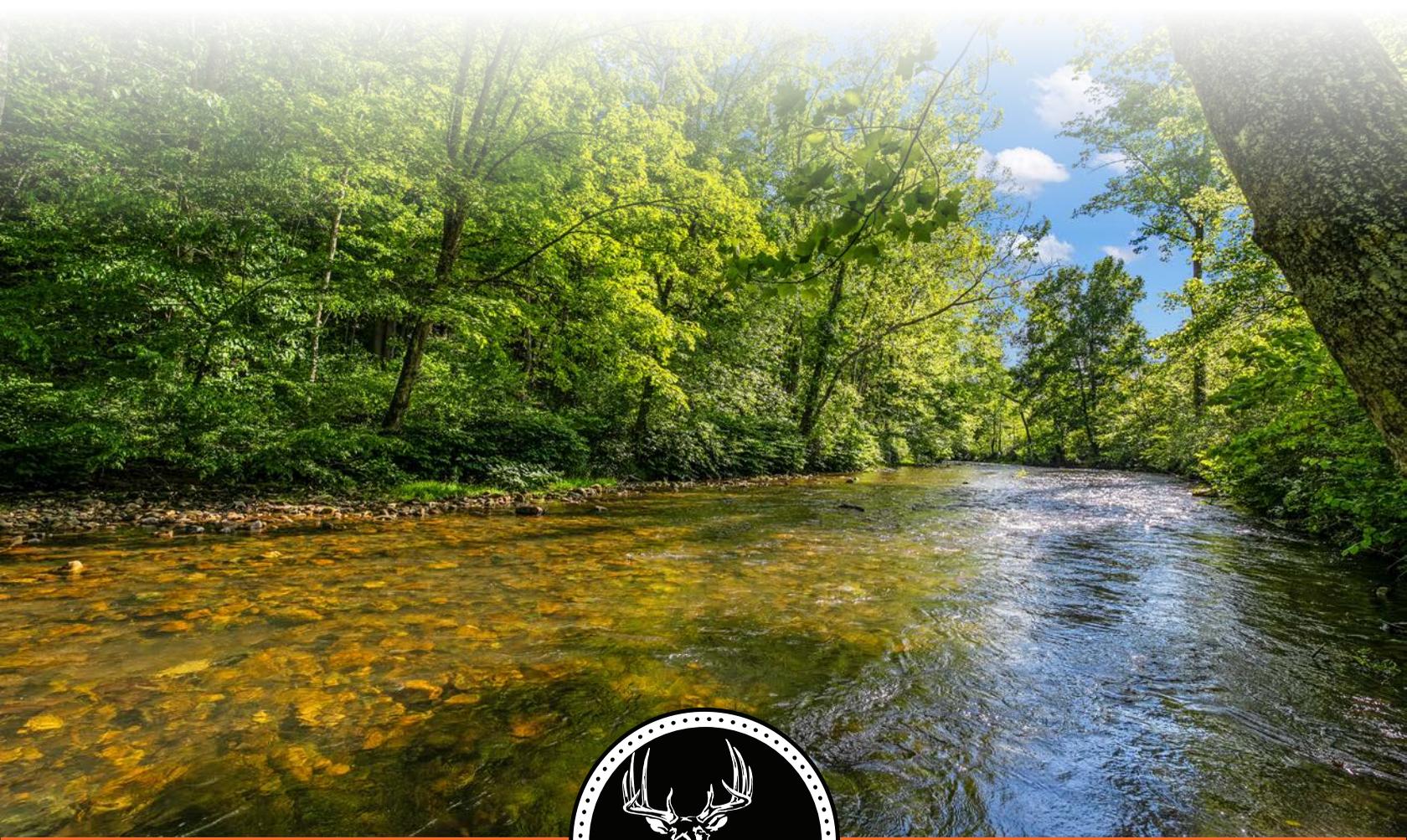


MIDWEST LAND GROUP PRESENTS

35 ACRES IN

CARTER COUNTY TENNESSEE



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

PRIME DEVELOPMENT OPPORTUNITY - 35 +/- ACRES IN ELIZABETHTON, TENNESSEE

An exceptional opportunity awaits with this 35 +/- acre tract located in the heart of Carter County, just outside Elizabethton, Tennessee. Featuring approximately 624 feet of high-visibility frontage along Highway 91, this property offers multiple potential build sites and is well-suited for a variety of uses - from commercial development to establishing a private estate. It even comes with its own unique natural spring.

