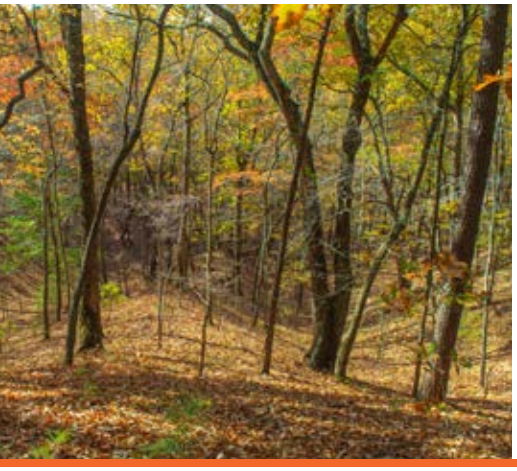
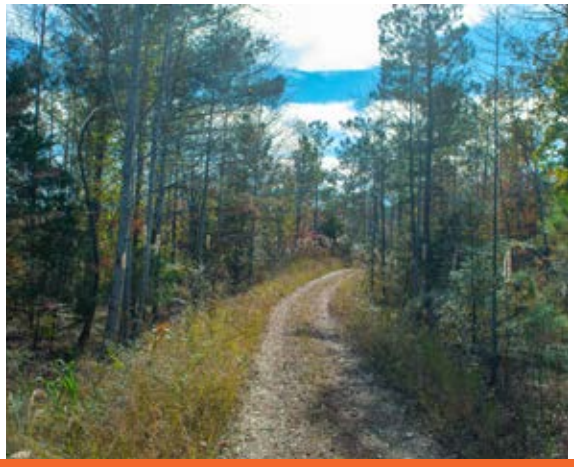
MIDWEST LAND GROUP

