

MIDWEST LAND GROUP PRESENTS

52.5 ACRES IN

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# HAWKINS COUNTY TENNESSEE



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

MIDWEST LAND GROUP IS HONORED TO PRESENT

# BIG BUCKS AND SERENE COUNTRY LIVING

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Welcome to 52.54 acres of prime East Tennessee countryside, nestled in the heart of scenic Hawkins County—where natural beauty meets endless opportunity.

This stunning property features a perfect blend of gently rolling pastures, mature hardwood forests, a livestock pond, and a year-round creek. Whether you're dreaming of a forever home, a secluded getaway cabin, or a functional farm, this land offers multiple build sites—both open and wooded—providing flexibility, privacy, and breathtaking views.

This is a hunter's paradise, with a long history of successful hunting; this land is truly a sportsman's dream. Yesteryear deer stands still dot the landscape, while newly placed blinds and stands enhance the experience. Trophy whitetail deer, black bear, and spring gobblers are regular visitors. Open bottomland areas are ideal for establishing food plots to support

own private hunting retreat.

The gently rolling terrain isn't just beautiful—it's practical, livestock-ready, and versatile. A full 360-degree perimeter fence and well-maintained pastureland make this property perfectly suited for cattle, horses, or other livestock. Whether you're looking to farm, ride, or relax, this land supports your vision.

Its convenient location is just 6.6 miles from the historic town of Rogersville, Tennessee, putting you within minutes of shopping, dining, and local charm. I-81 is just 20 minutes away, allowing you to enjoy easy access to the Tri-Cities, Knoxville, and all that East Tennessee has to offer.

Do not miss this rare opportunity. Properties like this don't come along often. Come take a side-by-side tour, breathe the fresh air, and see the possibilities for



# PROPERTY FEATURES

PRICE: **\$299,900** | COUNTY: **HAWKINS** | STATE: **TENNESSEE** | ACRES: **52.5**

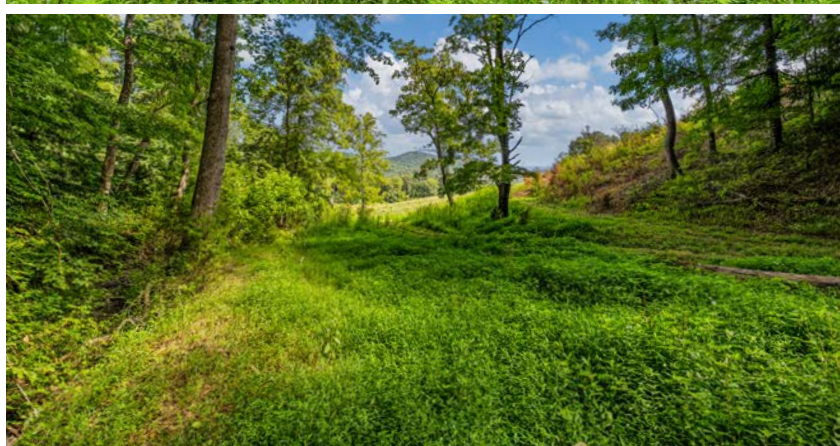
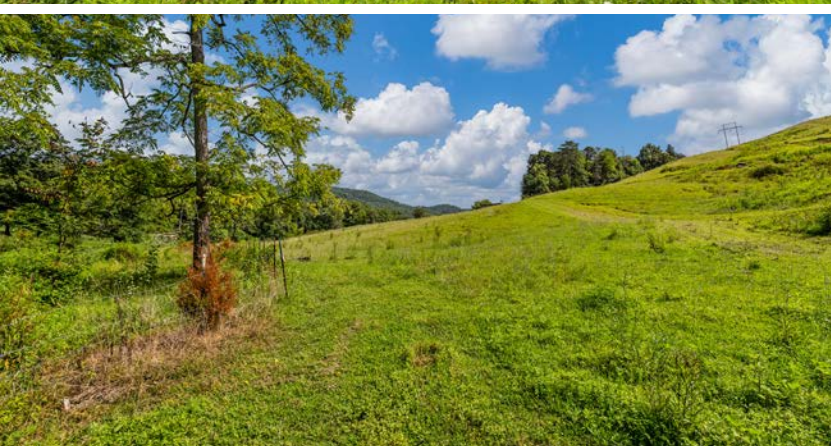
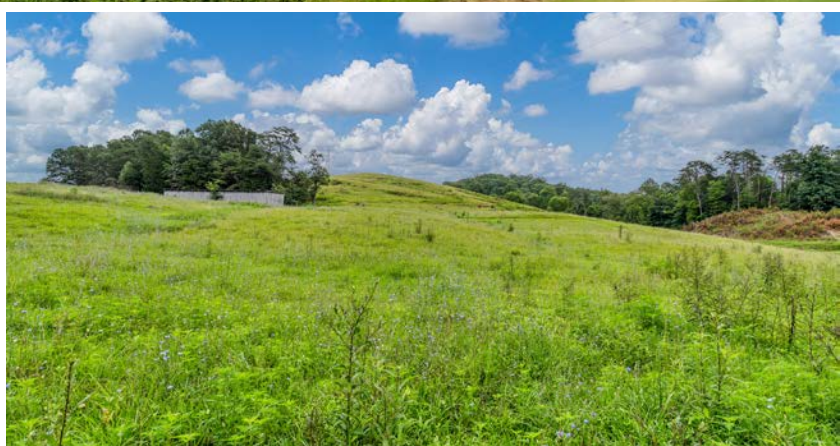
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- Scenic and usable land
- Pasture land and wooded combination
- Livestock pond
- Year-round creek
- Farm-Ready – Fully fenced (360°)
- Hunter's dream – abundant wildlife including deer, turkey, and bear
- Food plot potential – open bottomland perfect for establishing year-round wildlife plots
- Convenient location – just 6.6 miles to Rogersville and 20 minutes to I-81 for easy access to the Tri-Cities and beyond
- Dual access points with gates
- Well-maintained pole barn to store farming and hunting equipment needs



