

# Southern Land Company TN, LLC

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Principal Broker: Bill Gates (901)488-0368

## **450+/- acres ~ Benton County, Tennessee**

### **Excellent Deer & Turkey Hunting adjoining TN National Wildlife Refuge**

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

\*Coordinate: 35.910217°N, 87.975011°W

**ACREAGE:** 450 +/- Acres

**IMPROVEMENTS:** Multiple hunting blinds strategically placed over established food plots. Developed interior roads for easy access throughout the property

**Parcel -** 003117 00300

**Terrain -** Upland hill tract with stunning Tennessee River views. Primarily wooded with various stages of merchantable hardwood timber.

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

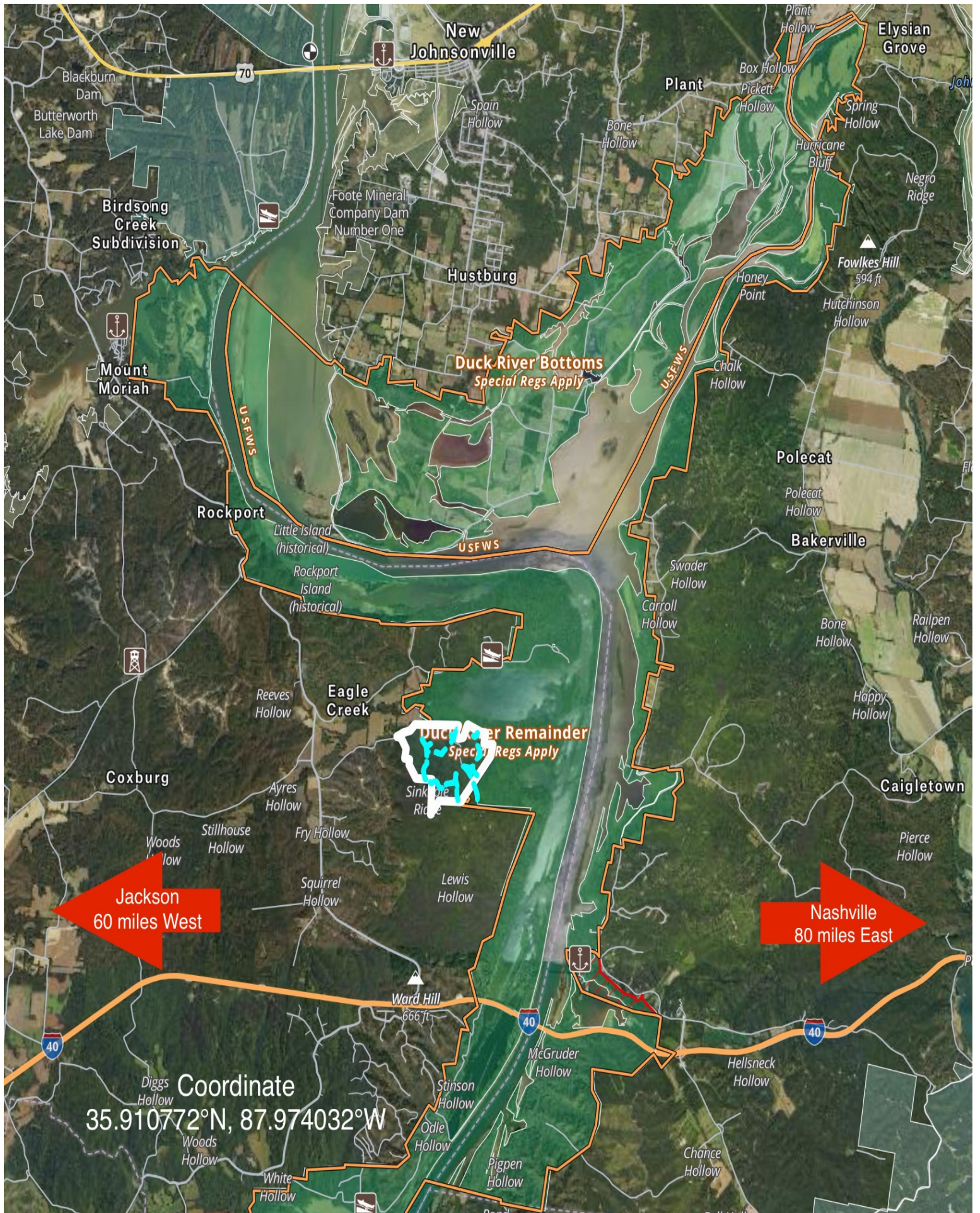
**Hunting Rights-** Exclusive hunting rights included.

