

MIDWEST LAND GROUP PRESENTS

30.8 ACRES IN

SULLIVAN COUNTY TENNESSEE



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

BEAUTIFUL LAKEFRONT PROPERTY ON SOUTH HOLSTON LAKE - A RARE INVESTMENT OPPORTUNITY

Welcome to the stunning shores of South Holston Lake, where natural beauty meets incredible potential. This rare 30.8 +/- acre lakefront property offers more than 700 feet of shoreline nestled within a picturesque, private cove. Whether you're seeking a serene personal retreat or a high-potential investment, this property is primed for both.

Currently designed with multiple glamping sites strategically placed along an improved internal road system, this property presents a near turnkey opportunity for the discerning entrepreneur. With the increasing popularity of luxury camping, this setup provides an ideal foundation to create a premier glamping destination. Prefer to cater to tiny cabins, the land is well-suited for that as well.

Wildlife is abundant—deer, turkey, and even black bear are frequent visitors, offering guests a true connection to nature. Just three minutes from the popular Laurel Marina, the property provides convenient access to boating, water sports, and some of East Tennessee's best fishing. Whether casting a line from the dock or enjoying a quiet moment by the water's edge, the lake offers something for everyone.

Located only 43 minutes from Johnson City, Tennessee, and 19 minutes from Bristol, Tennessee, this property benefits from proximity to both urban amenities and the charm of nearby small towns.

Whether you're an investor, visionary developer, or outdoor enthusiast, this is a unique opportunity to own a premier piece of Tennessee lakefront property with tremendous upside. Your next great venture starts here!