Conveniently situated less than 2 miles from Elizabethton Municipal Airport and just 5 miles from downtown

Elizabethton, this property combines accessibility with privacy. Stoney Creek meanders through the center of the land, enhancing the natural beauty and providing a reliable water source. Abundant wildlife and scenic views further highlight the tract's rural charm while maintaining close proximity to local amenities.

Whether you're envisioning a business venture, residential retreat, or a long-term investment, this unique property offers limitless potential in one of Tennessee's most picturesque regions.



PROPERTY FEATURES

PRICE: **\$375,000** | COUNTY: **CARTER** | STATE: **TENNESSEE** | ACRES: **35**

- Located just minutes from downtown Elizabethton
- 2 minutes from Elizabethton Municipal Airport
- Unique rock face cliff
- Natural spring
- 1,600 +/- feet of beautiful Stoney Creek riverfront
- 625 +/- feet of prime road frontage
- Level and steep terrain
- Abundant wildlife - deer, turkey, and ducks
- Hunting
- Build sites
- Investment

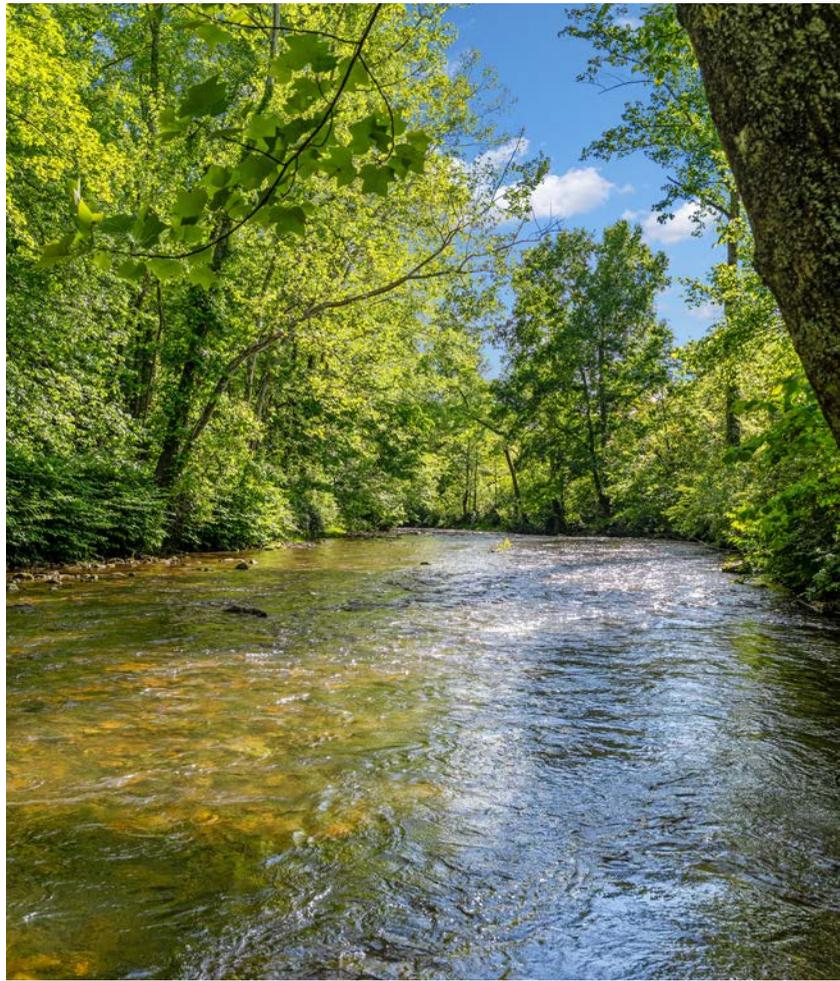


625 +/- FEET OF PRIME ROAD FRONTAGE



1,600 +/- FT. OF STONEY CREEK RIVERFRONT

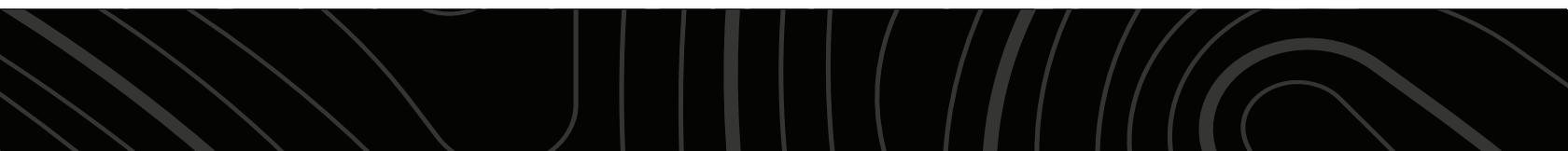
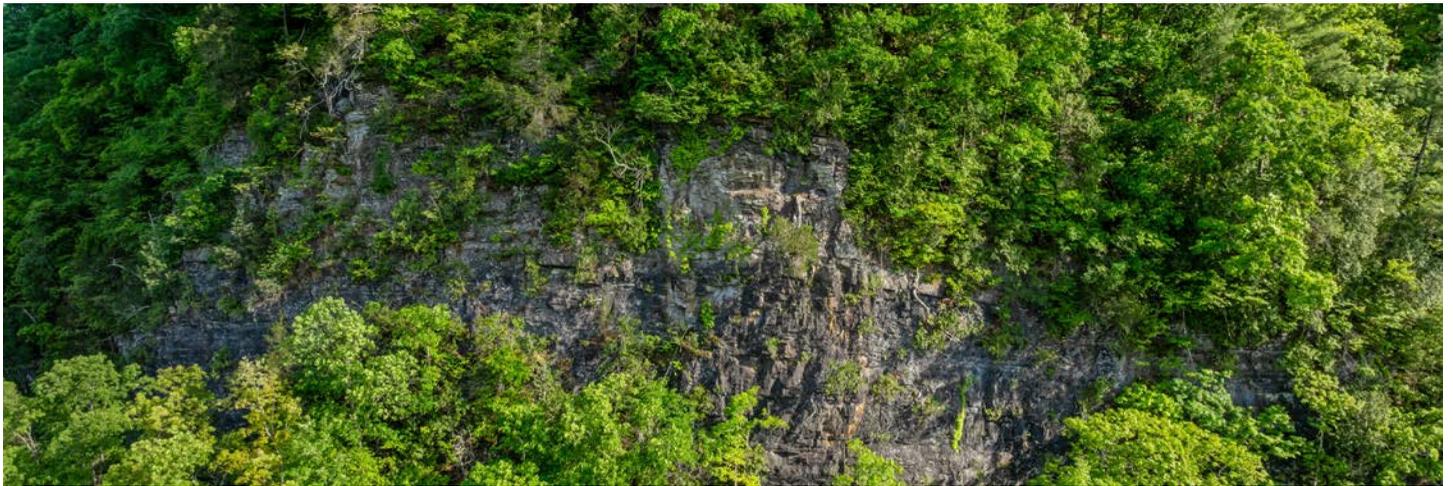
Stoney Creek meanders through the center of the land, enhancing the natural beauty and providing a reliable water source.



