

MIDWEST LAND GROUP PRESENTS

64.19 ACRES IN

---

# HAWKINS COUNTY TENNESSEE



[MidwestLandGroup.com](http://MidwestLandGroup.com)



MIDWEST LAND GROUP IS HONORED TO PRESENT

# 64.19 +/- ACRES OF TENNESSEE PREMIER HUNTING RETREAT & MOUNTAIN GETAWAY

---

Welcome to 64.19 +/- acres of unspoiled natural beauty - a true paradise for hunters, outdoor enthusiasts, and those seeking peace and privacy in the mountains of Tennessee. This expansive tract of land features mature hardwood forest, abundant wildlife, and a flowing creek that runs the full length of the property, creating a rich and diverse habitat.

This property is a haven for deer, turkey, and black bear, offering outstanding hunting opportunities. Multiple stand sites are located throughout the property, many easily accessible without navigating steep terrain. With two access points, the property offers convenient entry to both lower and upper elevations. A well-established internal road follows the creek between two ridges, providing vehicle access across the entire tract.

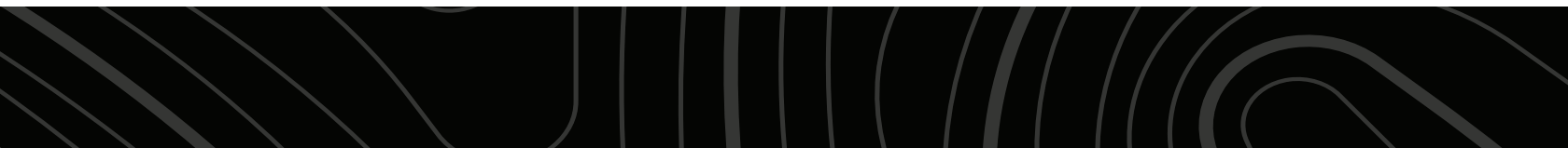
Whether you're envisioning a secluded mountain home, a rustic cabin, or a weekend campsite, this property offers numerous potential building locations. The lower elevations are ideal for a permanent residence, while

the upper ridges offer sweeping views and complete privacy.

Enjoy the best of both worlds — peaceful seclusion with excellent proximity to town. Located just 9 miles from I-81, you're only 15 minutes from Rogersville, 40 minutes from Johnson City, and only 65 miles from Pigeon Forge.

This property offers more than just land - it offers a lifestyle rooted in nature, adventure, and the quiet beauty of Tennessee's mountain country. Whether you're looking for a top-tier hunting tract, a private retreat, or a legacy property to pass down for generations, this land delivers.

With approximately 794 feet of frontage along War Valley Road, your access is secure, and your investment is positioned for long-term value. Don't miss the opportunity to own a rare piece of East Tennessee's wilderness. Schedule your private tour today.





# PROPERTY FEATURES

PRICE: **\$259,964** | COUNTY: **HAWKINS** | STATE: **TENNESSEE** | ACRES: **64.19**

---

- Dual access points
- Ideal for hunting
- Deer, turkey, and bear
- Multiple stand sites without traversing steep terrain
- Excellent road throughout property
- Exceptional build sites
- Close access to Interstate 81
- Prime location with major amenities close by
- Views, tranquility, and country living

