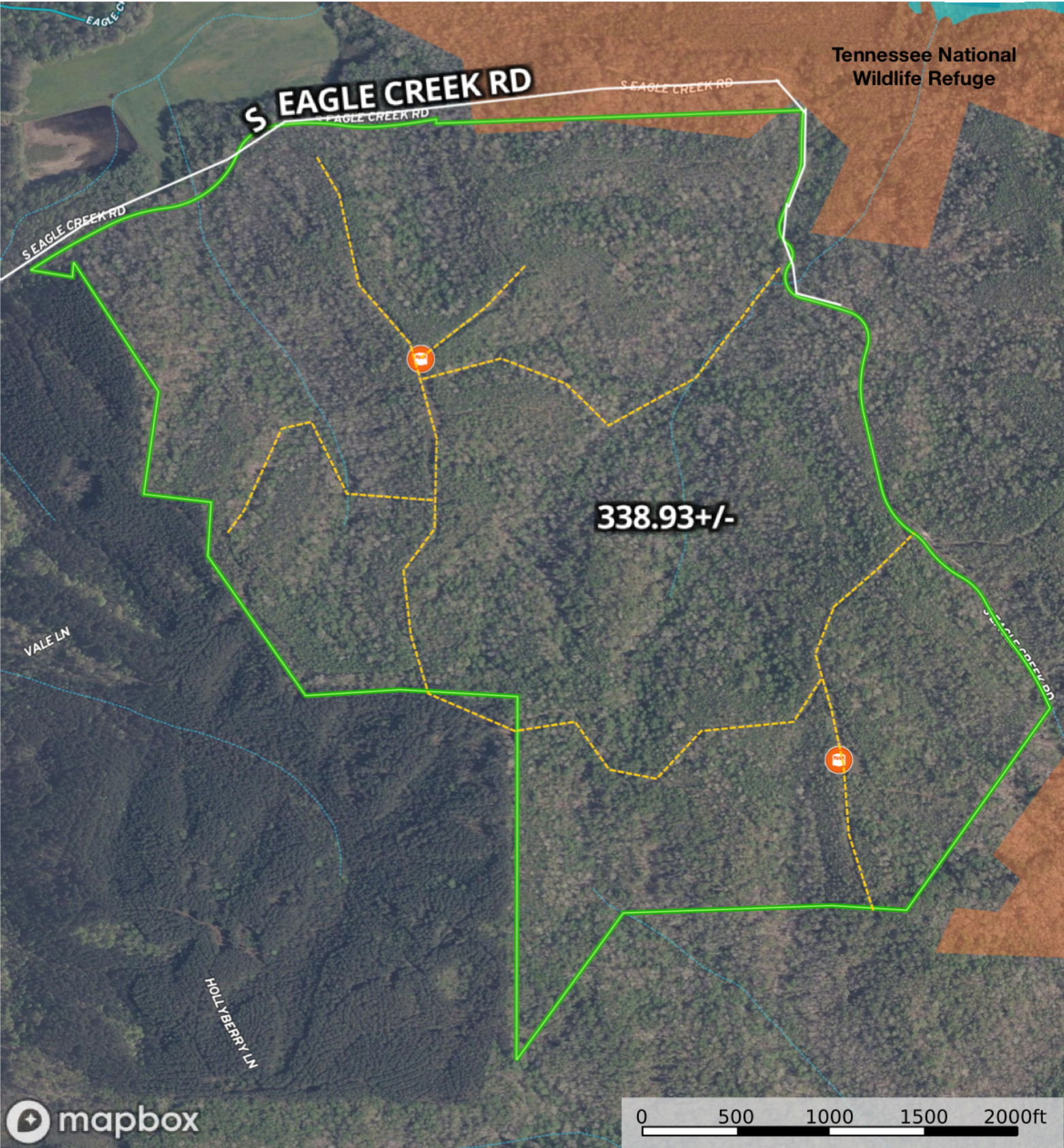
State Land

Fish and Wildlife

National Park

Other

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Benton County, Tennessee, 338 AC +/-



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