739 +/- ACRES OF BEAUTIFUL TENNESSEE LAND

739 ACRES | BENTON COUNTY | TENNESSEE

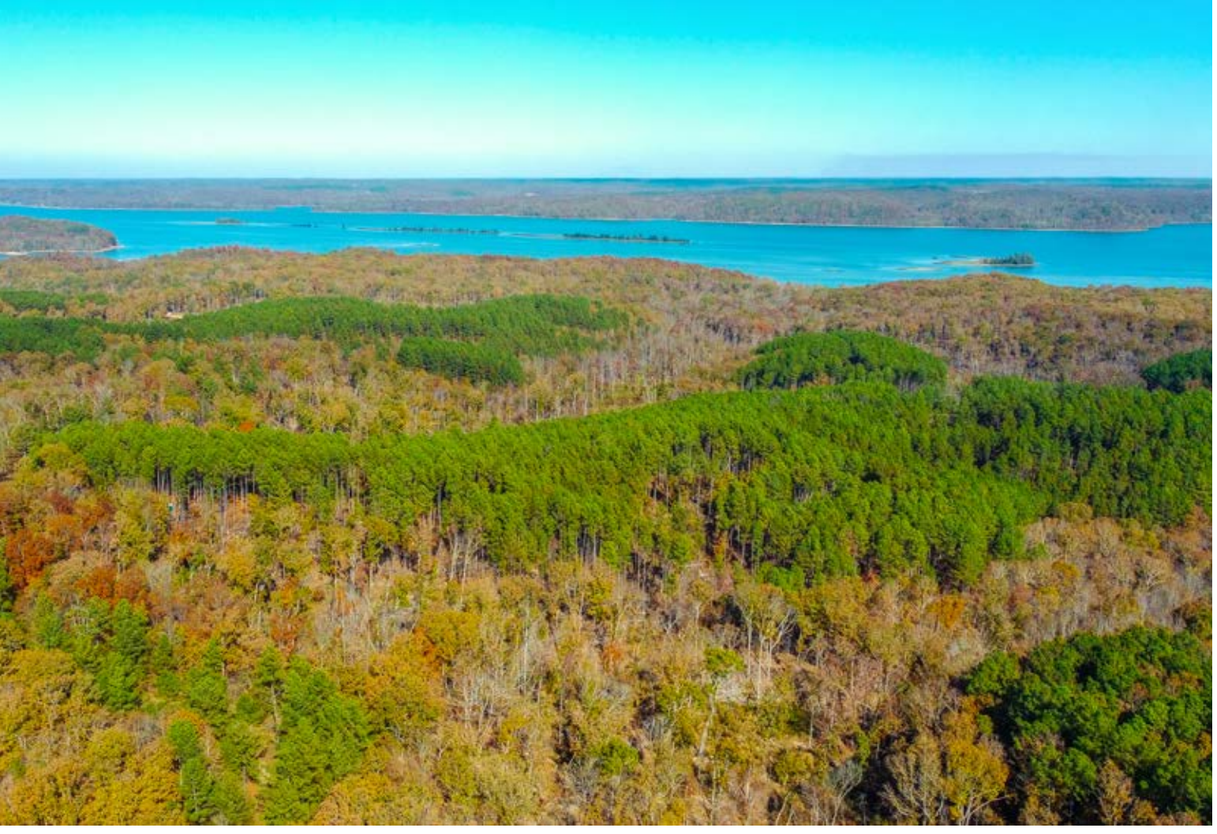


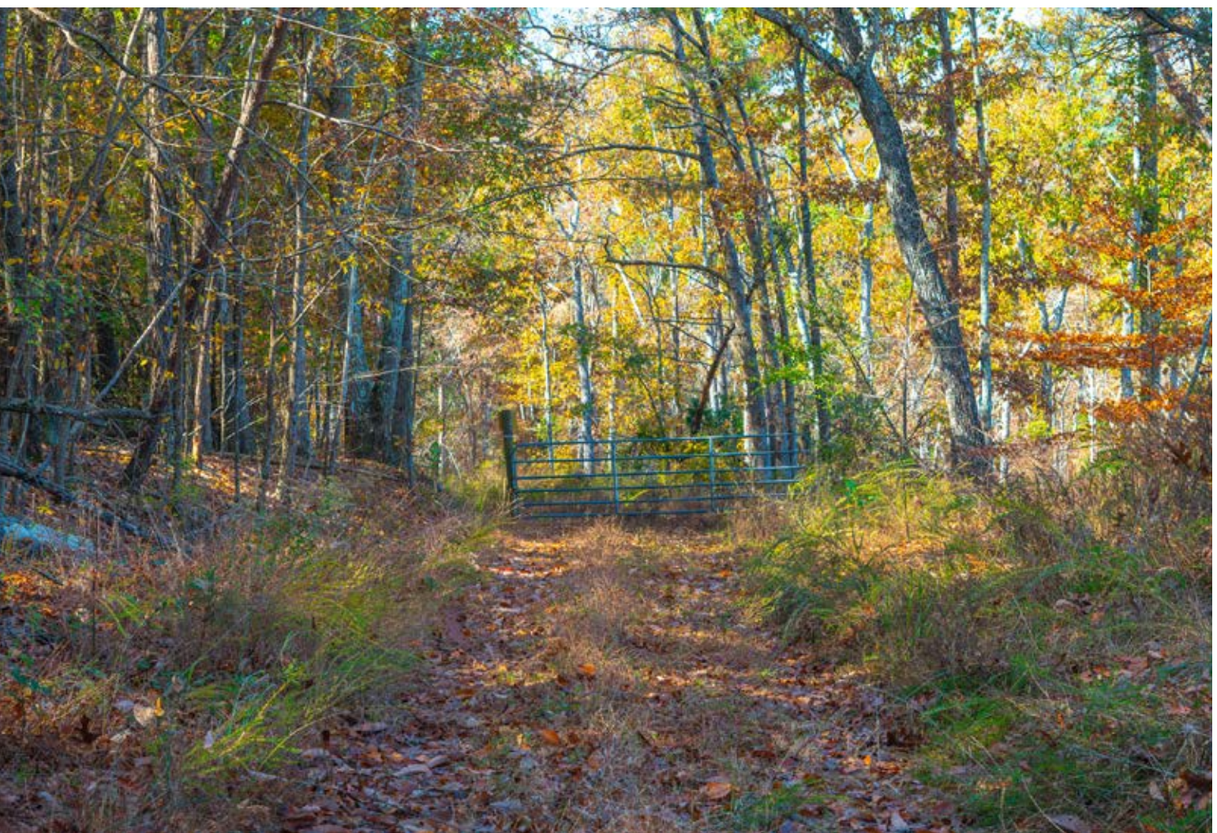






THE TRUSTED LEADER IN LAND SALES





739 +/- ACRES OF BEAUTIFUL TENNESSEE LAND

COUNTY: BENTON | **STATE:** TENNESSEE | **ACRES:** 739

An exceptional opportunity to own approximately 739 +/- acres in Big Sandy, Tennessee, offering outstanding recreational, hunting, residential, and investment potential.