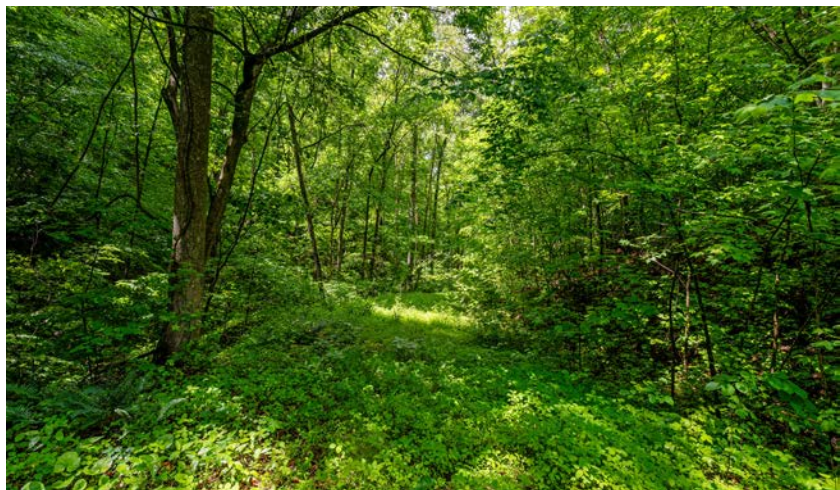
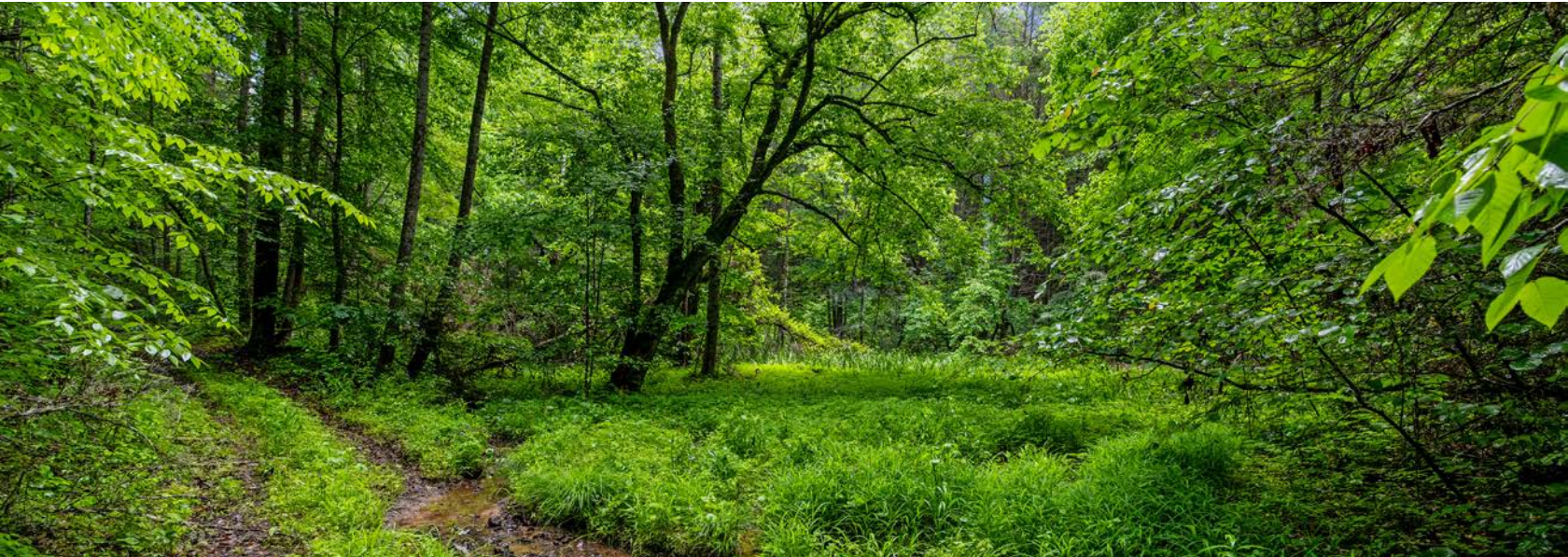




# IDEAL FOR HUNTING

---

This property is a haven for deer, turkey, and black bear, offering outstanding hunting opportunities. Multiple stand sites are located throughout the property, many easily accessible without navigating steep terrain.





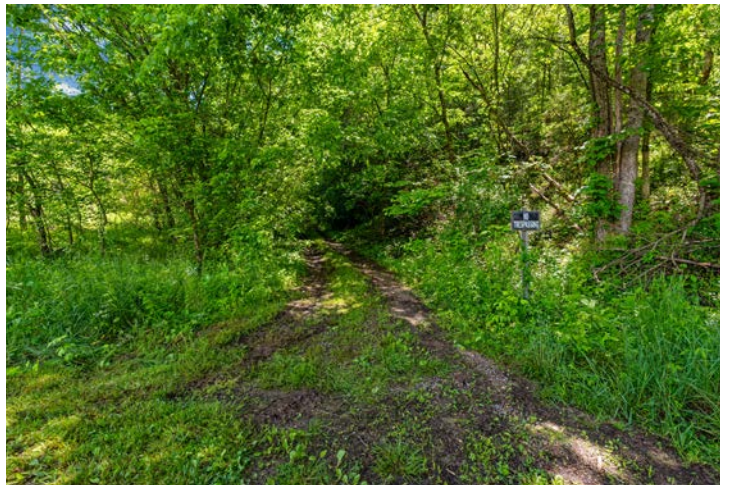
# A FLOWING CREEK

---



# EXCELLENT ROAD THROUGHOUT PROPERTY

---





# EXCEPTIONAL BUILD SITES

---

Whether you're envisioning a secluded mountain home, a rustic cabin, or a weekend campsite, this property offers numerous potential building locations.





