

MIDWEST LAND GROUP PRESENTS

33 ACRES

# GREENE COUNTY, TN

2335 WATTENBARGER GAP RD, GREENEVILLE, TN 37745



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



MIDWEST LAND GROUP IS HONORED TO PRESENT

# PRIVATE RETREAT ON 33 +/- ACRES - FULLY RENOVATED CABIN + SPRING-FED POND + WORKSHOP

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Welcome to your own private escape nestled on 33 pristine acres in the heart of East Tennessee. This beautifully remodeled 1,349 square foot cabin has been thoughtfully updated inside and out in 2025 and is move-in ready - perfect for a serene personal retreat or an income-generating short-term rental.

As you travel up the well-maintained Wattenbarger Gap Road, you'll feel the outside world fade away. Surrounded by mature forest, the property offers unmatched peace, privacy, and natural beauty.

Step onto the front porch and take in the view: a lush, grassy meadow rolling down to a stunning 16-foot deep, spring-fed pond stocked with bass, bream, and catfish. It's the picture-perfect setting that many dream of - but rarely find.

The land also features cleared build sites, ideal for expanding your vision - whether it's family compounds, rental cabins, or additional guest homes. A 30'x50' fully powered workshop is already in place, providing space for hobbies, storage, or business use.

Wildlife enthusiasts and hunters will love the abundance of deer, turkey, and even bear that roam the property. A gently rising mountain landscape frames the back of the cabin, complete with an internal road system for

easy access across the acreage. Multiple natural springs enhance the tranquility and sustainability of this unique property.

The completely renovated cabin offers a range of modern upgrades, including a brand-new metal roof, gutters, and windows (completed in 2025). Inside, the kitchen features stylish custom white countertops paired with a sleek stainless steel sink, adding both functionality and visual appeal. Comfort is ensured year-round with a new heat pump and mini-split system. Additionally, the property benefits from an upgraded well pump and pressure tank, providing improved water reliability. New flooring in the kitchen and bathroom completes the renovation, creating a fresh and inviting interior.

Everything has been done - all that's missing is you. Whether you're looking for a peaceful place to unplug, a homestead to build your future on, or an income-producing investment, this one-of-a-kind property checks all the boxes. Located just 43 minutes from Johnson City, Tennessee, and only 1 hour and 27 minutes from the world-famous Pigeon Forge/Gatlinburg, Tennessee, this property offers easy access to the very best of the Smoky Mountains - all just a short drive away. Call today to schedule your private tour.

# PROPERTY FEATURES

PRICE: **\$797,474** | COUNTY: **GREENVILLE** | STATE: **TENNESSEE** | ACRES: **33**

- Completely renovated cabin in 2025
- New heat pump/mini-split system
- Upgraded well pump and pressure tank
- Private 16-foot deep spring-fed pond
- Multiple build sites
- 33 untouched acres
- Plentiful wildlife
- 30'x50' workshop with electric installed
- Internet wired and installed
- Well-maintained Wattenbarger Gap Road
- Fenced and gated on access road
- Near 360-degree views on top of the mountain





# COMPLETELY RENOVATED CABIN IN 2025

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The completely renovated cabin offers a range of modern upgrades, including a brand-new metal roof, gutters, and windows (completed in 2025).





# 30'X50' WORKSHOP WITH ELECTRIC

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# PRIVATE 16-FOOT DEEP SPRING-FED POND