# LIVESTOCK-READY AND VERSATILE

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## DUAL ACCESS POINTS WITH GATES

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## WELL MAINTAINED POLE BARN

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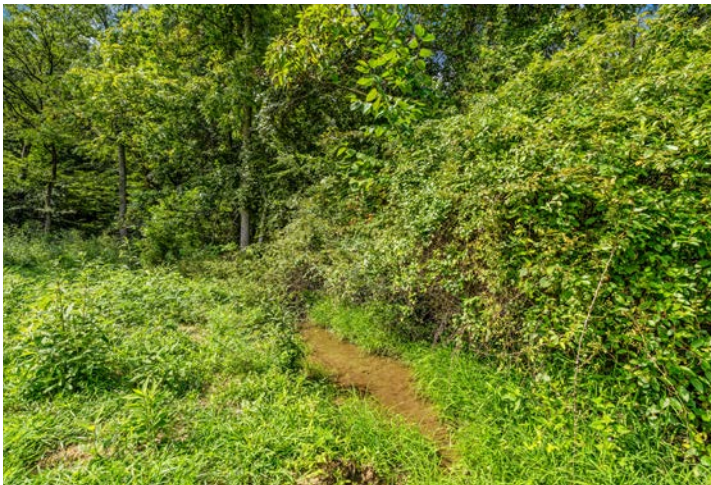
## CONVENIENT LOCATION

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## YEAR-ROUND CREEK

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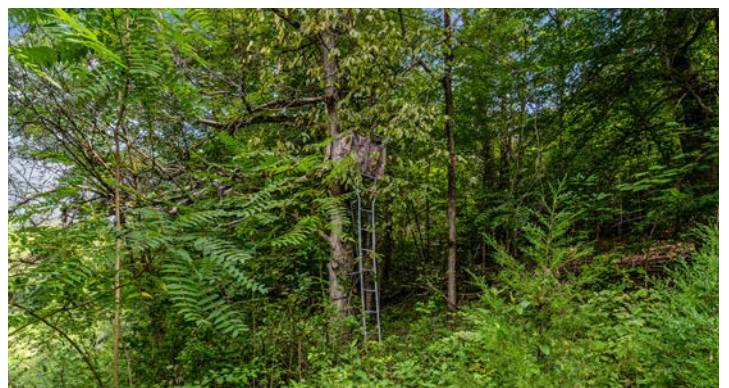
# FOOD PLOT POTENTIAL