The property features approximately 2,070 feet of road frontage across three different roads, providing multiple access points and excellent flexibility. Select cut 3–4 years ago, the property now offers excellent wildlife habitat, with a healthy stand of young mixed hardwoods providing ideal cover for deer and turkey. Approximately 245 acres of pine add to the property's diversity.

Multiple outstanding potential building sites can be found throughout the property, some offering amazing views for miles, including views of Kentucky Lake. An extensive trail system makes navigating the property convenient while providing access to various areas of the tract.

A proven hunting property with an established $10,000 annual hunting lease, offering immediate income potential.

Located just minutes from the ferry and boat ramp, this property provides convenient access to Kentucky Lake and its recreational opportunities.

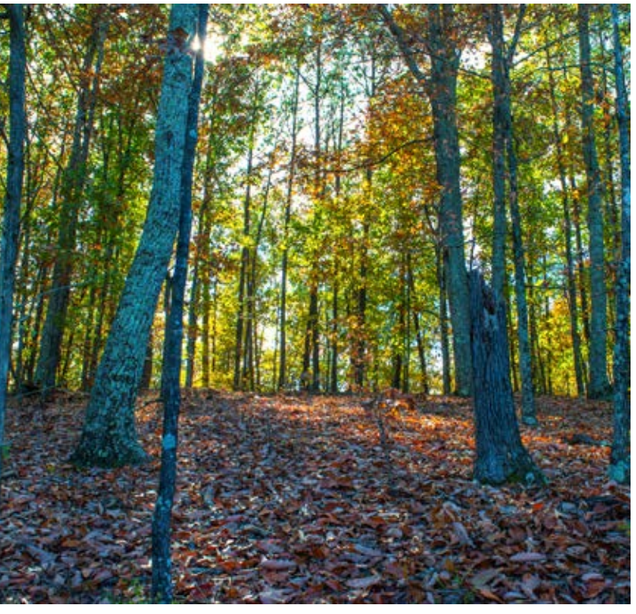
PROPERTY FEATURES

- Approx. 2,070 feet of road frontage across three roads
- Multiple access points
- Excellent deer and turkey habitat
- Young mixed hardwood regeneration
- Approximately 245 acres of pine
- Extensive trail system throughout
- Multiple potential build sites with long-range views, including Kentucky Lake
- Established $10,000 annual hunting lease
- Minutes from the ferry and boat ramp
- Approximately 15 minutes to Big Sandy
- Approximately 35 minutes to Camden and Paris

DIVERSE TIMBER

Select cut 3–4 years ago, the property now offers excellent wildlife habitat, with a healthy stand of young mixed hardwoods providing ideal cover for deer and turkey. Approximately 245 acres of pine add to the property's diversity.

