NATURAL SPRING



UNIQUE ROCK FACE CLIFF

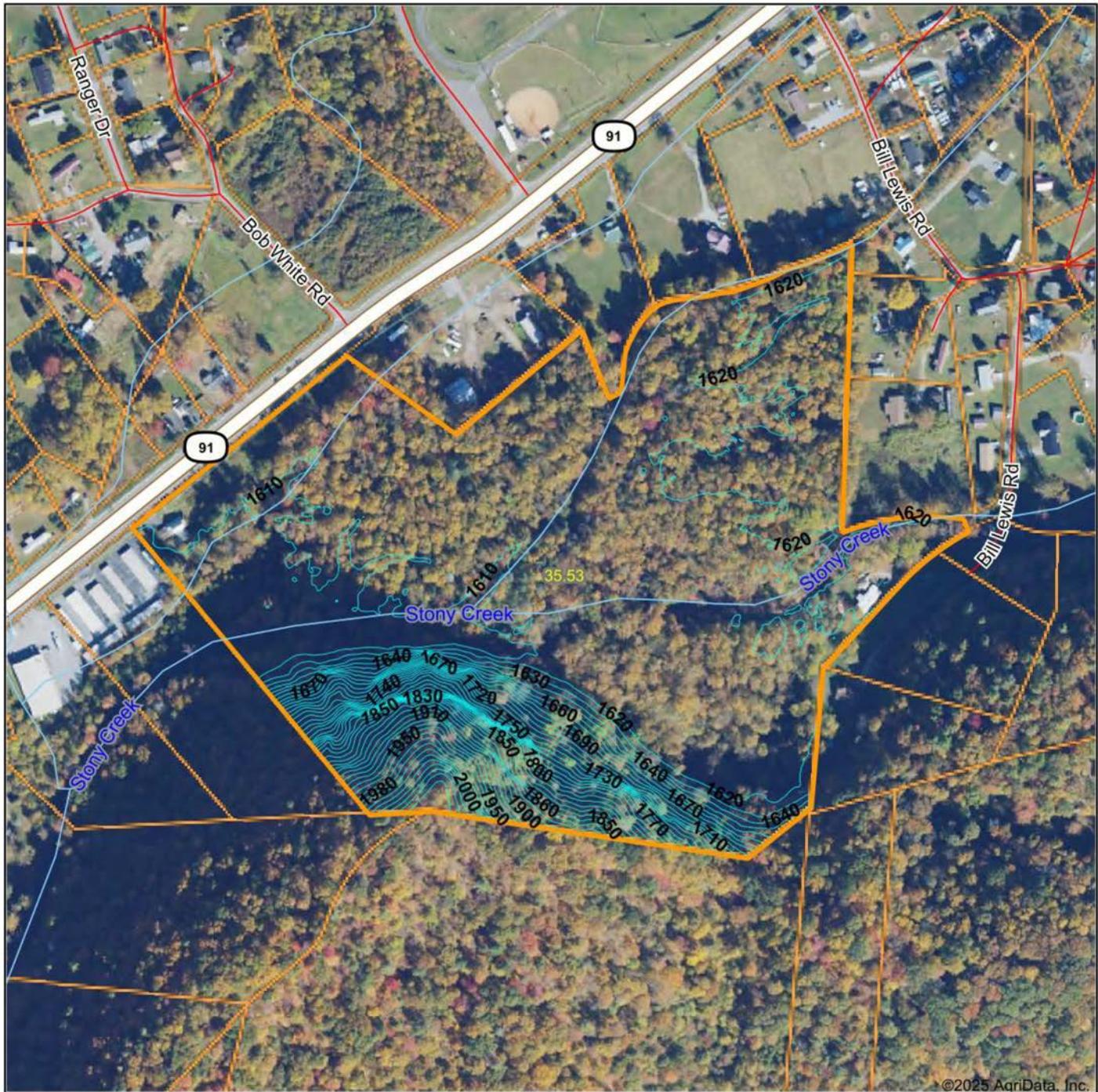


BUILD SITES

This property offers multiple potential build sites and is well-suited for a variety of uses - from commercial development to establishing a private estate. It even comes with its own unique natural spring.



TOPOGRAPHY MAP



Maps Provided By:



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Source: USGS 1 meter dem

Interval(ft): 10.0

Min: 1,603.4

Max: 2,059.4

Range: 456.0

Average: 1,650.7

Standard Deviation: 89.76 ft

0ft 358ft 716ft

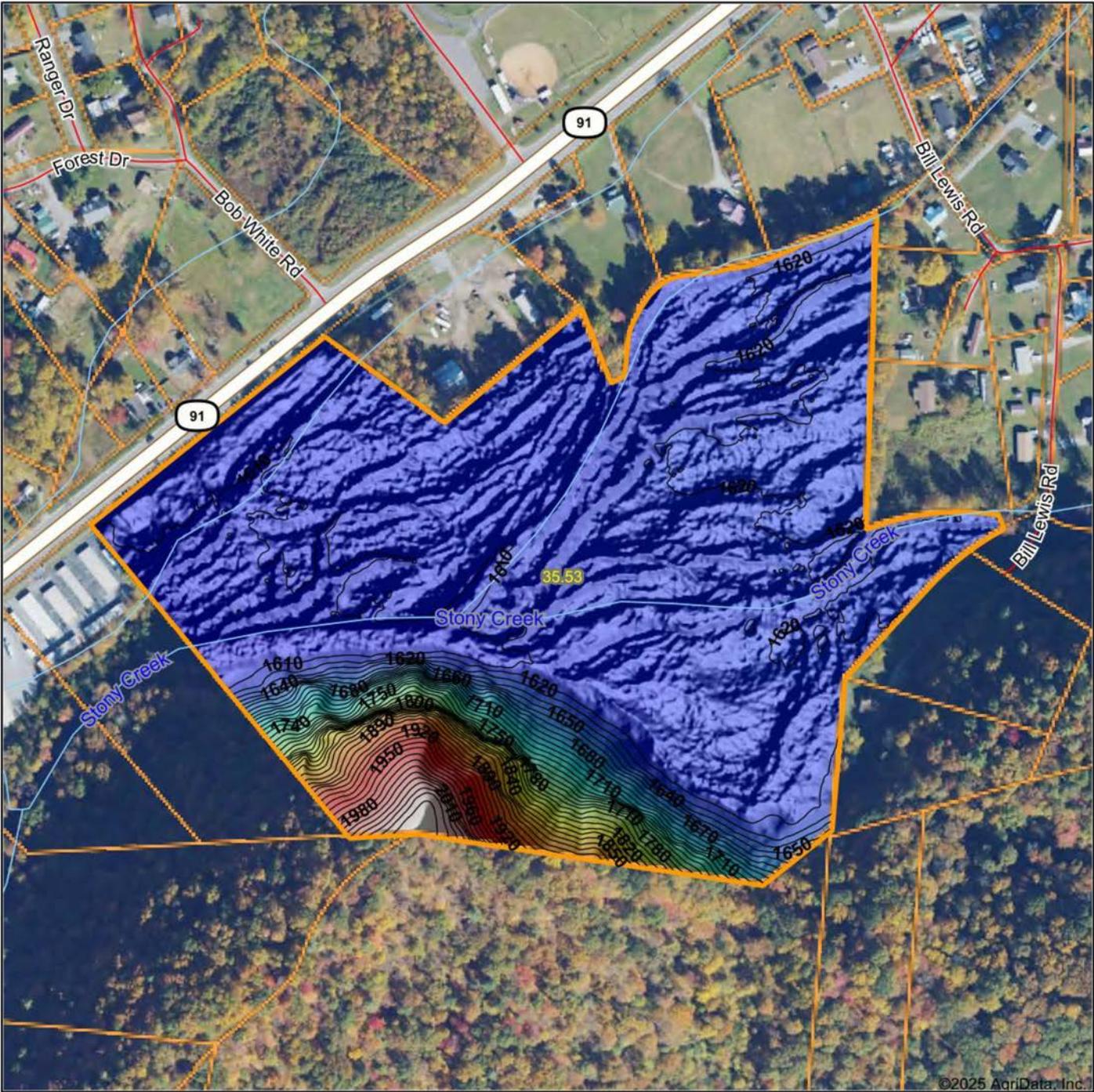


5/5/2025

Carter County
Tennessee

Boundary Center: 36° 22' 48.43, -82° 8' 42.59

HILLSHADE MAP



©2025 AgriData, Inc.

Low Elevation High



Maps Provided By:



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Source: USGS 1 meter dem
 Interval(ft): 10
 Min: 1,603.4
 Max: 2,059.4
 Range: 456.0
 Average: 1,650.7
 Standard Deviation: 89.76 ft