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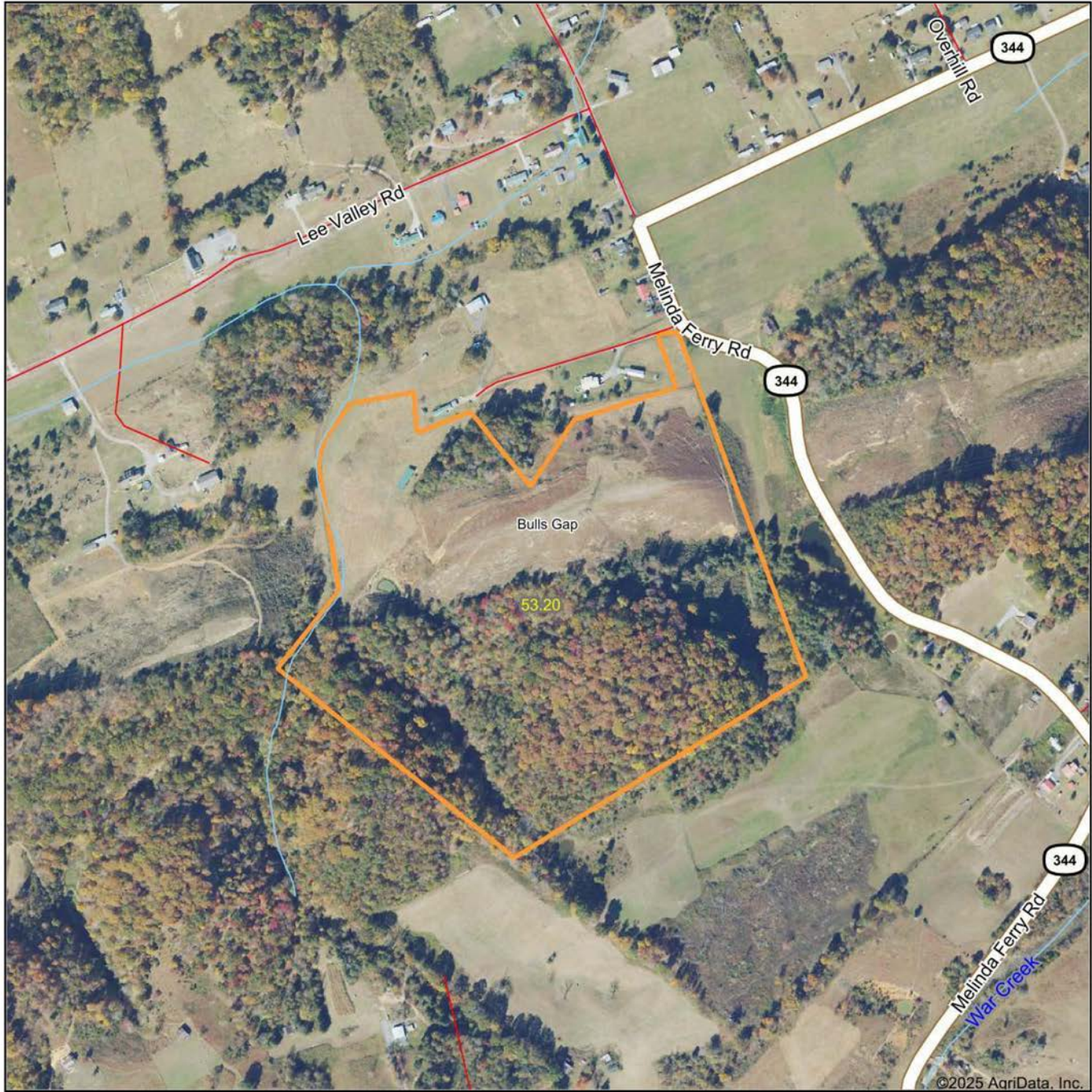


## A HUNTER'S PARADISE

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# AERIAL MAP



Maps Provided By:



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Boundary Center: 36° 21' 10.26, -83° 6' 7.65