PROPERTY FEATURES

COUNTY: **SULLIVAN**

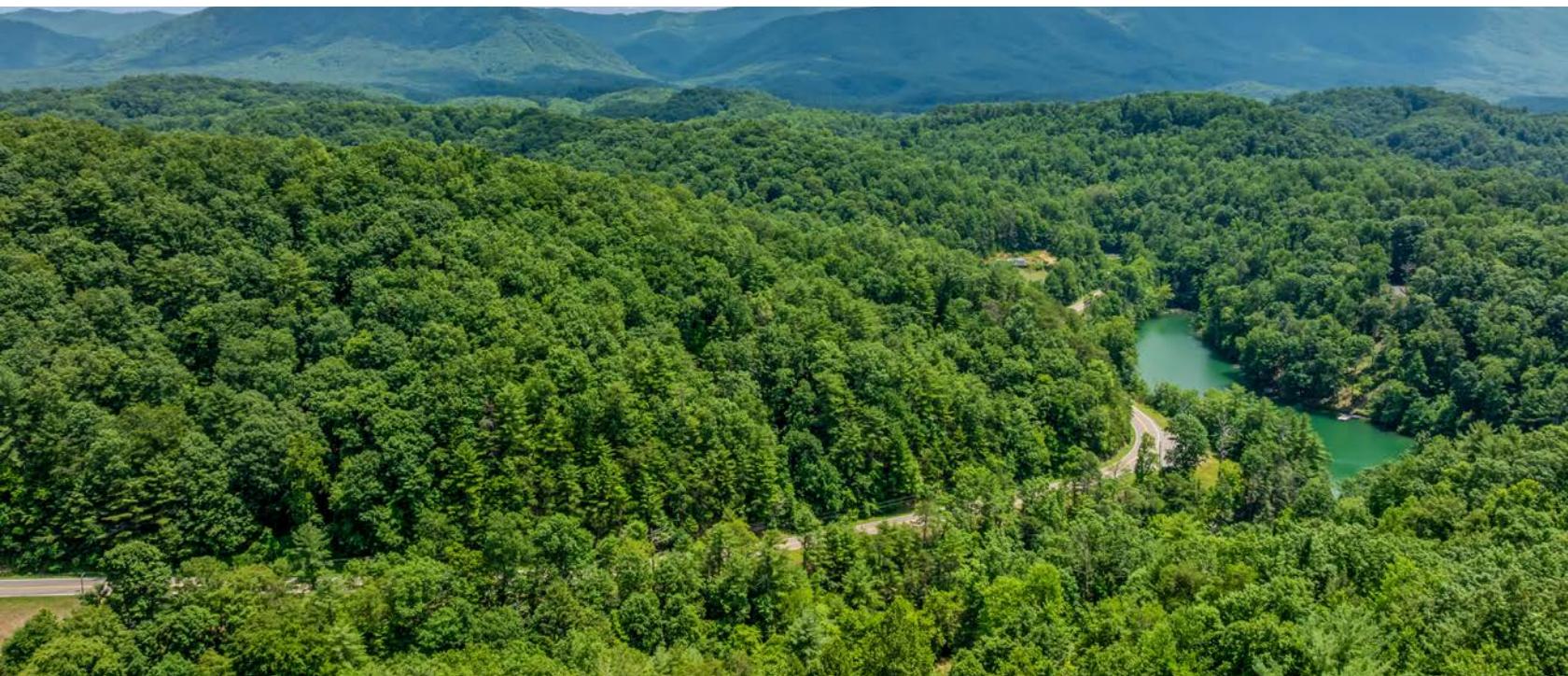
STATE: **TENNESSEE**

ACRES: **30.8**

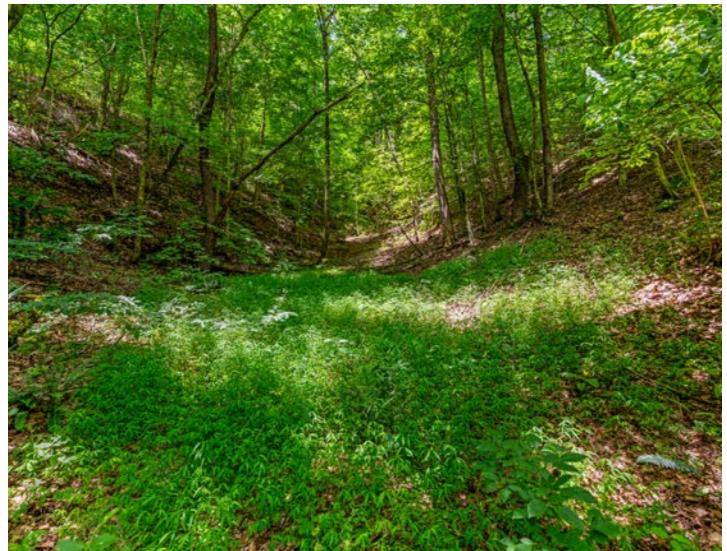
- 30.8 +/- forested acres
- Over 700 feet of private shoreline on South Holston Lake
- Existing infrastructure, including electricity and several water tanks, ready to be supplied by natural springs
- Enhanced road access throughout the property
- Multiple cleared and graded glamping pads on wooded decks
- Numerous sites for tiny cabins
- Surrounded by the pristine Cherokee National Forest for unmatched privacy and scenic views
- Boat launch at Laurel Marina and other ramps are just minutes away
- Near turnkey ready for the entrepreneurial adventurer
- Professionally and beautifully gated property



FORESTED ACRES



TINY CABIN AND SITES FOR MORE



MULTIPLE GLAMPING PADS



SOUTH HOLSTON LAKE

This property offers more than 700 feet of shoreline nestled within a picturesque, private cove.



ADDITIONAL PHOTOS



AERIAL MAP



Maps Provided By:

surety
CUSTOMIZED ONLINE MAPPING
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Field borders provided by Farm Service Agency as of 5/21/2008.