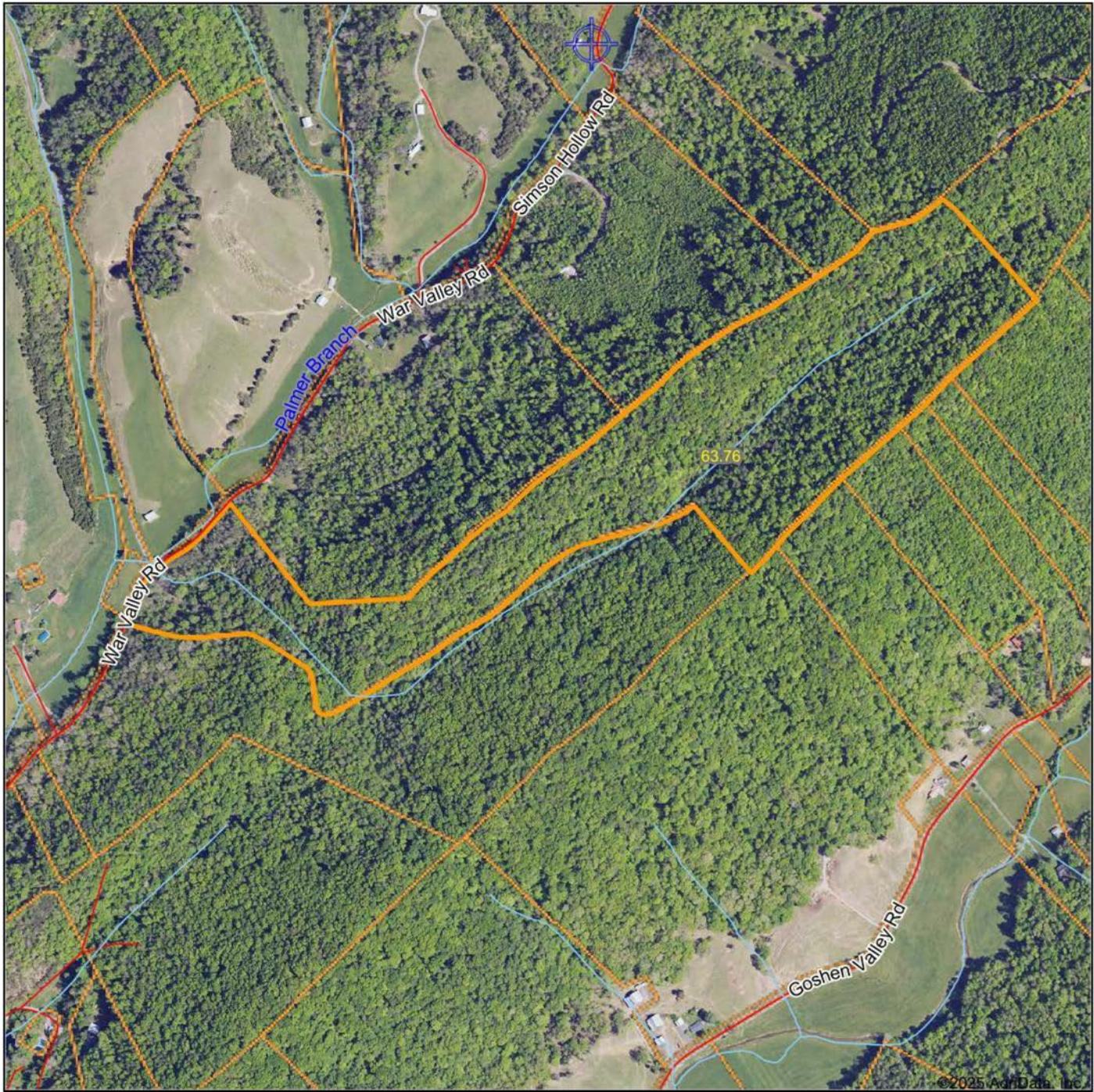
# ADDITIONAL PHOTOS

---





# AERIAL MAP



©2025 AgriData, Inc.