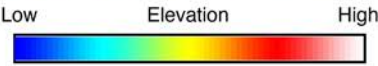
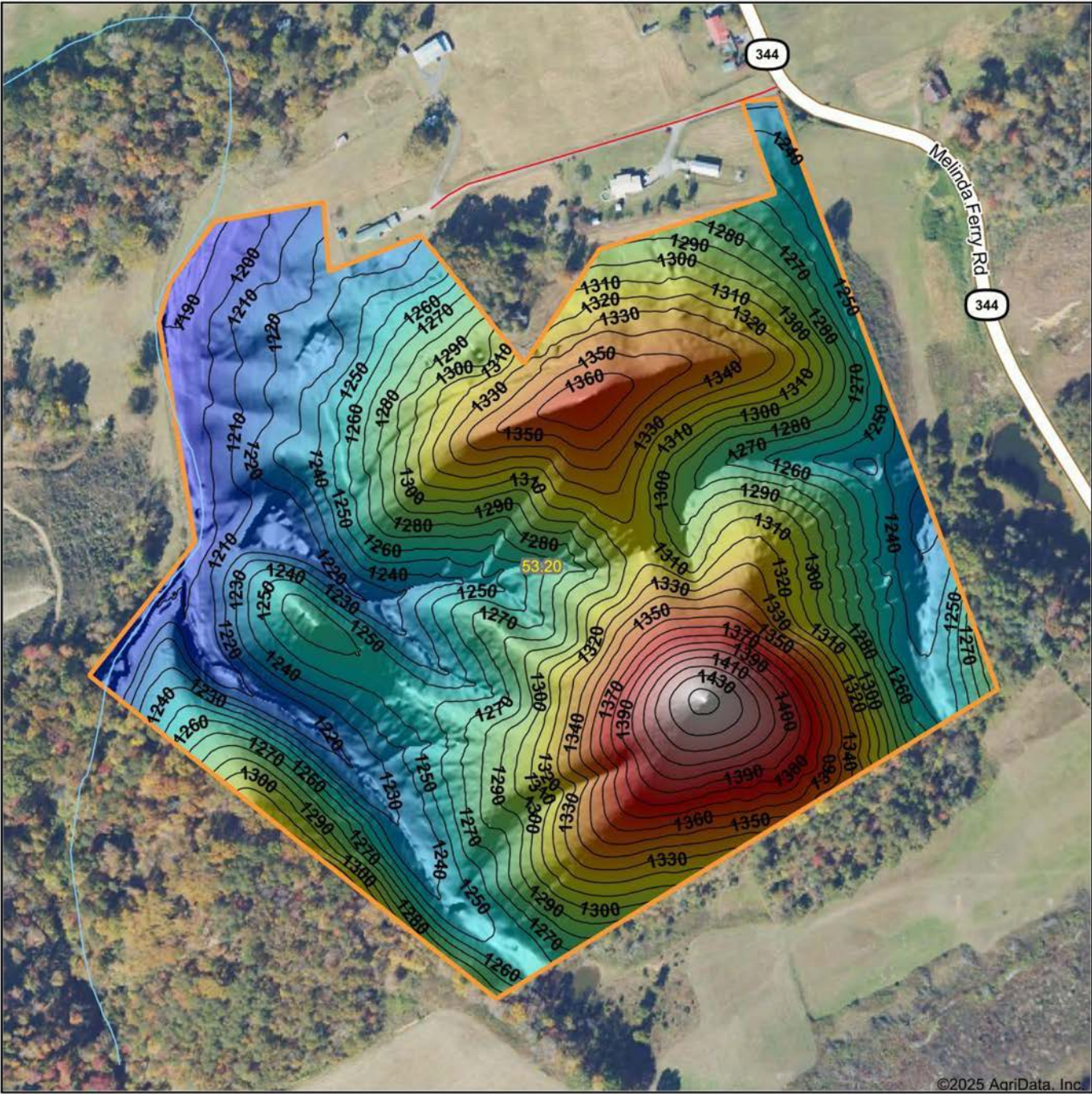
0ft 588ft 1177ft



Hawkins County  
Tennessee

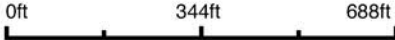
8/4/2025

# HILLSHADE MAP



Maps Provided By:  
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CUSTOMIZED ONLINE MAPPING  
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Source: USGS 1 meter dem  
Interval(ft): 10  
Min: 1,188.3  
Max: 1,443.1  
Range: 254.8  
Average: 1,284.0  
Standard Deviation: 54 ft



**Hawkins County  
Tennessee**

Boundary Center: 36° 21' 10.26, -83° 6' 7.65

# SOILS MAP



State: **Tennessee**  
County: **Hawkins**  
Location: **36° 21' 10.26, -83° 6' 7.65**  
Township: **Bulls Gap**  
Acres: **53.2**  
Date: **8/4/2025**