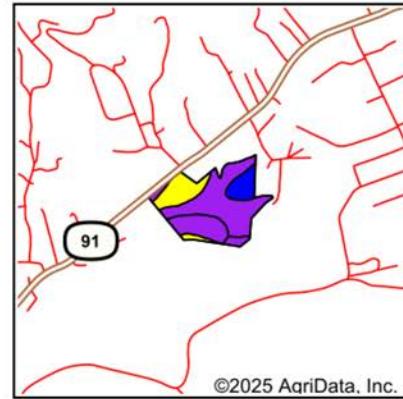
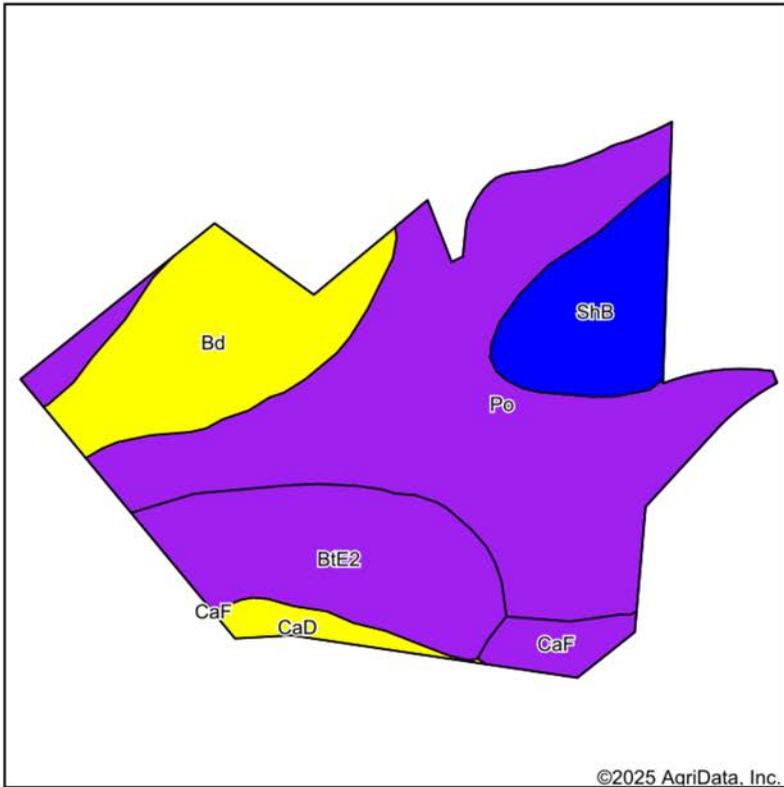


5/5/2025

**Carter County
 Tennessee**

Boundary Center: 36° 22' 48.43, -82° 8' 42.59

SOILS MAP



State: **Tennessee**
 County: **Carter**
 Location: **36° 22' 48.43, -82° 8' 42.59**
 Township: **Stony Creek**
 Acres: **35.55**
 Date: **5/5/2025**



Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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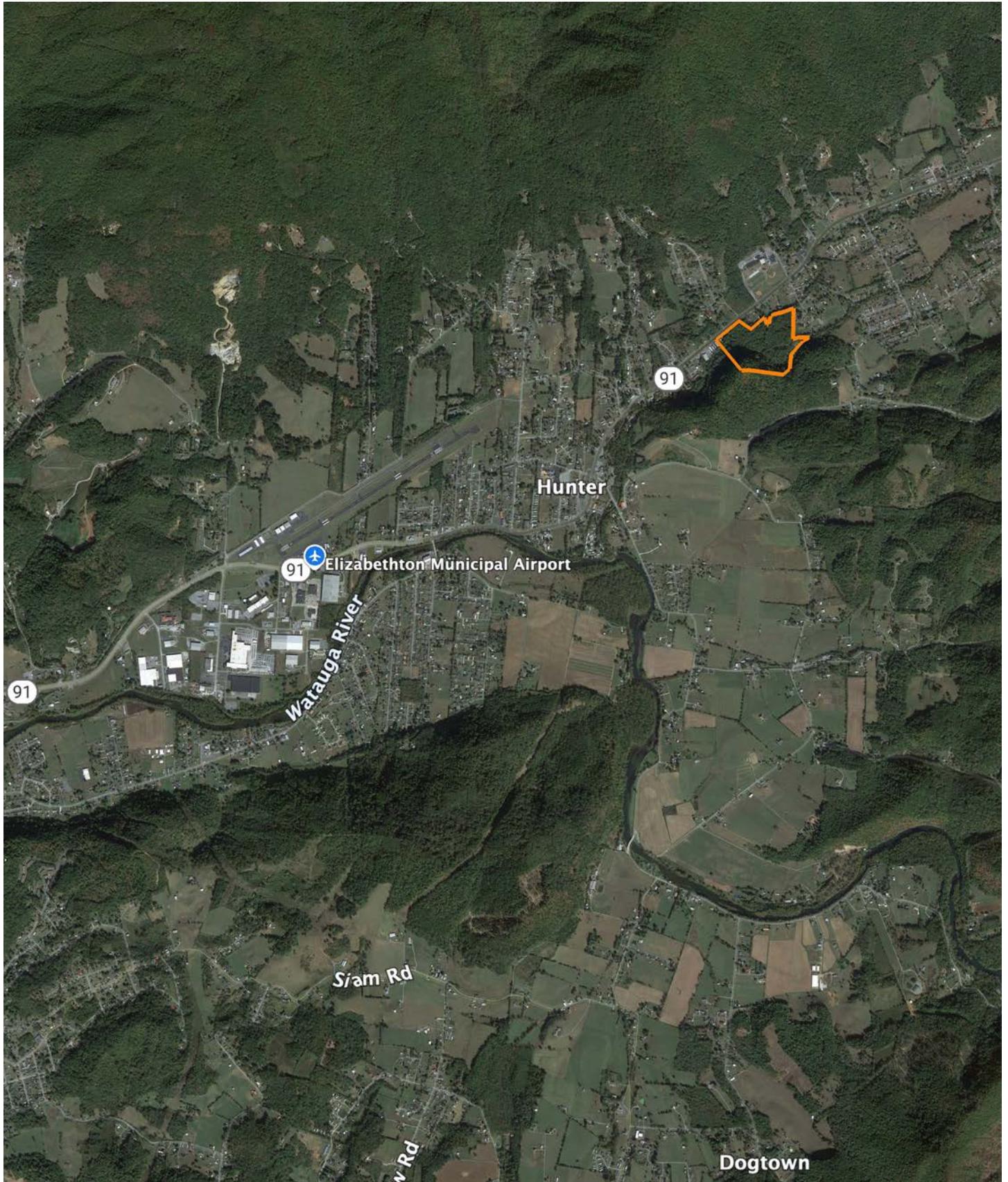
Area Symbol: TN019, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	*n NCCPI Cotton	
Po	Potomac gravelly loam, rarely flooded	17.86	50.3%		0.5ft. (Abrupt textural change)	Vs	46	46	39	33	9	
BtE2	Braxton-Talbott-Rock outcrop complex, 20 to 35 percent slopes, eroded	6.16	17.3%		2.3ft. (Lithic bedrock)	Vlls	11	11	7	4		
Bd	Bloomington silty clay loam, occasionally flooded	5.97	16.8%		> 6.5ft.	IVw	59	26	59	38		
ShB	Shady loam, 1 to 4 percent slopes, rarely flooded	3.72	10.5%		> 6.5ft.	Ile	60	60	56	49	9	
CaF	Calvin channery silt loam, 35 to 50 percent slopes	1.01	2.8%		3ft. (Paralithic bedrock)	Vlle	11	11	10	4		
CaD	Calvin channery silt loam, 12 to 20 percent slopes	0.83	2.3%		3ft. (Paralithic bedrock)	IVe	41	41	38	26		
Weighted Average							4.90	*n 42.5	*n 36.9	*n 37.7	*n 29.5	*n 5.5

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

OVERVIEW MAP



AGENT CONTACT

Buying or selling land is a deeply personal experience, and Jason Mitchem understands this better than most. With a diverse background in farming, ministry, and real estate, he combines a steady hand with a servant's heart to guide clients through decisions that are as emotionally significant as they are financially impactful.

Raised on a working farm in Fort Valley, Georgia, Jason's upbringing involved hands-on work such as baling hay, tending livestock, and repairing farm equipment — all before most children learn to drive. Additionally, his family operated a wholesale farm equipment distributorship, providing him with early exposure to the complexities of both business and labor of rural life. Whether managing land for wildlife or farming for profit, Jason's lifelong experience has afforded him a unique understanding of the land and lifestyle many clients are chasing.

Though he later founded and led a church in Augusta, Georgia, and supported his wife's successful real estate career, Jason maintained a strong connection to the land. After the passing of his wife in early 2023, he felt a renewed sense of purpose to return to real estate, offering his services with a focus on serving others in a new way.

Jason now resides in Johnson City, Tennessee, with his wife Kristina and stepchildren, John and Ari. His son, Devin, has taken on the role of lead pastor at the church, while his daughter, Jaysa, has launched her own thriving real estate career in Georgia. A licensed pilot, avid outdoorsman, grandfather and man of deep conviction, Jason leads with integrity and treats every transaction as if it were his own land at stake.



JASON MITCHEM

LAND AGENT

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MidwestLandGroup.com

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