Maps Provided By:



© AgriData, Inc. 2023

www.AgrIDataInc.com

Boundary Center: 36° 24' 16.9, -82° 50' 51.38

0ft 756ft 1513ft

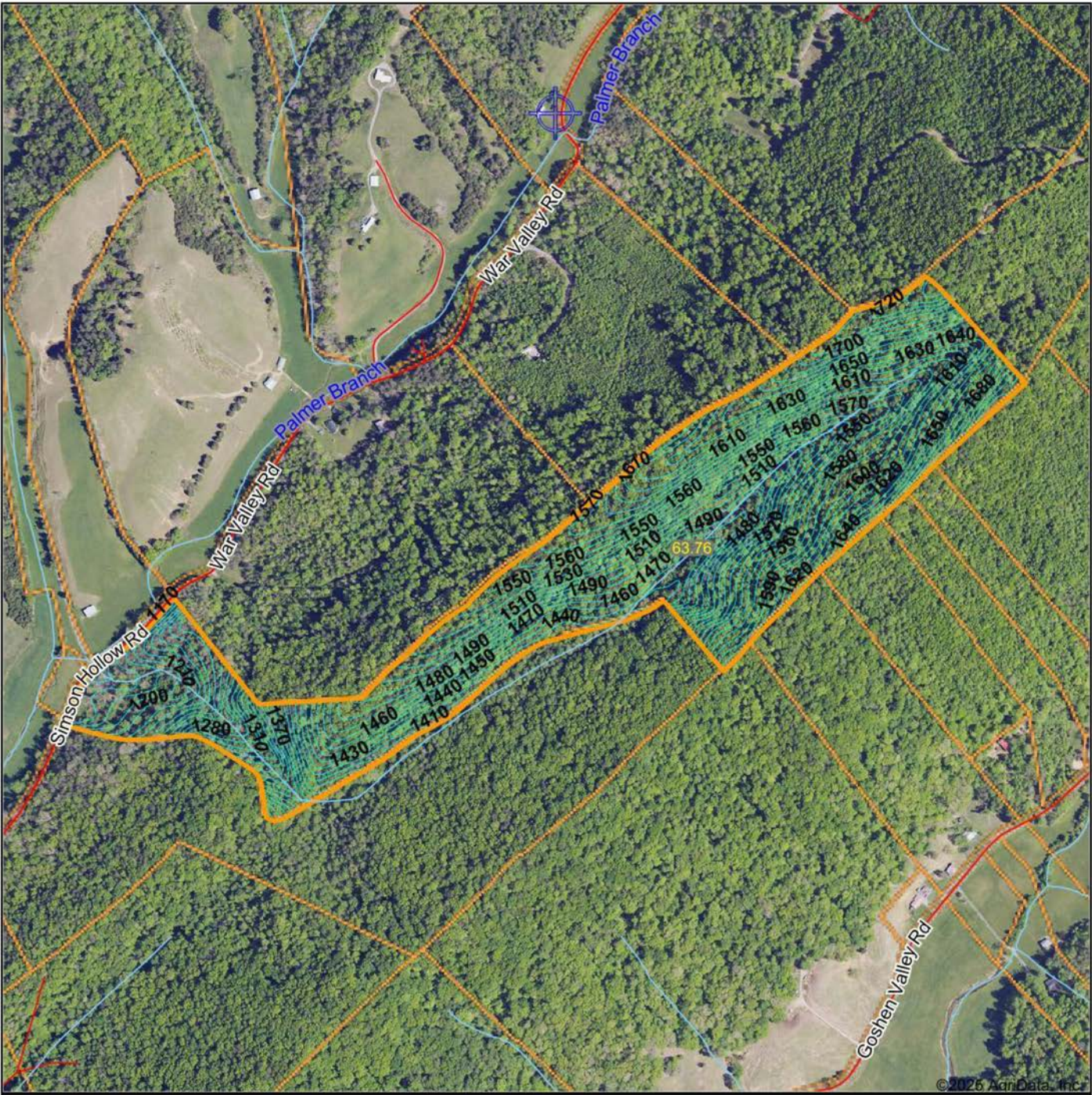


Hawkins County  
Tennessee

5/5/2025



# TOPOGRAPHY MAP



©2025 AgriData, Inc.



