

MIDWEST LAND GROUP PRESENTS

89.3 ACRES IN

HAWKINS COUNTY TENNESSEE



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

89.3 ACRES OF PRIVACY, SECLUSION, AND NATURAL BEAUTY

Experience the best of Tennessee's countryside without sacrificing convenience. This expansive 89.3 +/- acre property offers the perfect blend of seclusion, natural beauty, and accessibility—an ideal setting for a private retreat, hunting getaway, or your dream home.

Set amid gently rolling mountain hills, the land offers multiple potential building sites, each with its own unique vantage point. A serene, spring-fed stream flows year-round through the length of the property, providing a reliable natural water source for both wildlife and potential homesteading use. Enjoy the benefits of

pristine, unrestricted mountain water right on your land.

Wildlife is abundant, with frequent sightings of deer, turkey, and the occasional black bear native to the region. For hunting enthusiasts, this property delivers, with level ground nestled between two gradual ridgelines, ideal for establishing productive food plots.

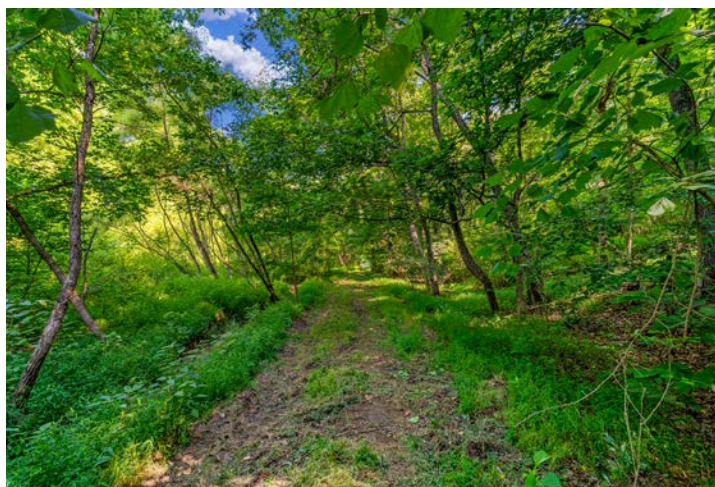
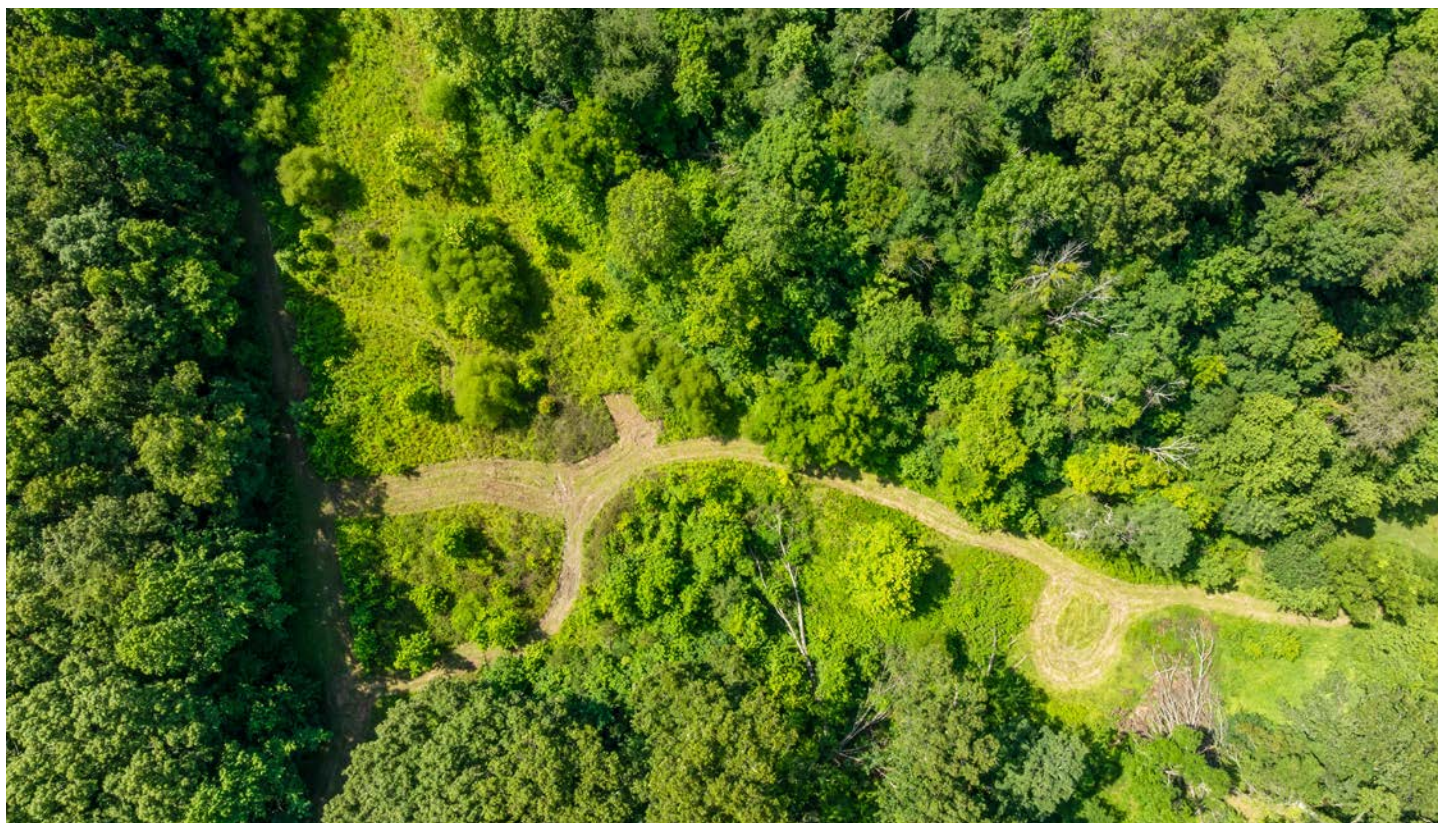
Access is seamless, with a well-maintained easement road in place and a secondary entrance from an adjacent street, offering dual access to one of East Tennessee's most desirable land parcels.