**PRICE: \$1,350,000 CASH ( \$3000 per acre )** includes all owned gas, oil and mineral rights, all timber rights and all hunting rights

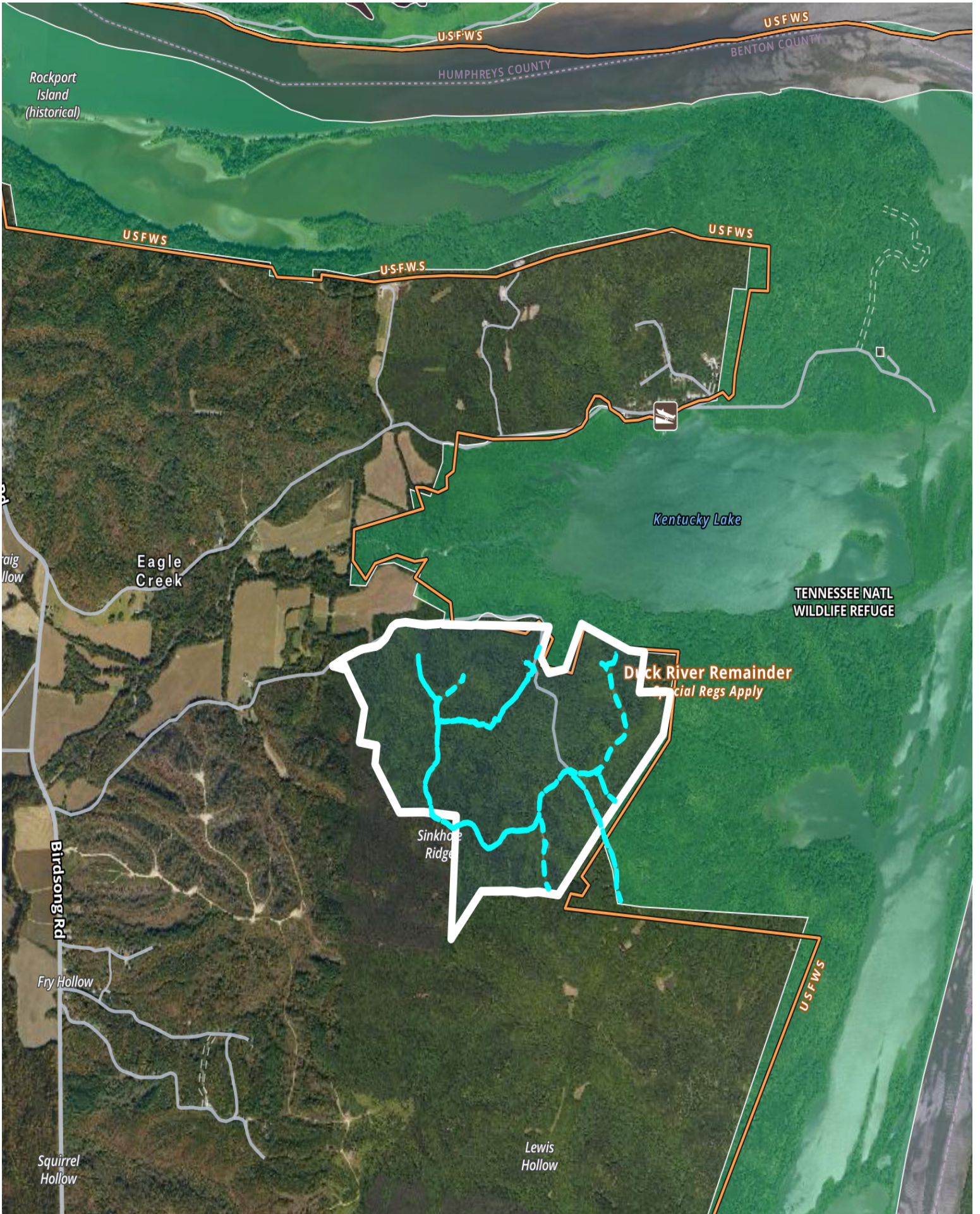
**INSPECTION:** Shown by Appointment: Shane Martin, 901-827-0224

**Notes:** Prime hunting property offering outstanding deer and turkey opportunities, with multiple potential build sites. Enjoy breathtaking views of the Tennessee River, all while benefiting from the seclusion provided by adjoining the Tennessee National Wildlife Refuge to the east, ensuring unmatched privacy and a thriving environment for wildlife. A true outdoorsman's paradise with natural beauty and abundant potential.









USFWS

USFWS

HUMPHREYS COUNTY

BENTON COUNTY

Rockport Island (historical)

USFWS

USFWS

USFWS

Kentucky Lake

TENNESSEE NATL WILDLIFE REFUGE

Duck River Remainder  
Special Regs Apply

Sinkhole Ridge

USFWS

Birdsong Rd

Fry Hollow

Squirrel Hollow

Lewis Hollow