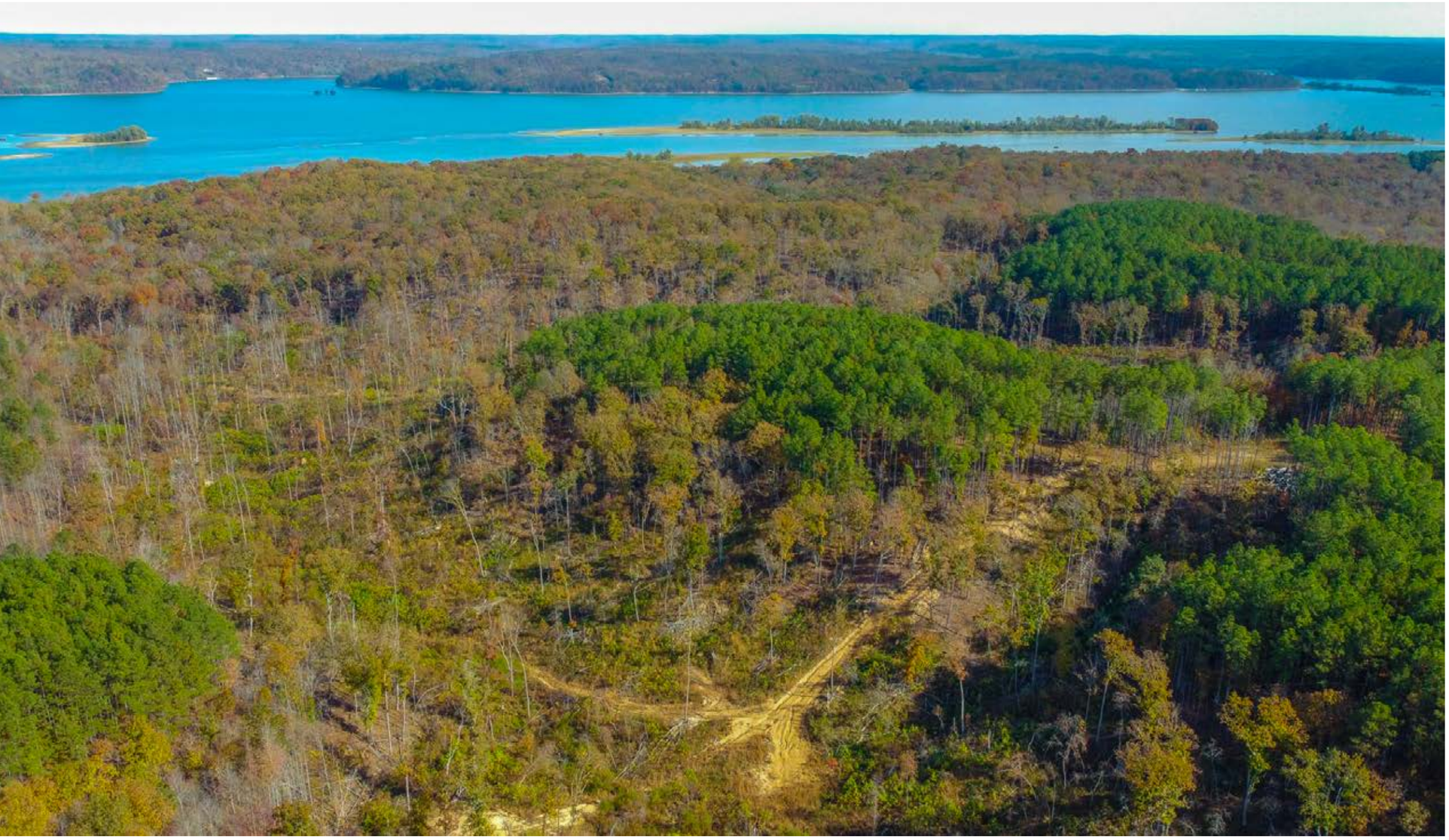
POTENTIAL BUILD SITES

Multiple outstanding potential building sites can be found throughout the property, some offering amazing views for miles, including views of Kentucky Lake.