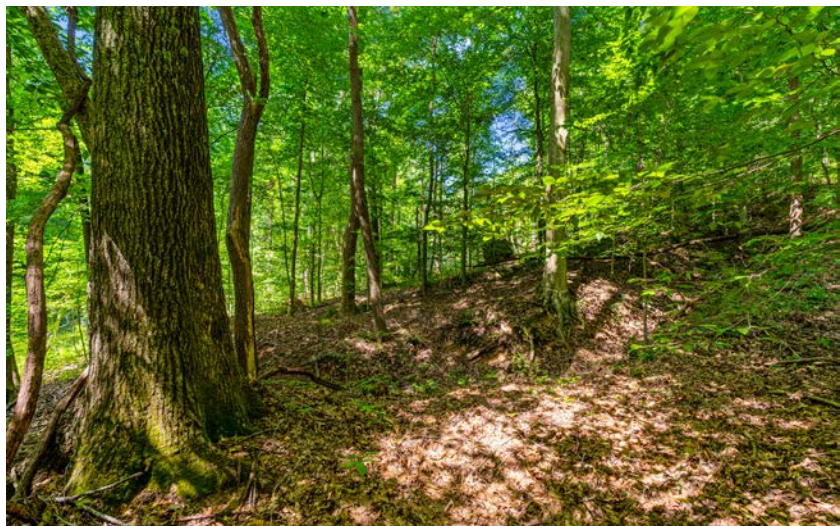
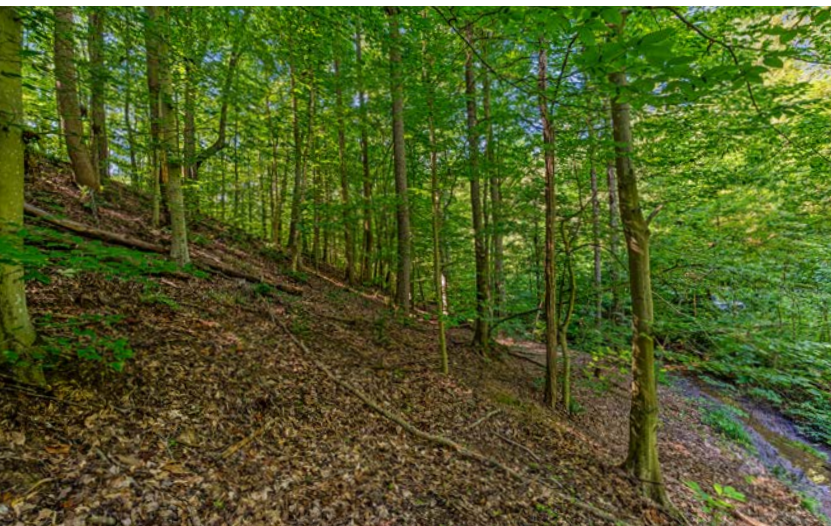
PROPERTY FEATURES

