

MIDWEST LAND GROUP PRESENTS

12.66 ACRES IN

SULLIVAN COUNTY TENNESSEE



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

THE PERFECT 12 - PRIME 12.66 ACRES IN SULLIVAN COUNTY

Discover the perfect opportunity with this exceptional 12.66 acre parcel located in scenic Sullivan County, Tennessee. With approximately 570 feet of frontage along Highway 11E/19W, this property offers multiple potential building sites and excellent visibility for residential or commercial development.

The land features gently rolling hills near the road, providing natural elevation and privacy with a wooded barrier. Mature hardwoods line the rear of the property, creating a serene and secluded backdrop - ideal for a forever home, investment opportunity, or a private retreat.

Nature enthusiasts will appreciate the presence of large American Beech trees, a known food source for native

wildlife. The land also supports an abundant population of deer and turkey, making it a desirable location for hunting or wildlife observation.

Conveniently located just 2.5 miles from Bristol Motor Speedway, 9 miles from downtown Bristol, and 16 miles from Johnson City, this property offers the best of both worlds: peaceful country living with easy access to city amenities, entertainment, and shopping. Utilities and water are nearby at the road - another key advantage for future development.

Don't miss your chance to own a truly remarkable piece of East Tennessee. Properties with this much potential, in such a prime location, are rare.



PROPERTY FEATURES

PRICE: **\$287,844** | COUNTY: **SULLIVAN** | STATE: **TENNESSEE** | ACRES: **12.66**

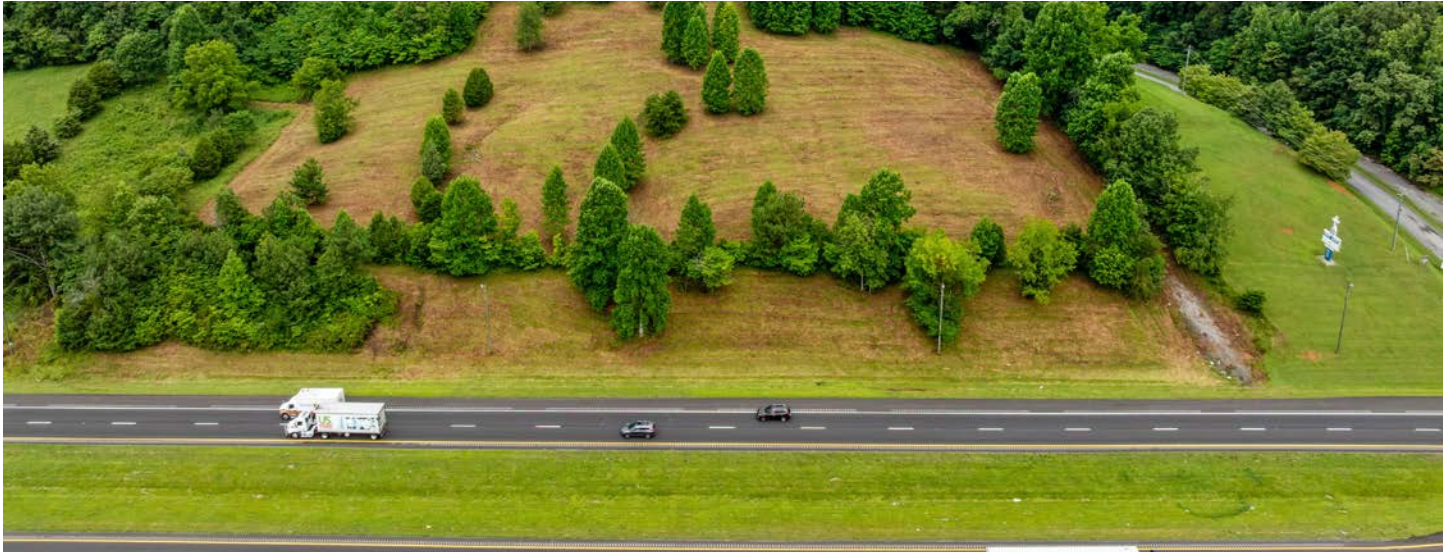
- Elevated and gently rolling terrain
- Diverse placement options for build sites
- Natural tree buffer along the highway
- Mature hardwoods on the rear boundary afford privacy and serene vistas
- Features majestic American Beech trees, which attract abundant deer and turkey - ideal for nature lovers and wildlife observers
- Just 2.5 miles from Bristol Motor Speedway
- 9 miles to downtown Bristol, TN
- 16 miles from Johnson City
- Great potential camper sites with proximity to Bristol Motor Speedway
- Combines peaceful countryside lifestyle with easy access to regional amenities, shops, dining, and entertainment
- Utilities and water connections are nearby
- Commercial zoning possibilities
- Easy highway access east and west bounds
- Excellent potential for long-term appreciation and versatile usage