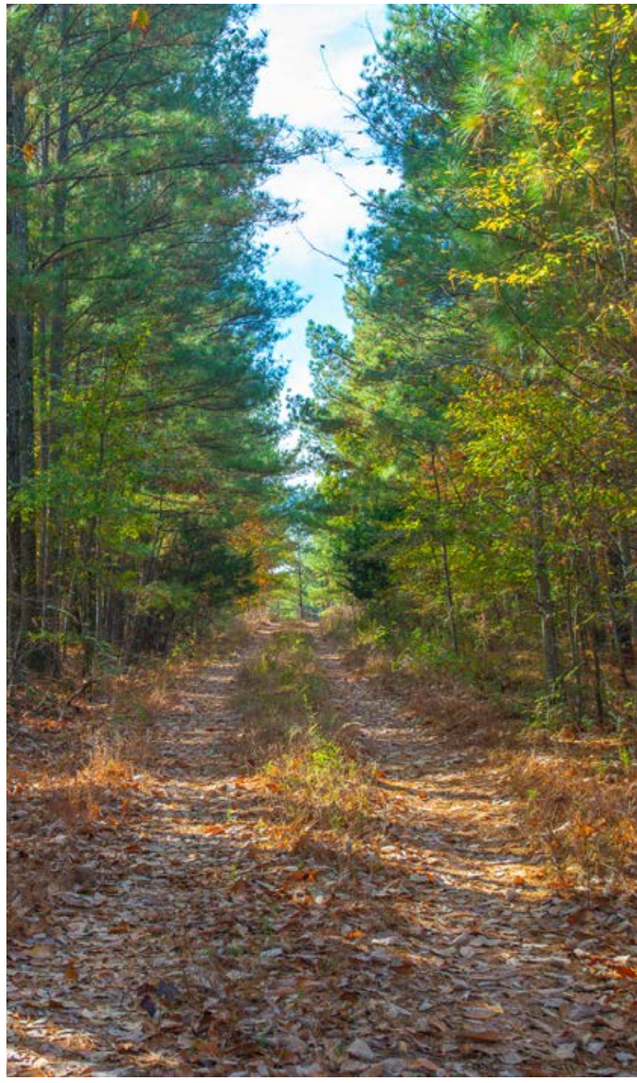




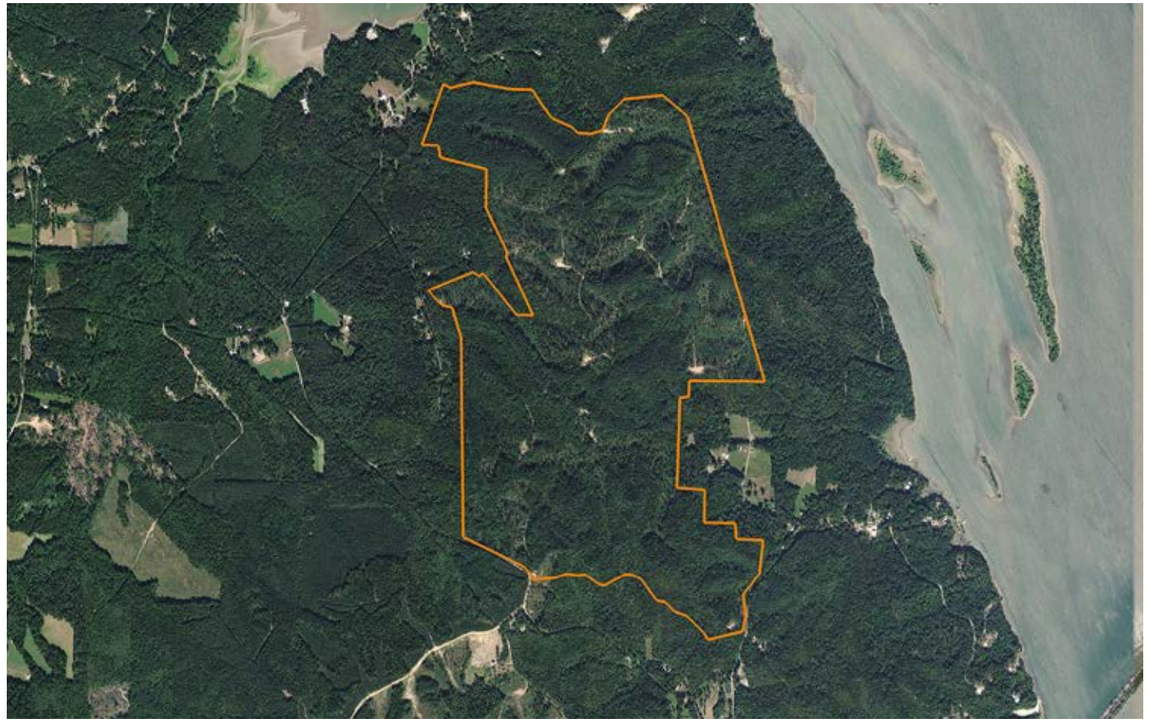


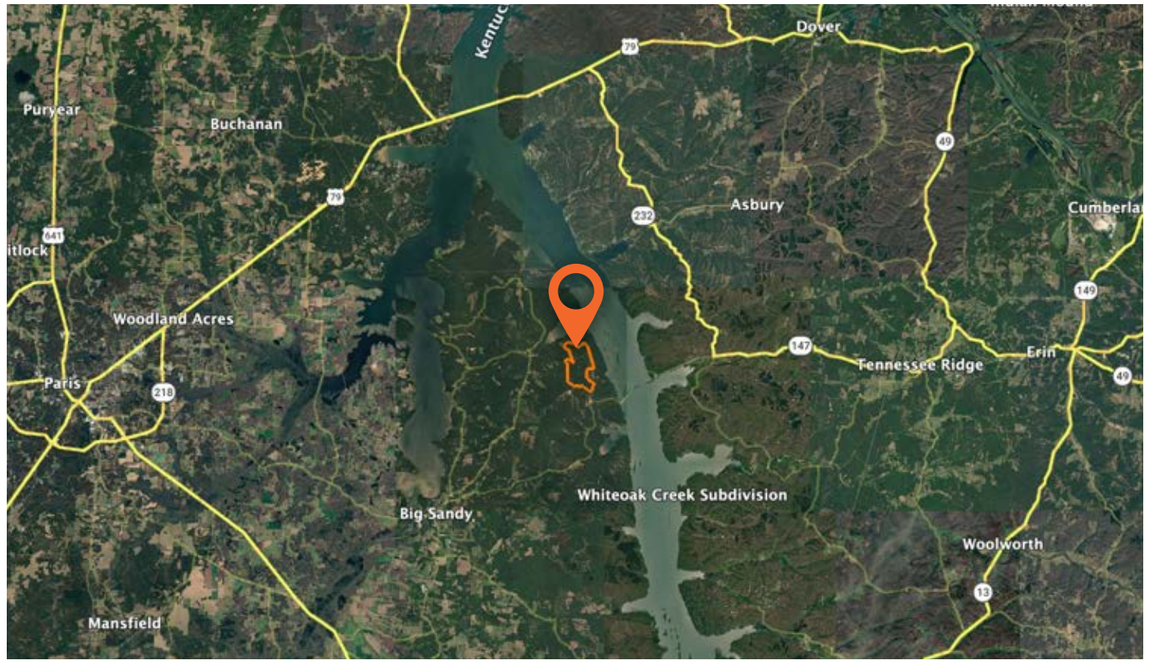




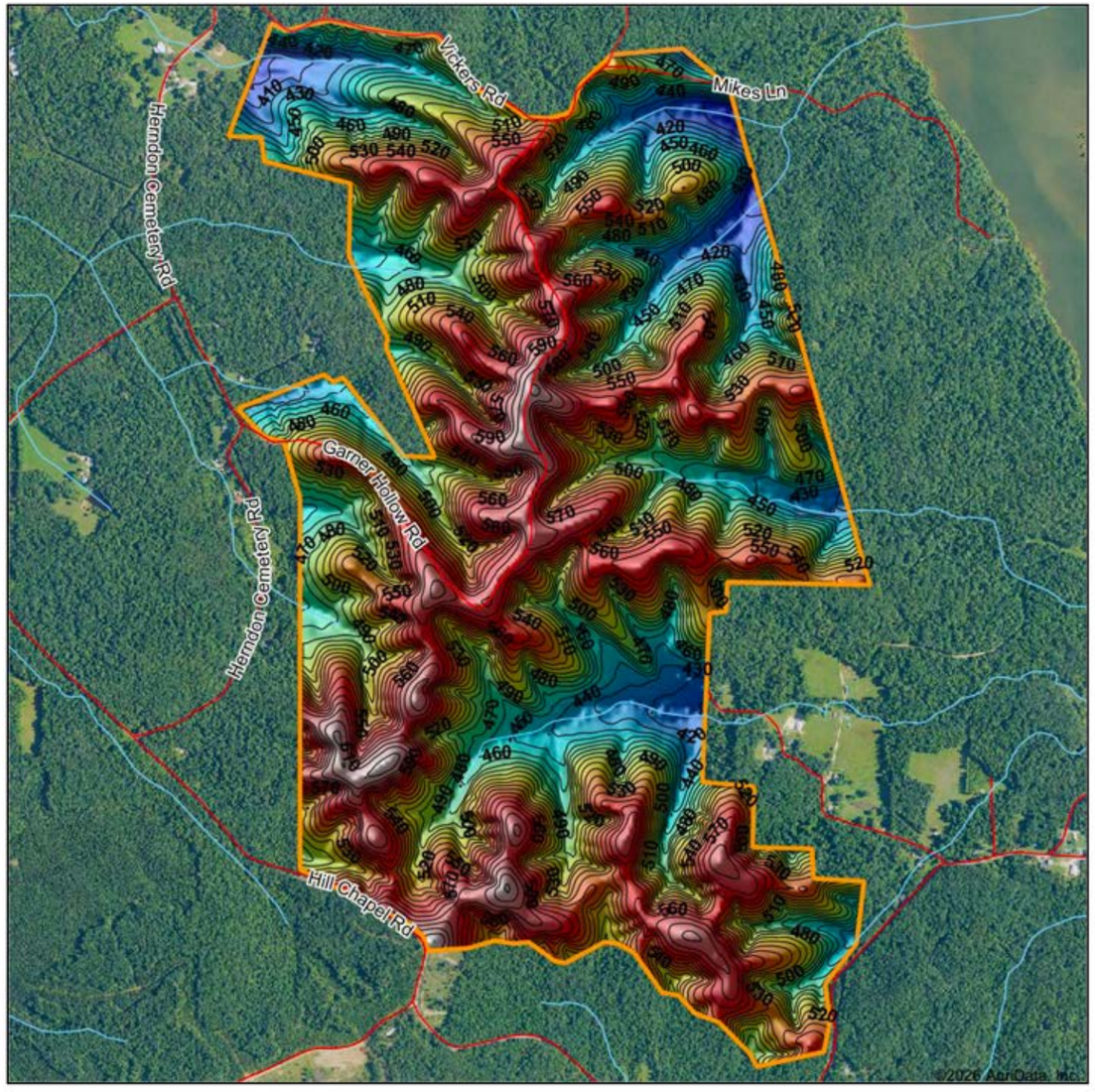


AERIAL MAPS





HILLSHADE MAP



Low Elevation High

Maps Provided By: surety CUSTOMIZED ONLINE MAPPING © AgriData, Inc. 2025 www.AgriDataInc.com

Source:	USGS 10 meter dem
Interval(ft):	10
Min:	389.7
Max:	627.1
Range:	237.4
Average:	512.9
Standard Deviation:	50.23 ft

0ft 1372ft 2744ft

11/2/2026

Benton County
Tennessee

Boundary Center: 36° 18' 37.33, -87° 59' 37.65

AGENT CONTACT

Born in Fort Rucker, Alabama, Thomas Castagna grew up hunting his grandfather's farm with his father whenever his military service brought him home. Those early experiences shaped his appreciation for the outdoors and the importance of caring for the land. His own service in the