

Southern Land Company TN, LLC

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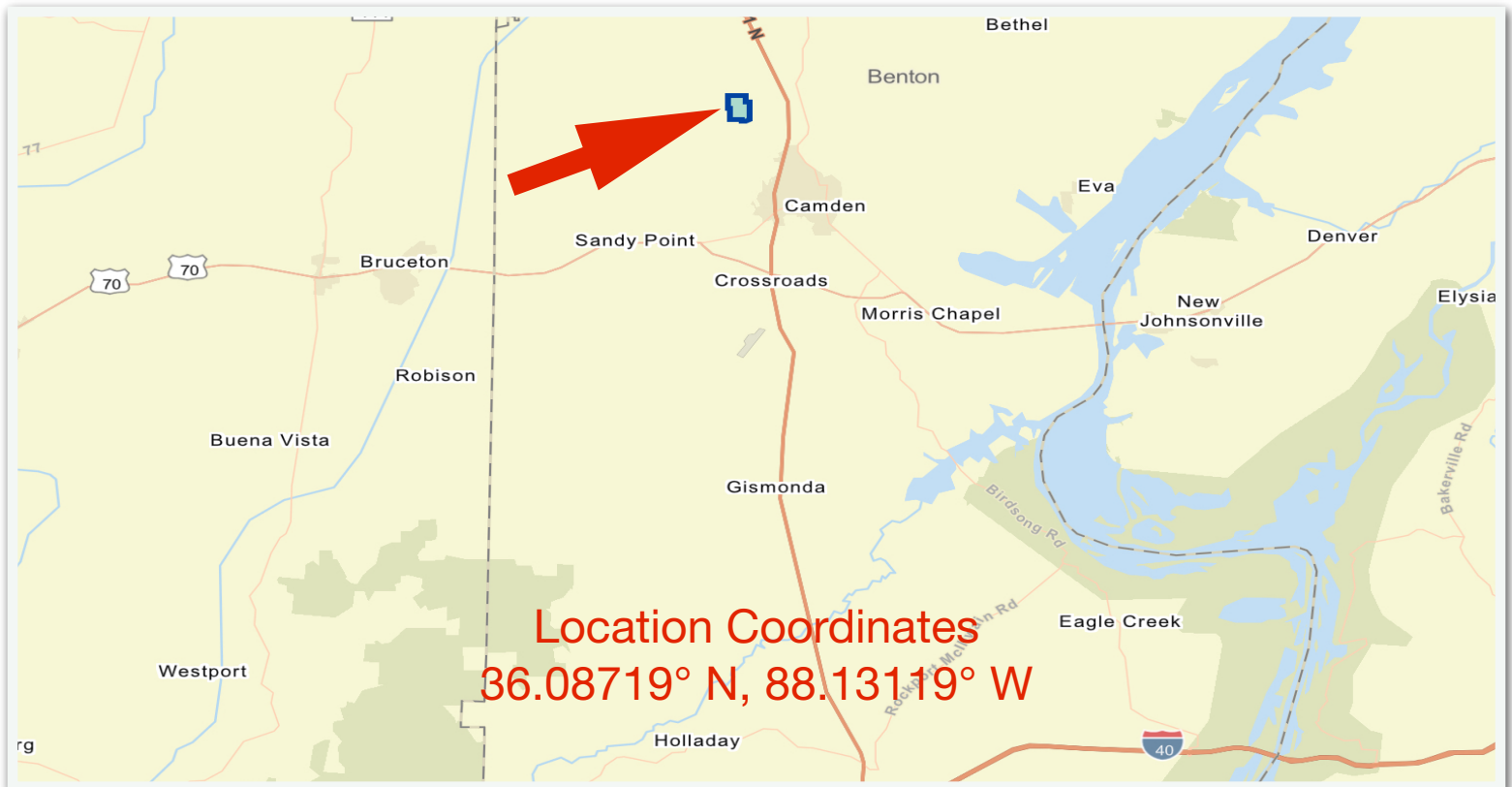
Principal Broker: Bill Gates (901)488-0368

180 +/- Acres ~ Benton County, TN Deer & Turkey Hunting

Combined parcels totaling 180+/- acre tract of land located in Benton County, near Camden, TN, and offers a prime Deer & Turkey habitat. Situated near Hwy 641, the land features recently harvested timber, leaving behind a vibrant stand of young hardwoods, with future value. It is well known harvested Timber provides essential cover for holding deer. Access to the property is available from Hargis Rd. & Whitney Ln, offering convenient entry points and potential homesites. Nature enthusiasts will appreciate the abundant deer and turkey population, making it an ideal spot for recreational hunting. Furthermore, an old logging road enhances accessibility throughout the property. With its excellent potential to be subdivided, this property presents a compelling hunting tract or investment opportunity.

Offering Price~ \$495,000

Shown by Appointment ~ Shane Martin 901-827-0224



Benton County, TN
180+/- Acres



Property lines are approximate but not guaranteed



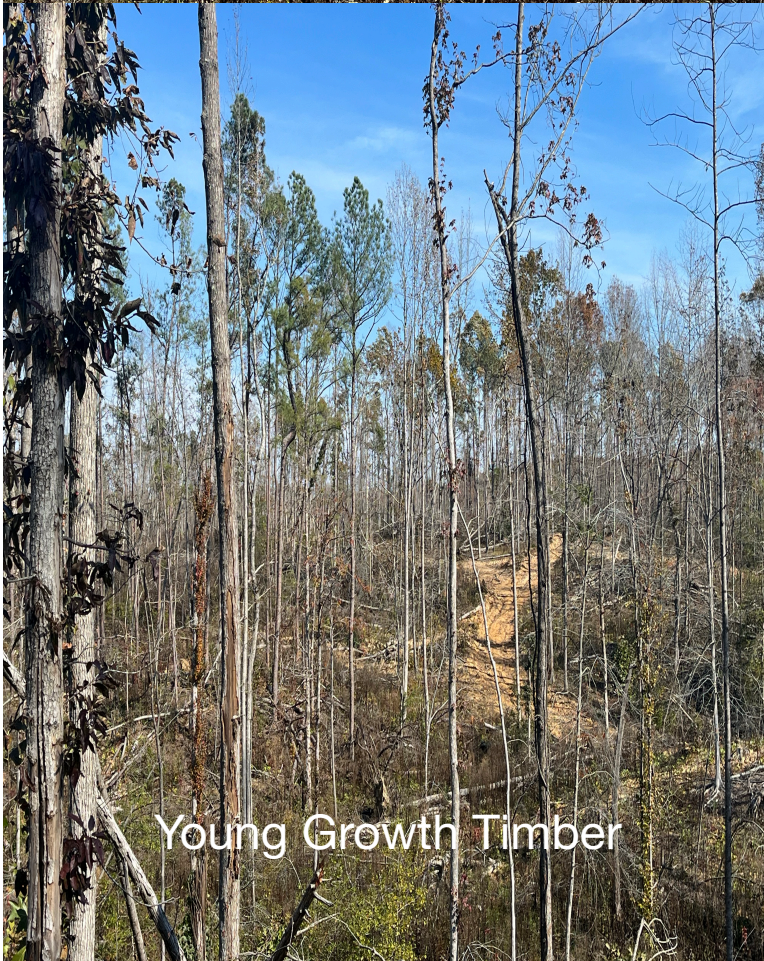
Easy access from Hargis Road



Developed Interior Roads throughout



Excellent Habitat for Wildlife



Young Growth Timber