ELEVATED AND GENTLY ROLLING TERRAIN



NATURAL TREE BUFFER ALONG HIGHWAY



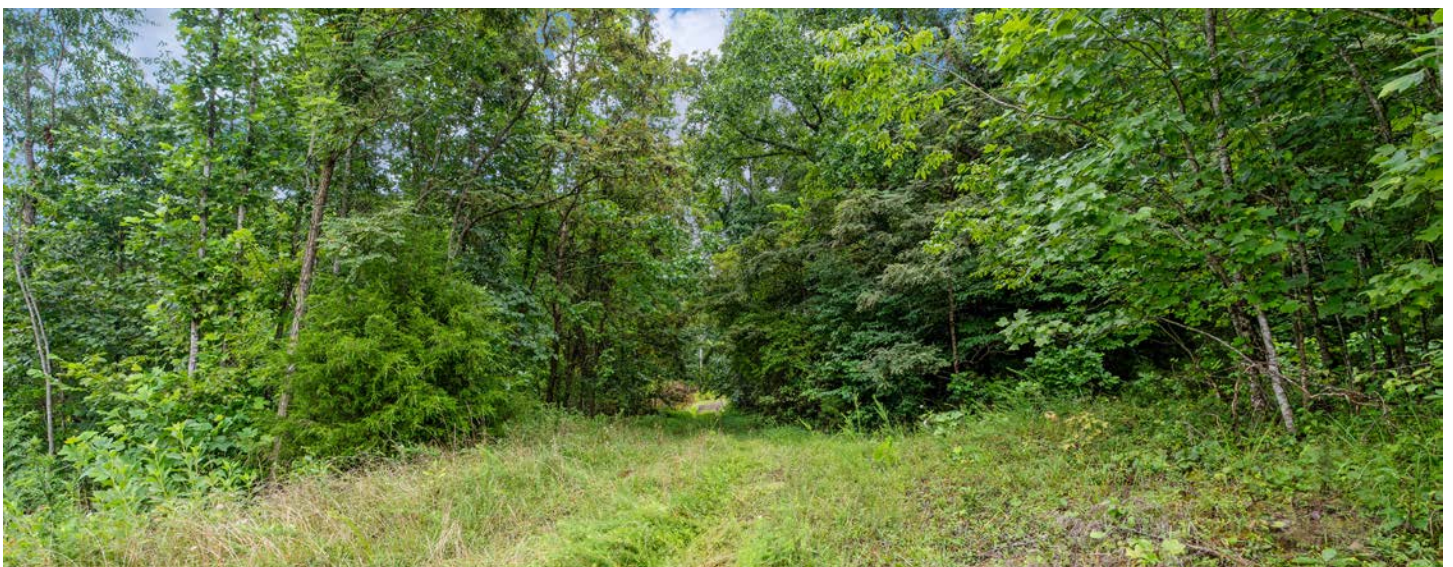
BUILD SITES



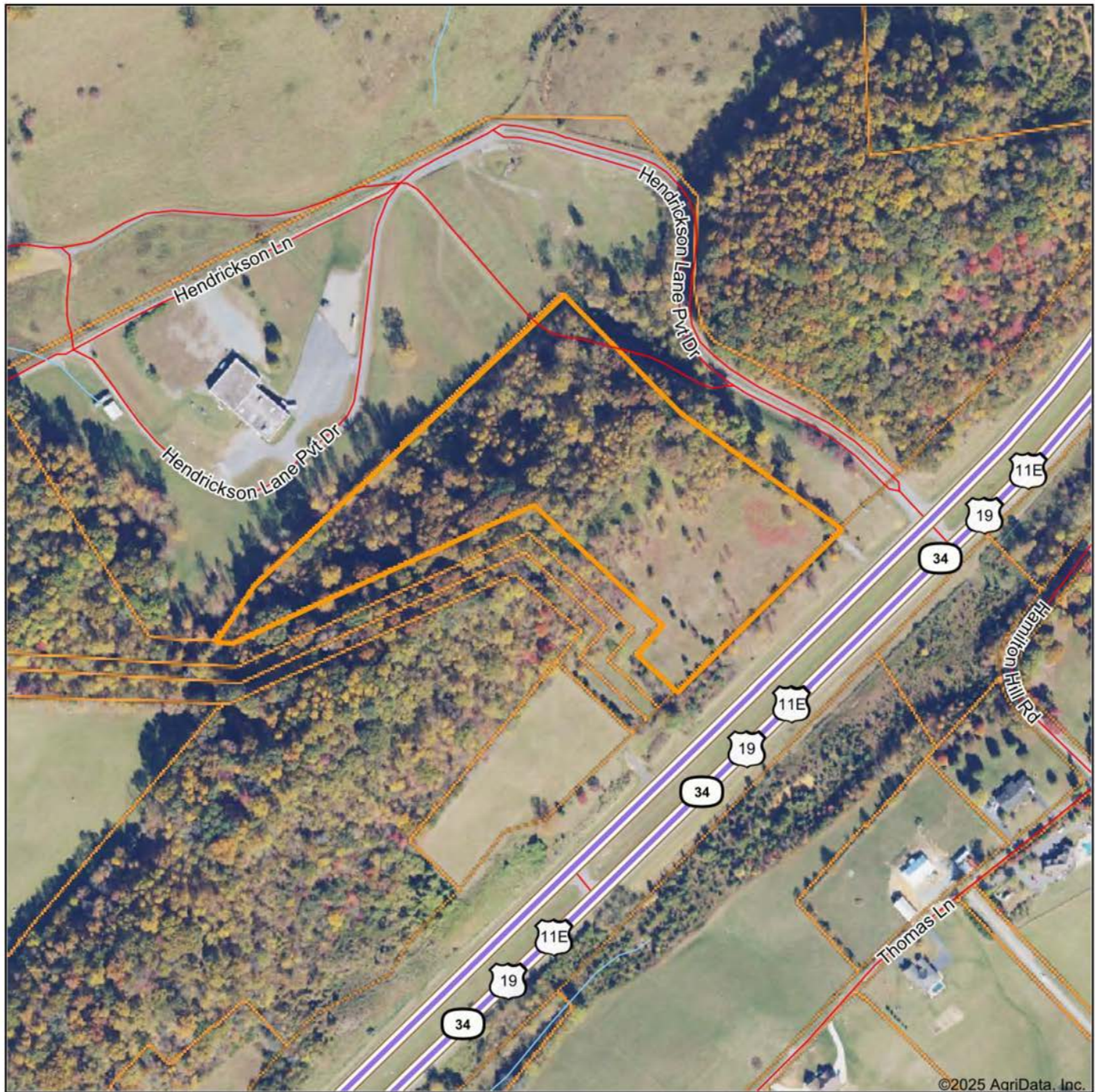
WILDLIFE-FRIENDLY ENVIRONMENT



ADDITIONAL PHOTOS



AERIAL MAP



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Boundary Center: 36° 29' 29.98, -82° 16' 26.4

0ft 386ft 772ft



Maps Provided By:



