

Southern Land Company TN, LLC

8590/1 Farmington Blvd. Germantown, TN 38139

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Principal Broker: Bill Gates (901)488-0368

54+/- Acres ~ Benton County, Tn

Discover an exciting property spanning approximately 54 acres in beautiful Benton County, TN, located just under a mile from the serene Tennessee River and only 3 miles from Nathan Bedford State Park. This land presents an excellent opportunity for a single homesite or the development of multiple build sites. Burrell Branch meanders through the property, fostering a thriving wildlife population. Recent timber harvesting has been completed, offering a fresh canvas for your vision. Don't miss this unique chance to create your private retreat or investment opportunity in a prime location.

Summary

Acres - 54+/-

Terrain - rolling with a portion being in a bottom flood zone

Parcel # 003071 01500

Mineral rights - All Seller owned rights convey

County - Benton

Location - located on Eva Rd. Just west of Lodge Rd,
* 1mile from Beaver Dam and Restaurant Marina

Coordinate - 36.070135°N, 88.025241°W

Offering Price - \$243,000

Contact agent - Shane Martin 901-827-0224
Shown by Appointment

Benton County - Parcel: 071 015.00



Aerial Map





Aerial view South towards TN River



TN River

Dollar Store



View West along Eva Rd.



Cleared areas for potential home or cabins

Flood Map

