

MIDWEST LAND GROUP PRESENTS

88.48 ACRES IN

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# UNICOI COUNTY TENNESSEE



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MIDWEST LAND GROUP IS HONORED TO PRESENT

# 88.48 +/- ACRES OF UNSPOILED MOUNTAIN BEAUTY IN UNICOI COUNTY, TENNESSEE

Incredible opportunity to own 88.48 +/- acres of pristine mountain land located just 2 minutes from Erwin, Tennessee, and 15 minutes south of Johnson City. Easy access from I-26 (Exit 36) and only 48 minutes to Asheville, North Carolina. This private tract offers unmatched natural beauty, convenience, and long-term investment potential.

The property directly borders the Cherokee National Forest, providing expansive views, abundant wildlife (bear, deer, turkey), and endless outdoor recreation. A gently rising, well-maintained access road leads to

multiple potential build sites with excellent elevation—ideal for cabins, a private estate, or a mountain retreat development.

A spring-fed, cascading creek enhances the natural charm, while proximity to town ensures access to shopping, dining, and amenities. Some infrastructure is already in place, offering reduced development costs.

Don't miss this unique opportunity to invest in a high-potential mountain property with location, beauty, and accessibility.



## PROPERTY FEATURES

PRICE: **\$530,880** | COUNTY: **UNICOI** | STATE: **TENNESSEE** | ACRES: **88.48**

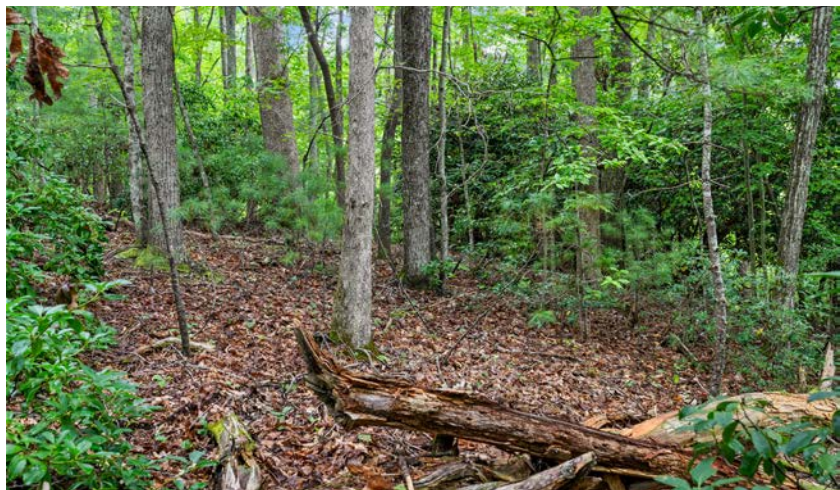
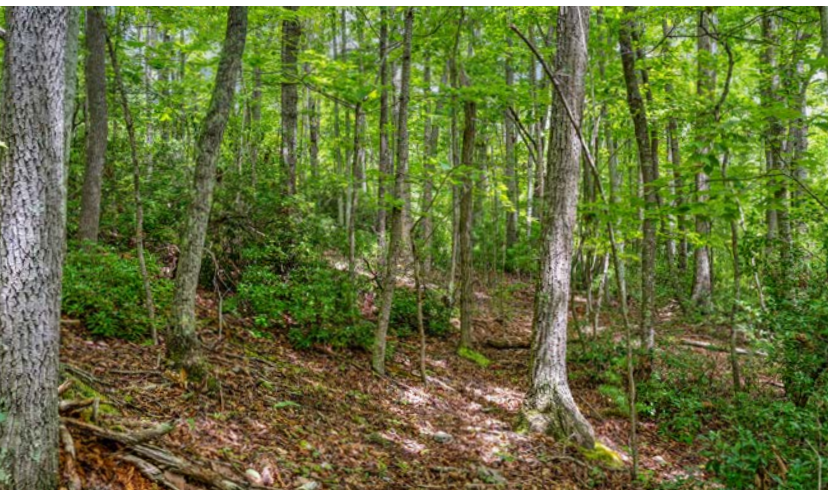
- 88.48 +/- acres of pristine, wooded mountain land
- Borders Cherokee National Forest – thousands of acres of protected wilderness
- Multiple ideal build sites with gently sloping access
- Spring-fed, cascading creek running along the property
- Abundant wildlife – deer, turkey, bear, and more
- Well-maintained access road already in place
- Quiet, private, and secluded—but minutes from modern amenities
- 2 minutes to Erwin, TN
- 15 minutes to Johnson City
- Less than 1 hour to Asheville, NC via I-26



# PRISTINE, WOODED MOUNTAIN LAND

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This private tract offers unmatched natural beauty, convenience, and long-term investment potential. The property directly borders the Cherokee National Forest, providing expansive views, abundant wildlife (bear, deer, turkey), and endless outdoor recreation.