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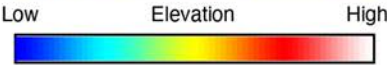
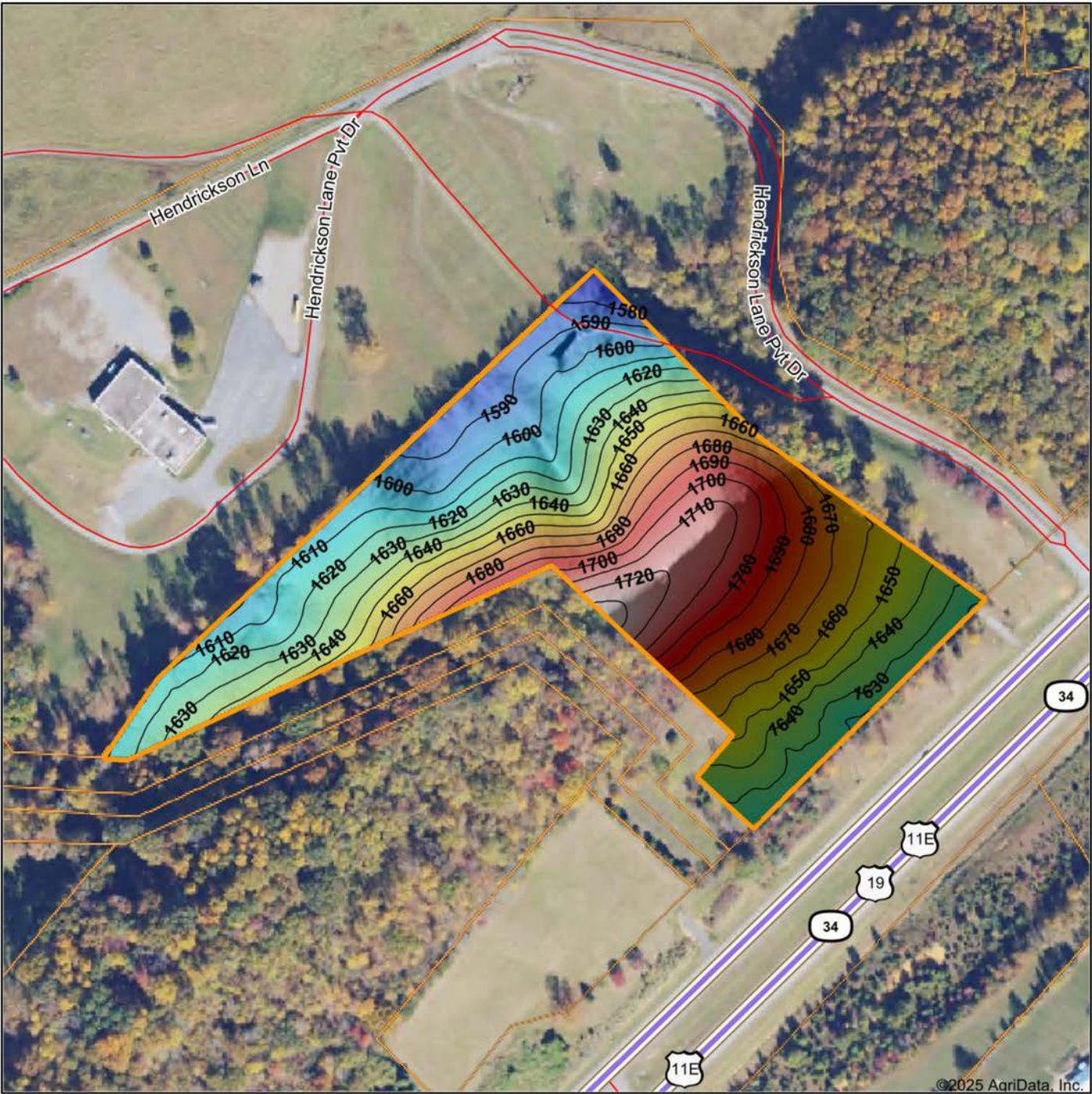
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Sullivan County
Tennessee



6/16/2025

HILLSHADE MAP




Source: USGS 1 meter dem
Interval(ft): 10
Min: 1,571.0
Max: 1,735.3
Range: 164.3
Average: 1,647.7
Standard Deviation: 36.75 ft