Maps Provided By:



© AgriData, Inc. 2023 www.AgriDataInc.com

Source: USGS 10 meter dem

Interval(ft): 10.0

Min: 1,163.6

Max: 1,757.2

Range: 593.6

Average: 1,507.5

Standard Deviation: 138.19 ft

0ft 718ft 1435ft



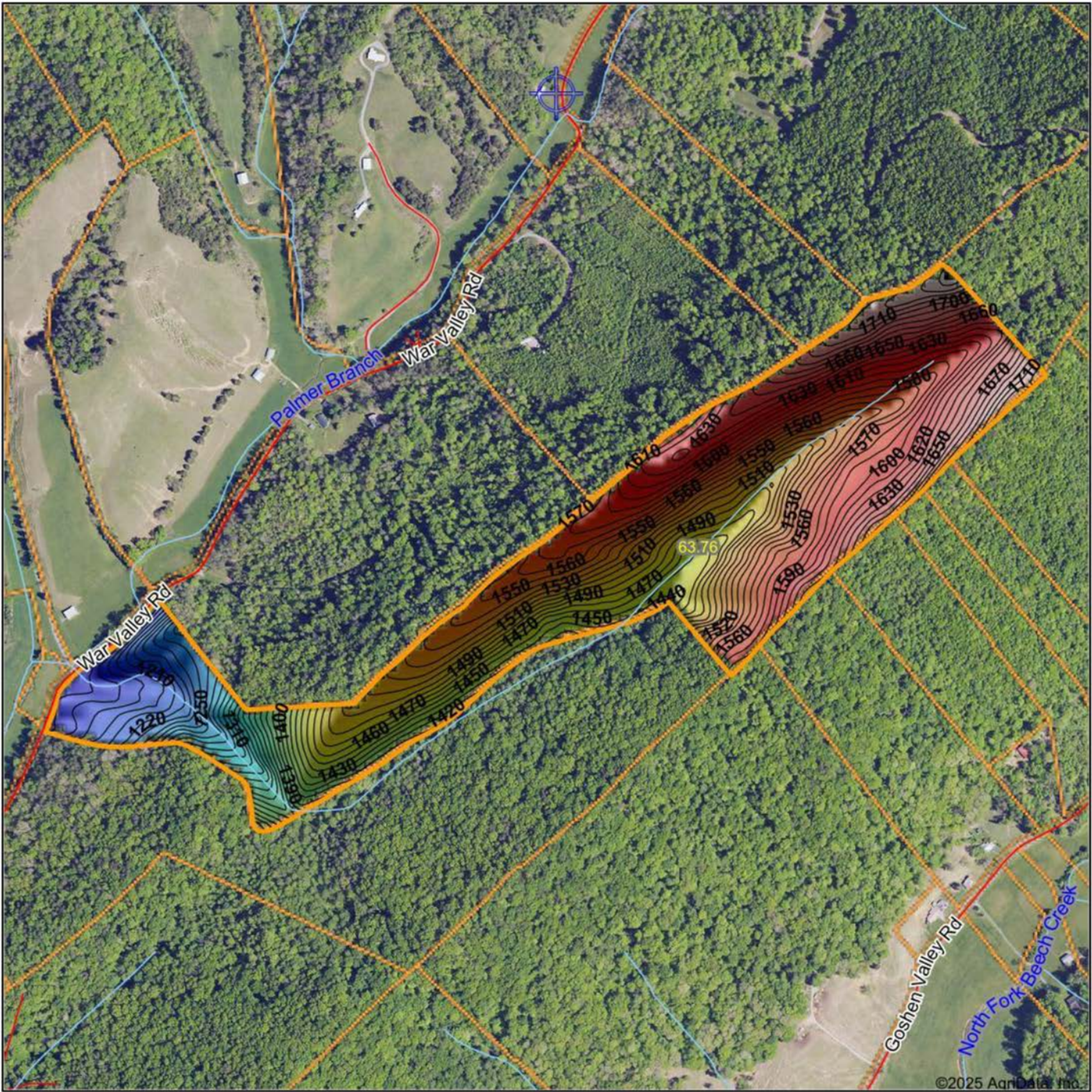
5/5/2025

Hawkins County  
Tennessee

Boundary Center: 36° 24' 16.9, -82° 50' 51.38



# HILLSHADE MAP



Low Elevation High



Maps Provided By:

**surety**  
CUSTOMIZED ONLINE MAPPING

© AgriData, Inc. 2023

www.AgrDataInc.com

Source: USGS 10 meter dem

Interval(ft): 10

Min: 1,163.6

Max: 1,757.2

Range: 593.6

Average: 1,507.5

Standard Deviation: 138.19 ft

0ft 687ft 1375ft



5/5/2025

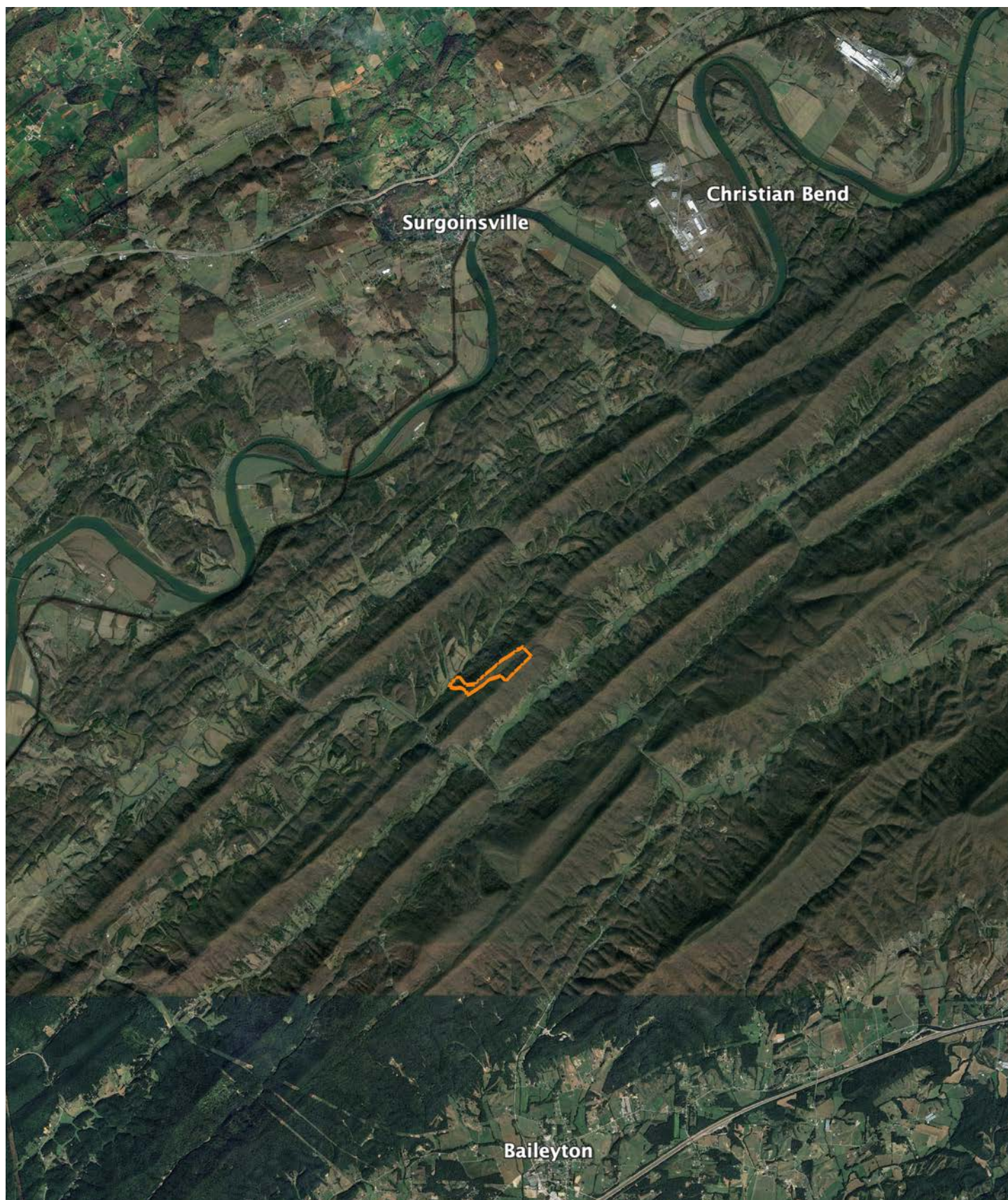
**Hawkins County  
Tennessee**

Boundary Center: 36° 24' 16.9, -82° 50' 51.38



# 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

**423.525.8275**

[JMitchem@MidwestLandGroup.com](mailto:JMitchem@MidwestLandGroup.com)



## MidwestLandGroup.com

This property is being offered by Midwest Land Group, LLC. 913.674.8010. All information provided by Midwest Land Group, LLC or their agents was acquired from sources deemed accurate and reliable, however we do not warrant its accuracy or completeness. Midwest Land Group, LLC assumes no liability for error, omission or investment results. Midwest Land Group, LLC. Licensed in Alabama, Arkansas, Illinois, Iowa, Kansas, Kentucky, Louisiana, Minnesota, Mississippi, Missouri, Montana, Nebraska, Ohio, Oklahoma, South Dakota, Tennessee, Texas, Wisconsin, and Wyoming.