# SPRING-FED CREEK

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## MULTIPLE IDEAL BUILD SITES

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# AERIAL MAP



Maps Provided By:



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Boundary Center: 36° 9' 55.77, -82° 24' 47.85

0ft 695ft 1390ft

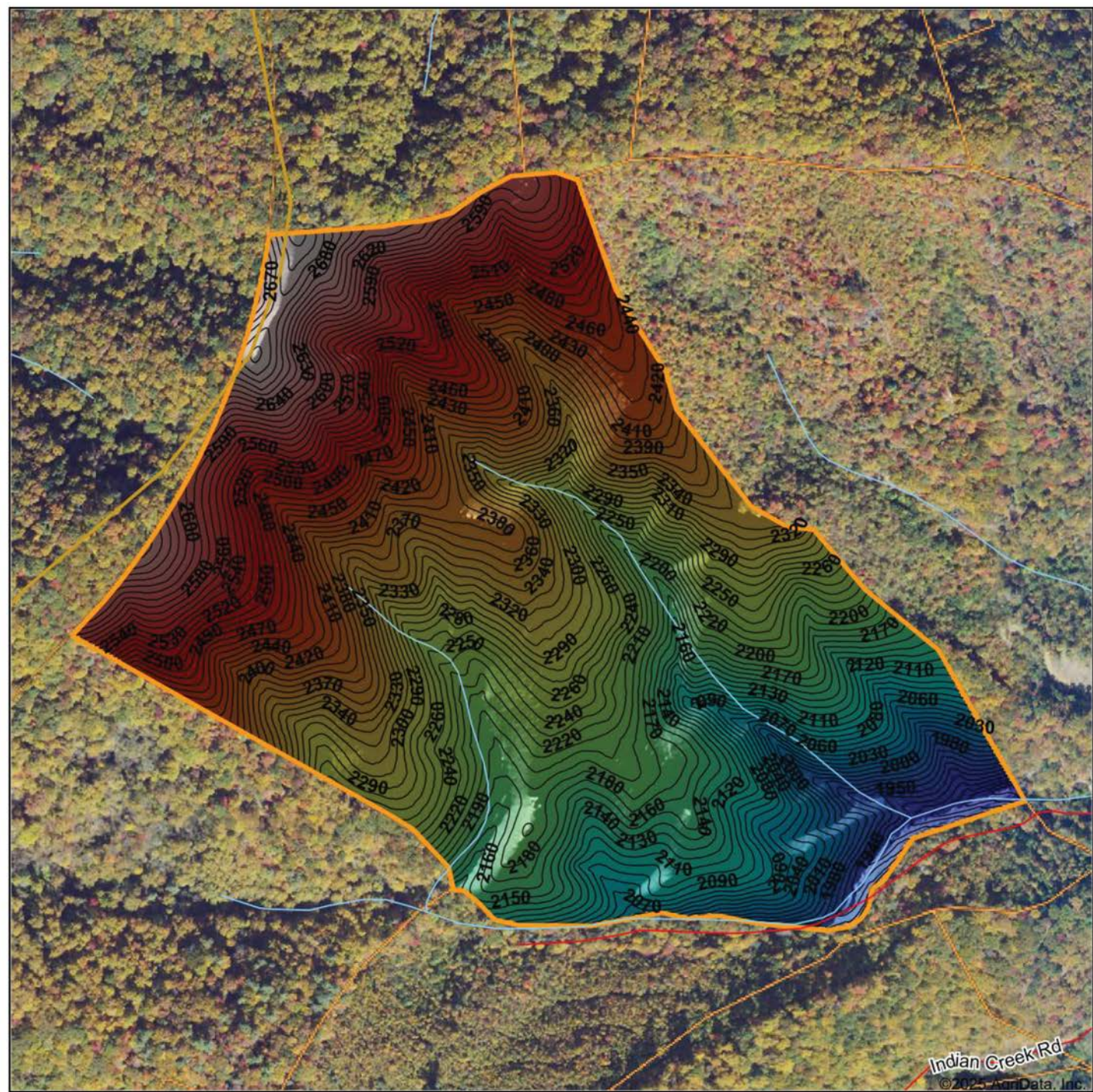


**Unicoi County**  
**Tennessee**

5/27/2025



# HILLSHADE MAP



Maps Provided By:



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Source: USGS 1 meter dem

Interval(ft): 10

Min: 1,873.7

Max: 2,714.6

Range: 840.9

Average: 2,311.8

Standard Deviation: 187.89 ft

0ft                      477ft                      953ft



5/27/2025

**Unicoi County  
Tennessee**

Boundary Center: 36° 9' 55.77, -82° 24' 47.85



# 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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