PRICE: **\$382,400** | COUNTY: **HAWKINS** | STATE: **TENNESSEE** | ACRES: **89.3**

- Peaceful, private setting close to town amenities
- Gently rolling mountain hills
- Year-round spring-fed stream running the full length of the property
- Deer, turkey, and occasional black bear—ideal for hunting and nature lovers
- Established an easement road and a second access point from an adjacent road
- Residential homesite, hunting cabin, recreational land, off-grid living, or investment
- Multiple building sites with forest views
- Prime habitat for food plots and game management
- Excellent opportunity for conservation-minded buyers or outdoor enthusiasts



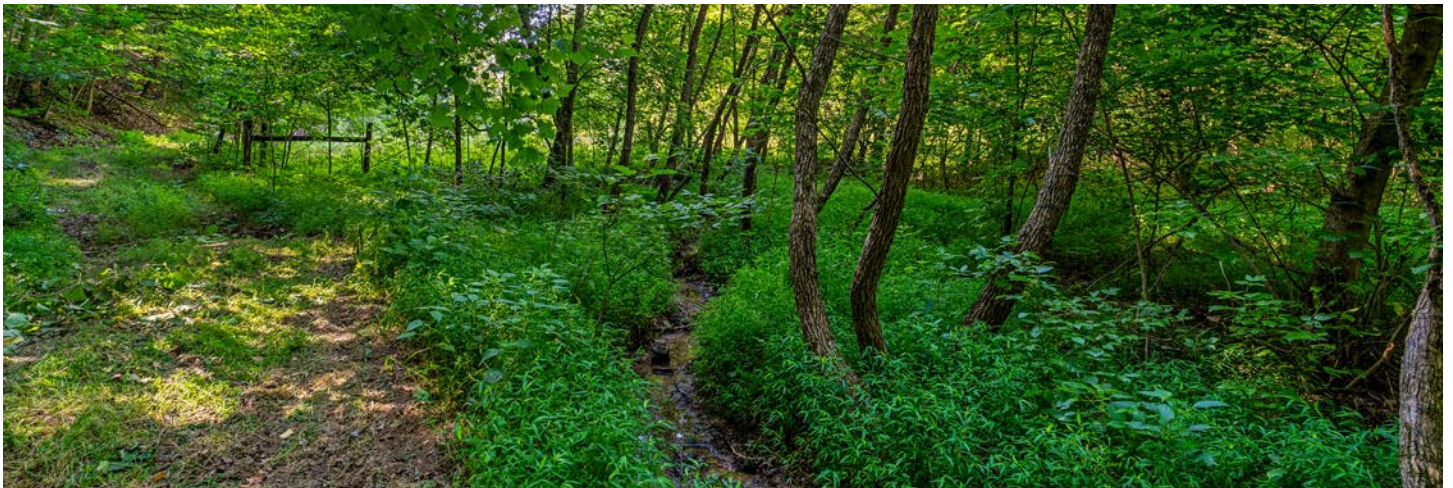
GENTLE ROLLING TOPOGRAPHY



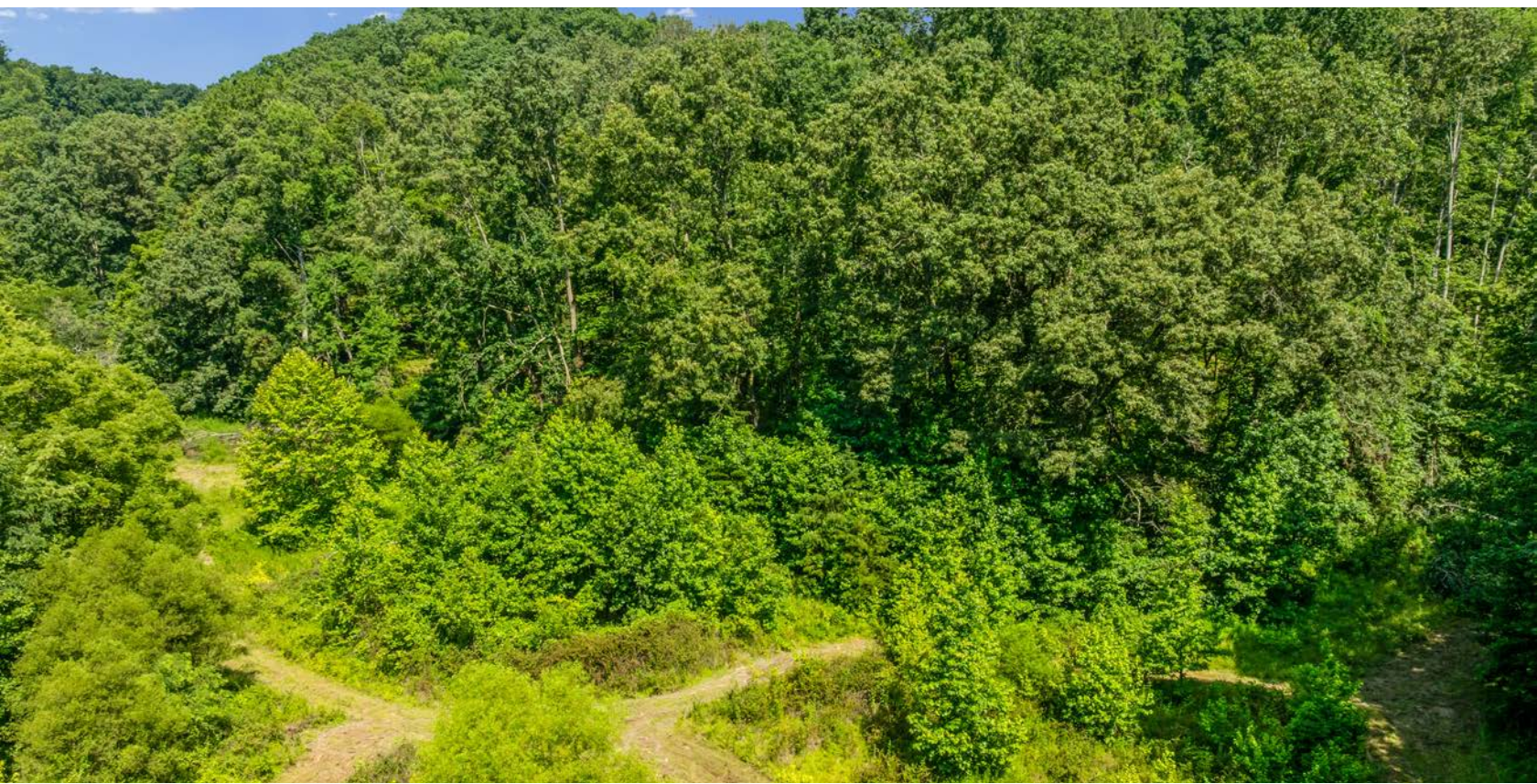
YEAR-ROUND SPRING-FED STREAM



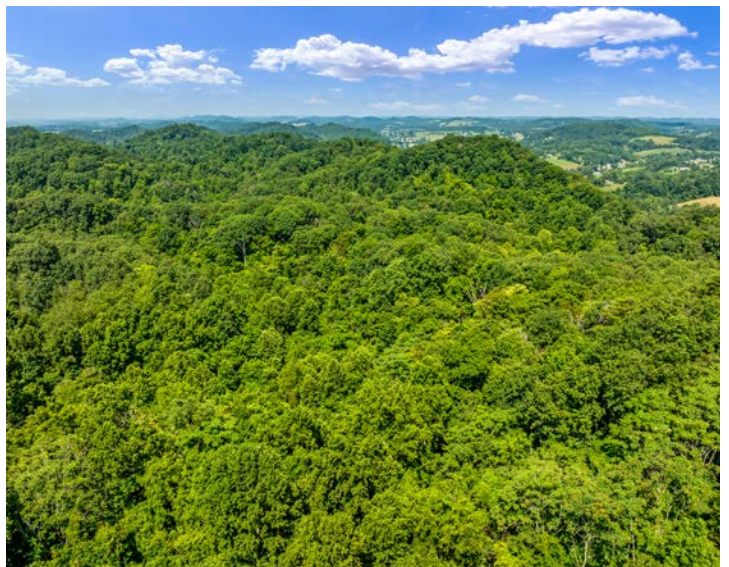
HUNTING OPPORTUNITIES



POTENTIAL BUILD SITES



ADDITIONAL PHOTOS



AERIAL MAP



©2025 AgriData, Inc.