Boundary Center: 36° 33' 27.93, -82° 1' 19.11

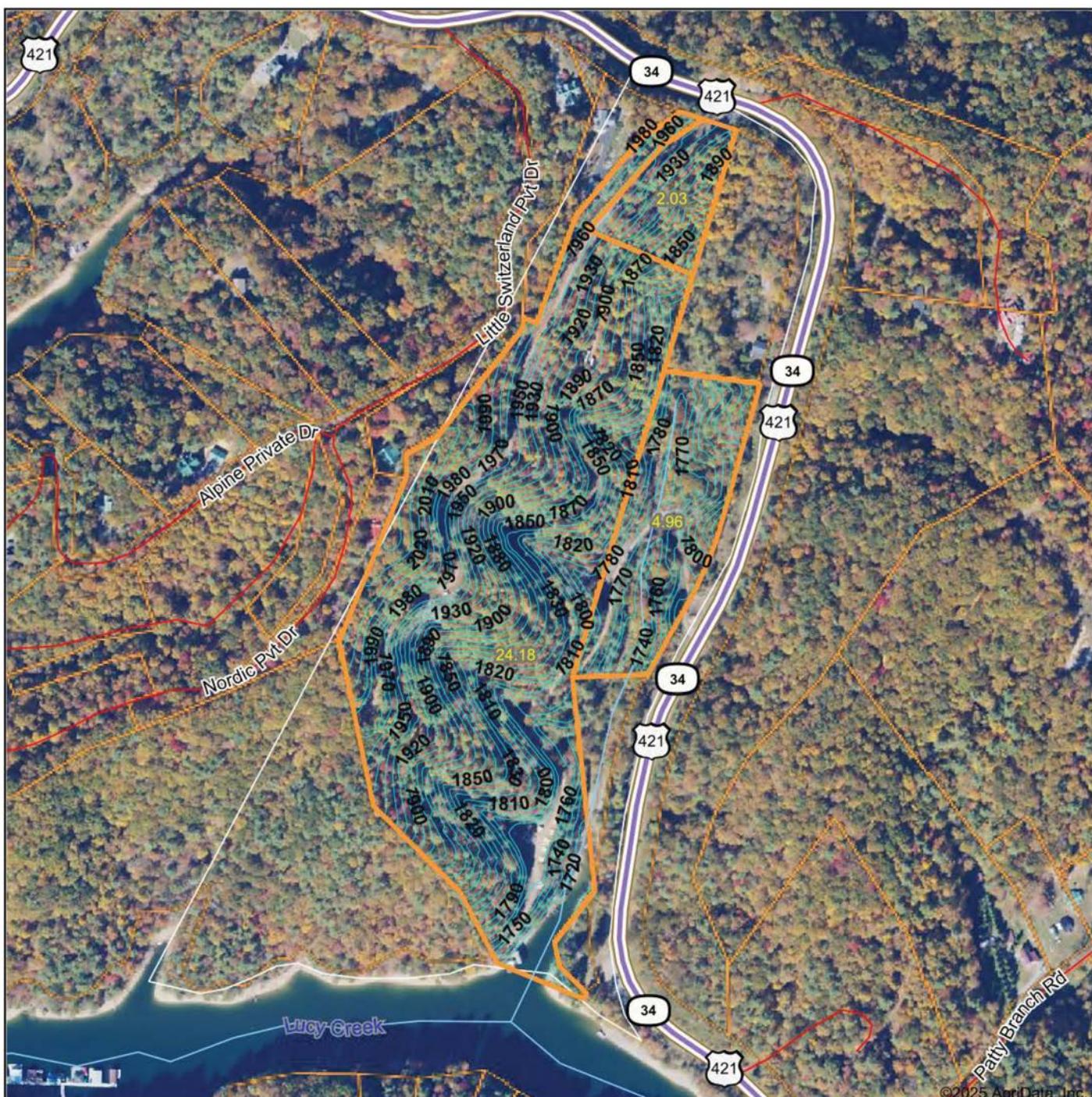
0ft 696ft 1392ft



Sullivan County
Tennessee

6/24/2025

TOPOGRAPHY MAP



Maps Provided By:

 **surety**[®]
CUSTOMIZED ONLINE MAPPING

© AgriData, Inc. 2023

Field borders provided by Farm Service Agency as

Source: USGS 1 meter dem

Interval(ft): 10.0

Min: 1,717.0

Max: 2,042.5

Range: 325.5

Average: 1.8640

Standard Deviation: 80.71 ft

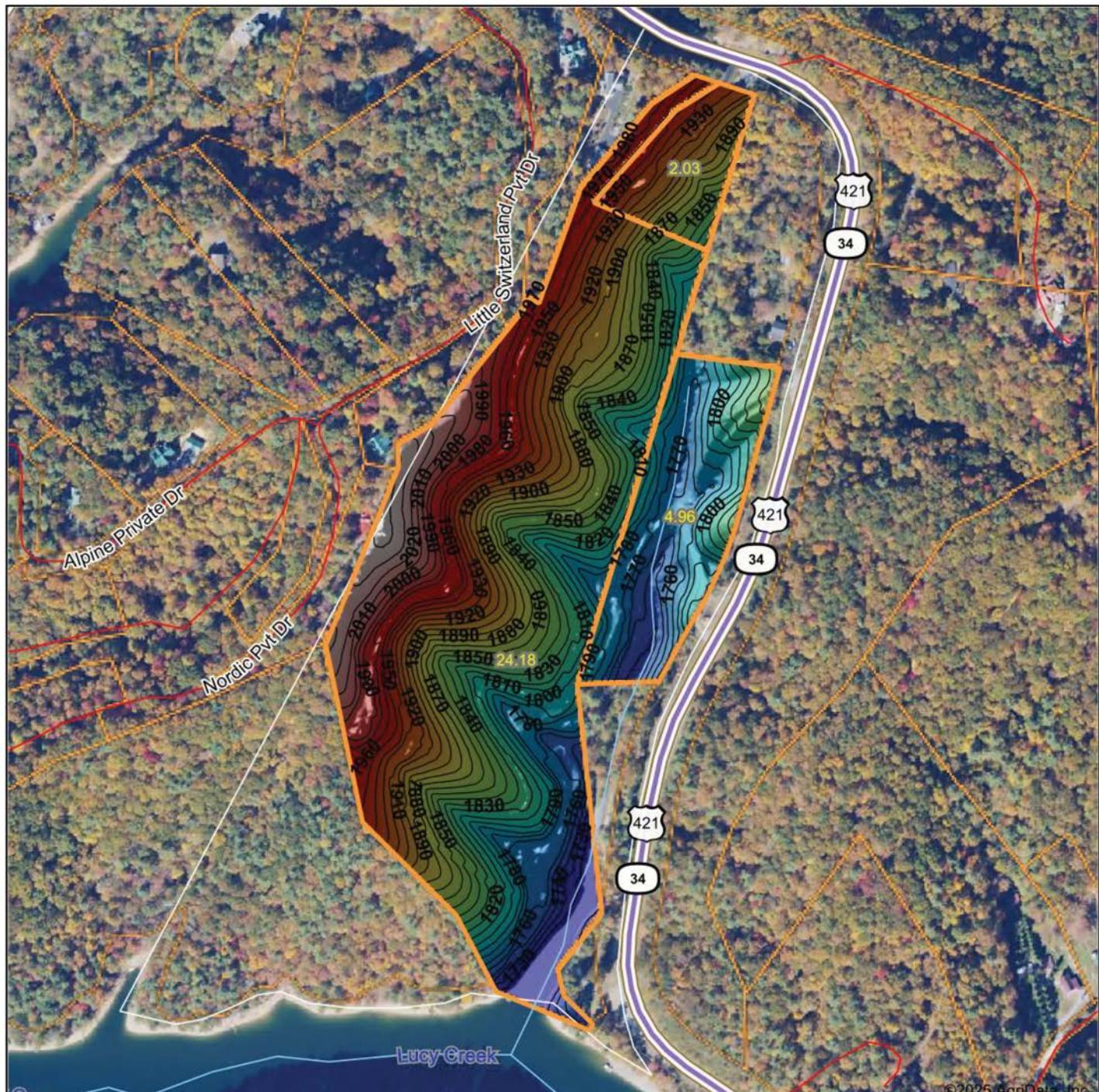


Sullivan County Tennessee

6/27/2020

Boundary Center: 36° 33' 27.93, -82° 1' 19.19

HILLSHADE MAP



Maps Provided By:

surety
CUSTOMIZED ONLINE MAPPING
www.AgriDataInc.com

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Source: USGS 1 meter dem

Interval(ft): 10

Min: 1,717.0

Max: 2,042.5

Range: 325.5

Average: 1,864.0

Standard Deviation: 80.71 ft

0ft 396ft 792ft



Sullivan County
Tennessee

Boundary Center: 36° 33' 27.93", -82° 1' 19.19"

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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