Maps Provided By:

surety
CUSTOMIZED ONLINE MAPPING
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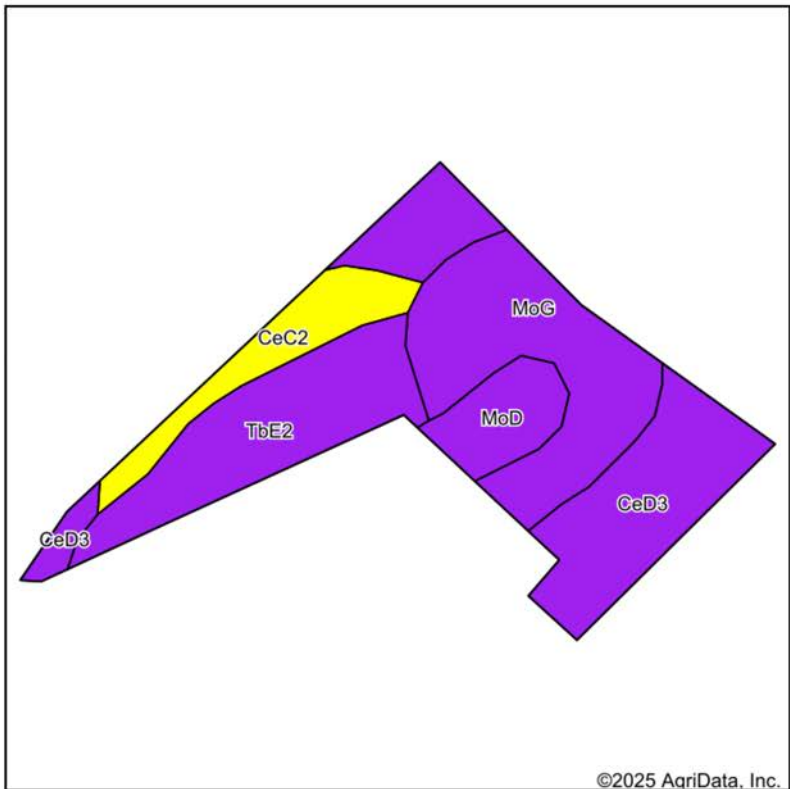
0ft 275ft 550ft


6/16/2025

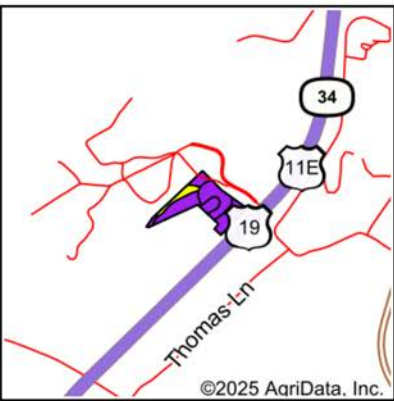
**Sullivan County
Tennessee**

Boundary Center: 36° 29' 29.98, -82° 16' 26.4

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Tennessee**
County: **Sullivan**
Location: **36° 29' 29.98, -82° 16' 26.4**
Township: **Bluff City-Piney Flats**
Acres: **12.87**
Date: **6/16/2025**



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Area Symbol: TN163, Soil Area Version: 21

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
CeD3	Collegedale-Etowah complex, 12 to 20 percent slopes, severely eroded	3.90	30.3%		> 6.5ft.	Vle	50	50	42	34	46
MoG	Montevallo channery silt loam, 50 to 80 percent slopes	3.63	28.2%		1.5ft. (Paralithic bedrock)	Vlle	6	5	6	2	
TbE2	Talbott-Rock outcrop-Bradyville complex, 20 to 50 percent slopes, eroded	2.91	22.6%		1.8ft. (Lithic bedrock)	Vlle	10	10	5	3	7
CeC2	Collegedale-Etowah complex, 5 to 12 percent slopes, eroded	1.39	10.8%		> 6.5ft.	IVe	58	58	51	44	55
MoD	Montevallo channery silt loam, 12 to 20 percent slopes	1.04	8.1%		1.5ft. (Paralithic bedrock)	Vlle	25	21	24	13	11
Weighted Average						6.37	*n 27.4	*n 26.8	*n 23	*n 17.3	*n 22.4

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

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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