Maps Provided By:



© AgriData, Inc. 2023

www.AgriDataInc.com

Boundary Center: 36° 33' 26.89, -82° 41' 35.96

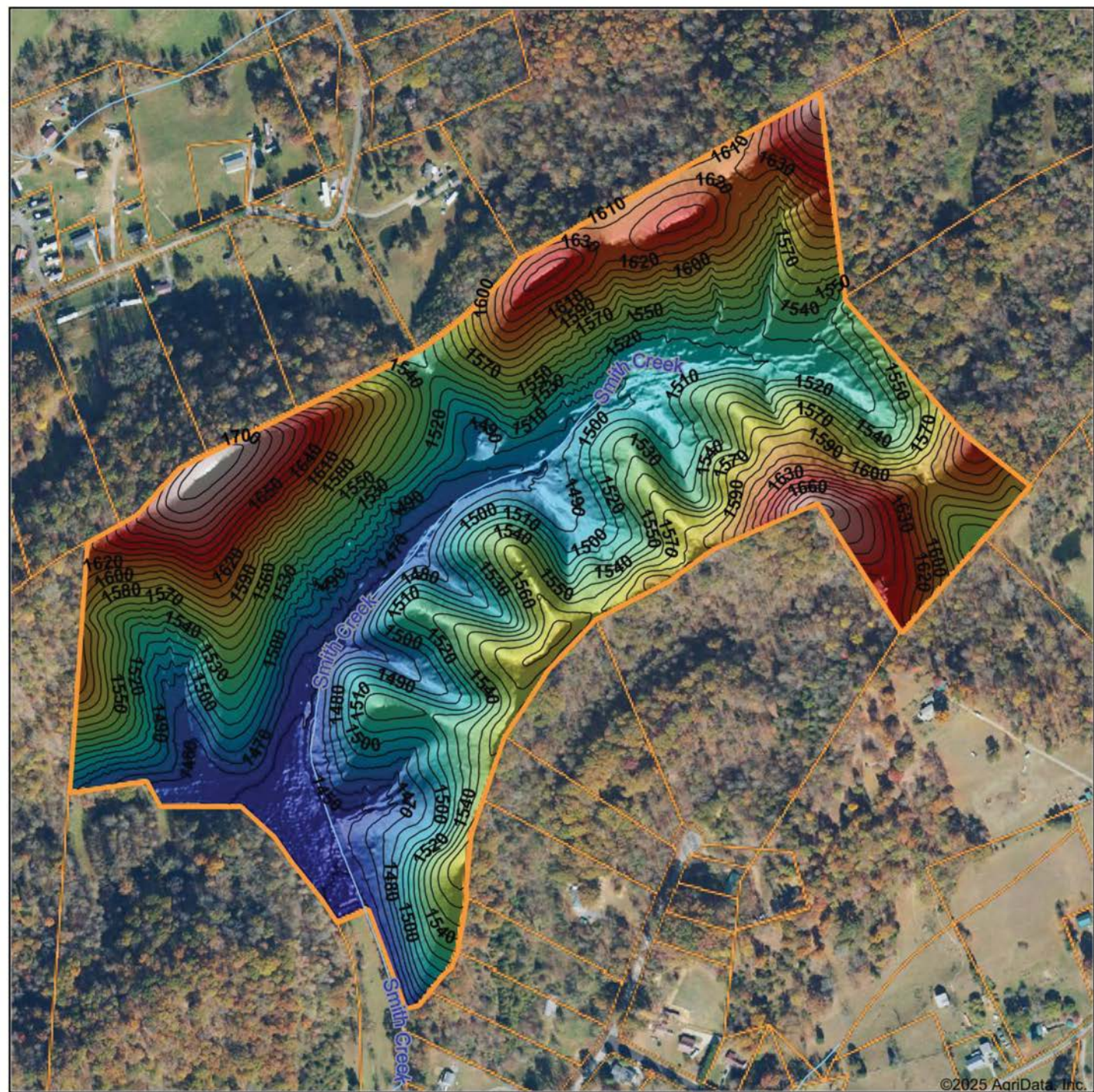
0ft 896ft 1793ft



Hawkins County
Tennessee

6/23/2025

HILLSHADE MAP



©2025 AgriData, Inc.