U.S. Army further instilled the discipline, determination, and commitment that he carries with him today. Thomas now lives on his family farm in Indian Mound, Tennessee, where he and his father manage the property for whitetail and turkey hunting.

An avid bowhunter, Thomas has spent years learning what makes a property successful for wildlife, from developing and managing food plots to improving habitat and practicing sound conservation. Just as importantly, he enjoys sharing that knowledge with his children, teaching them the value of hard work, conservation, and respecting the land. For Thomas, the greatest reward is watching his kids experience the same connection to the outdoors that he developed growing up.

Serving Northwest and Middle Tennessee, Thomas is driven by a desire to help others. His Army service taught him the value of discipline, hard work, and following through on a commitment–qualities he now brings to his work with clients. He understands that owning a piece of land can be a lifelong dream, but also knows that turning that dream into reality takes hard work, determination, and time.

Thomas brings that same commitment to every client he serves. Whether helping someone sell a property or searching for their own piece of Tennessee, he is committed to listening, working hard, and making the process worthwhile. Curious what your land is really worth? Call Thomas Castagna for a conversation about your property and its potential.



THOMAS CASTAGNA

Land Agent | Serving Tennessee

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TCastagna@MidwestLandGroup.com

MidwestLandGroup.com

MIDWEST LAND GROUP

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