Maps Provided By:  
**surety**  
CUSTOMIZED ONLINE MAPPING  
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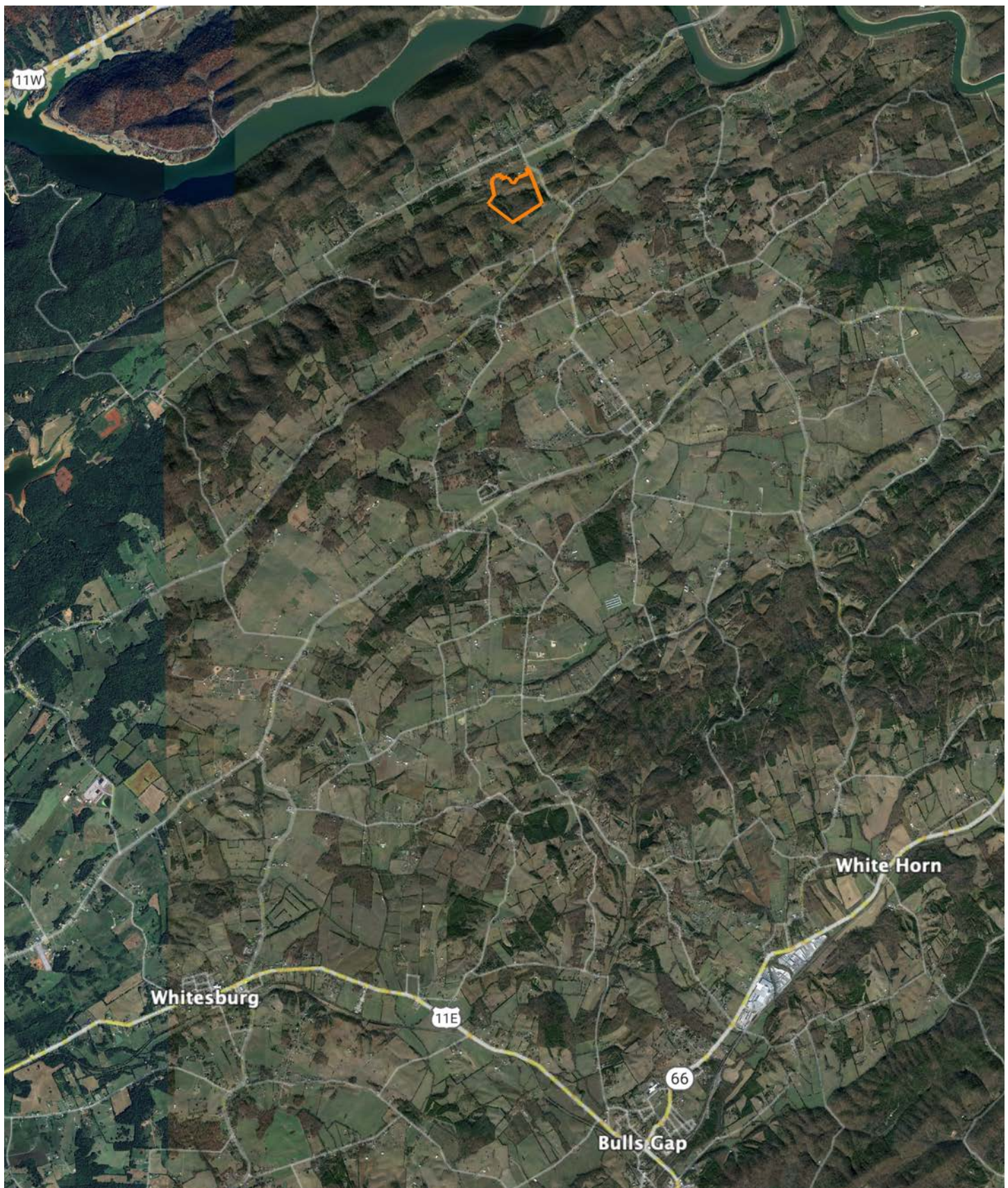


Soils data provided by USDA and NRCS.

| 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                  | 34.36 | 64.6%            |                      | 1.2ft. (Paralithic bedrock) | Vlle             | 7                | 7             | 6                     | 2                 | 2               |
| TrE                                       | Talbott-Rock outcrop complex, 20 to 50 percent slopes                | 6.31  | 11.9%            |                      | 2.9ft. (Lithic bedrock)     | Vlle             | 14               | 14            | 8                     | 5                 | 7               |
| uDcD3                                     | Dewey-Collegedale complex, 15 to 25 percent slopes, severely eroded  | 4.17  | 7.8%             |                      | > 6.5ft.                    | IVe              | 54               | 49            | 45                    | 35                | 54              |
| LzE3                                      | Litz shaly silt loam, 20 to 35 percent slopes, severely eroded (sil) | 3.71  | 7.0%             |                      | 2.1ft. (Paralithic bedrock) | Vle              | 6                | 6             | 5                     | 2                 | 2               |
| MnD                                       | Montevallo shaly silt loam, 8 to 25 percent slopes                   | 2.78  | 5.2%             |                      | 1.2ft. (Paralithic bedrock) | Vlle             | 26               | 26            | 24                    | 15                | 7               |
| Sa                                        | Sensabaugh gravelly loam                                             | 1.87  | 3.5%             |                      | > 6.5ft.                    | Ile              | 71               | 71            | 54                    | 52                | 54              |
| Weighted Average                          |                                                                      |       |                  |                      |                             | 6.52             | *n 14.7          | *n 14.3       | *n 11.9               | *n 7.4            | *n 8.8          |

\*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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