Low Elevation High



Maps Provided By:

surety
CUSTOMIZED ONLINE MAPPING

© AgriData, Inc. 2023 www.AgriDataInc.com

Source: USGS 1 meter dem
Interval(ft): 10
Min: 1,435.9
Max: 1,718.1
Range: 282.2
Average: 1,547.0
Standard Deviation: 61.91 ft

0ft 494ft 988ft

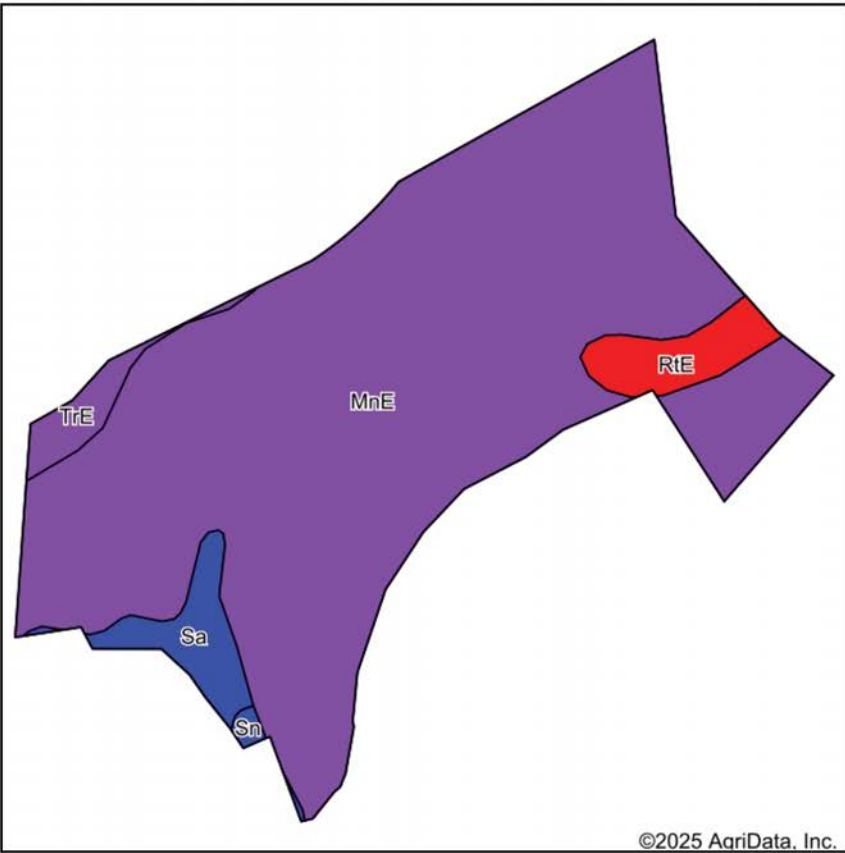


6/23/2025

**Hawkins County
Tennessee**

Boundary Center: 36° 33' 26.89, -82° 41' 35.96

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Tennessee**
County: **Hawkins**
Location: **36° 33' 26.89, -82° 41' 35.96**
Township: **Church Hill**
Acres: **83.71**
Date: **6/23/2025**



Maps Provided By:



© AgriData, Inc. 2023

www.AgriDataInc.com

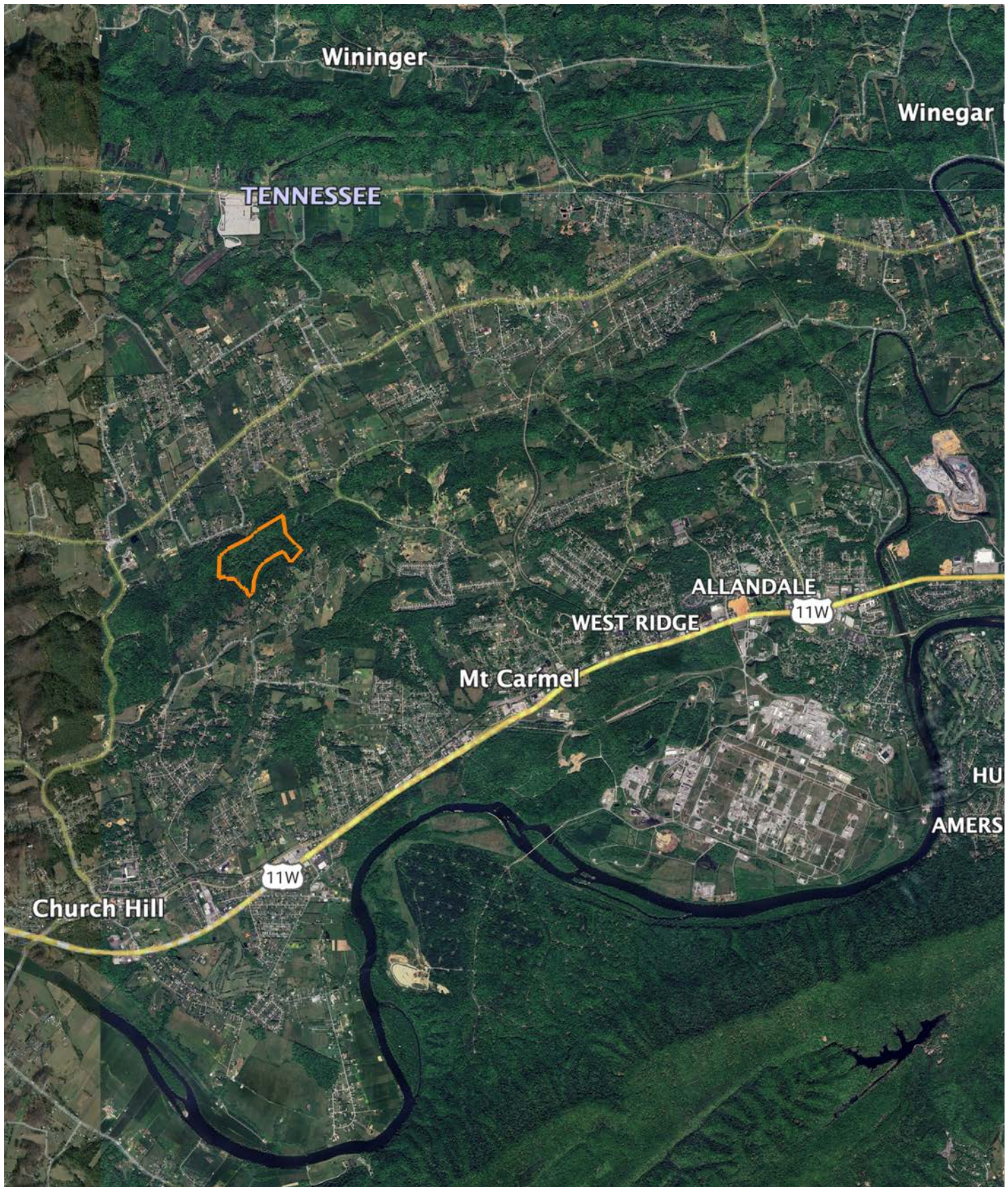


Area Symbol: TN602, Soil Area Version: 19												
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	*n NCCPI Cotton	
MnE	Montevallo shaly silt loam, 25 to 50 percent slopes	74.91	89.5%		1.2ft. (Paralithic bedrock)	Vlle	7	7	6	2	2	
Sa	Sensabaugh gravelly loam	3.35	4.0%		> 6.5ft.	Ile	71	71	54	52	54	
RtE	Rock outcrop-Talbott complex, 10 to 40 percent slopes	3.21	3.8%		0ft. (Lithic bedrock)	Vllls	14	14	8	5	7	
TrE	Talbott-Rock outcrop complex, 20 to 50 percent slopes	1.89	2.3%		2.9ft. (Lithic bedrock)	Vlle	14	14	8	5	7	
Sn	Sewanee loam	0.35	0.4%		4.6ft. (Lithic bedrock)	Ilw	68	68	52	52	47	
Weighted Average						6.82	*n 10.2	*n 10.2	*n 8.2	*n 4.4	*n 4.6	

*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

423.525.8275

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, Indiana, Iowa, Kansas, Kentucky, Louisiana, Minnesota, Mississippi, Missouri, Montana, Nebraska, Ohio, Oklahoma, South Dakota, Tennessee, Texas, Wisconsin, and Wyoming.