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## MOUNTAIN LANDSCAPE

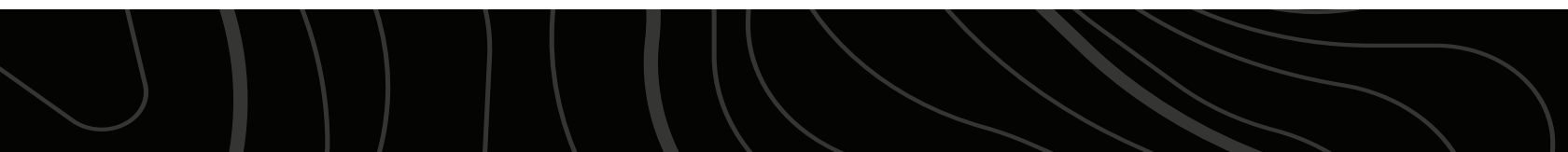
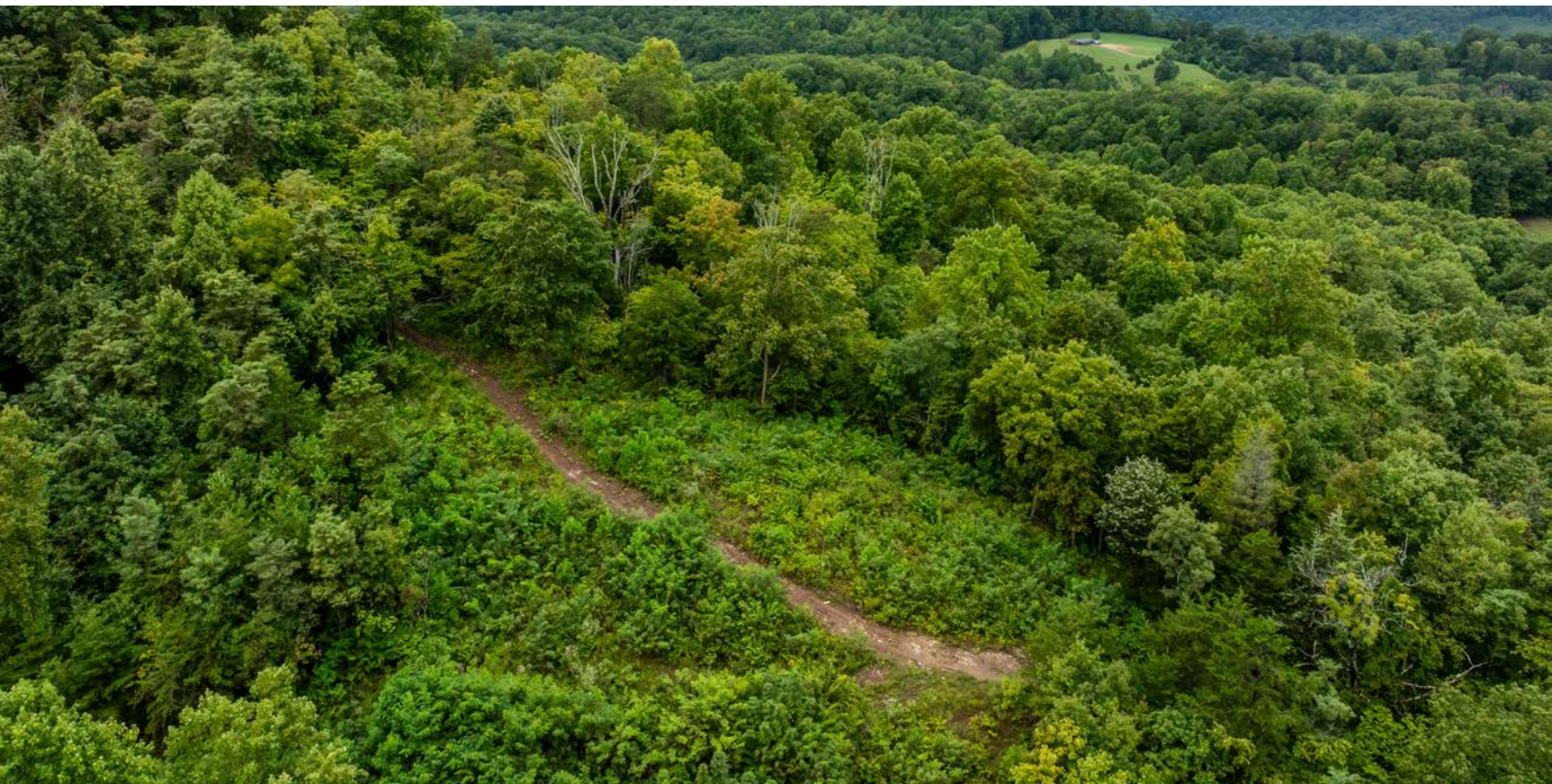
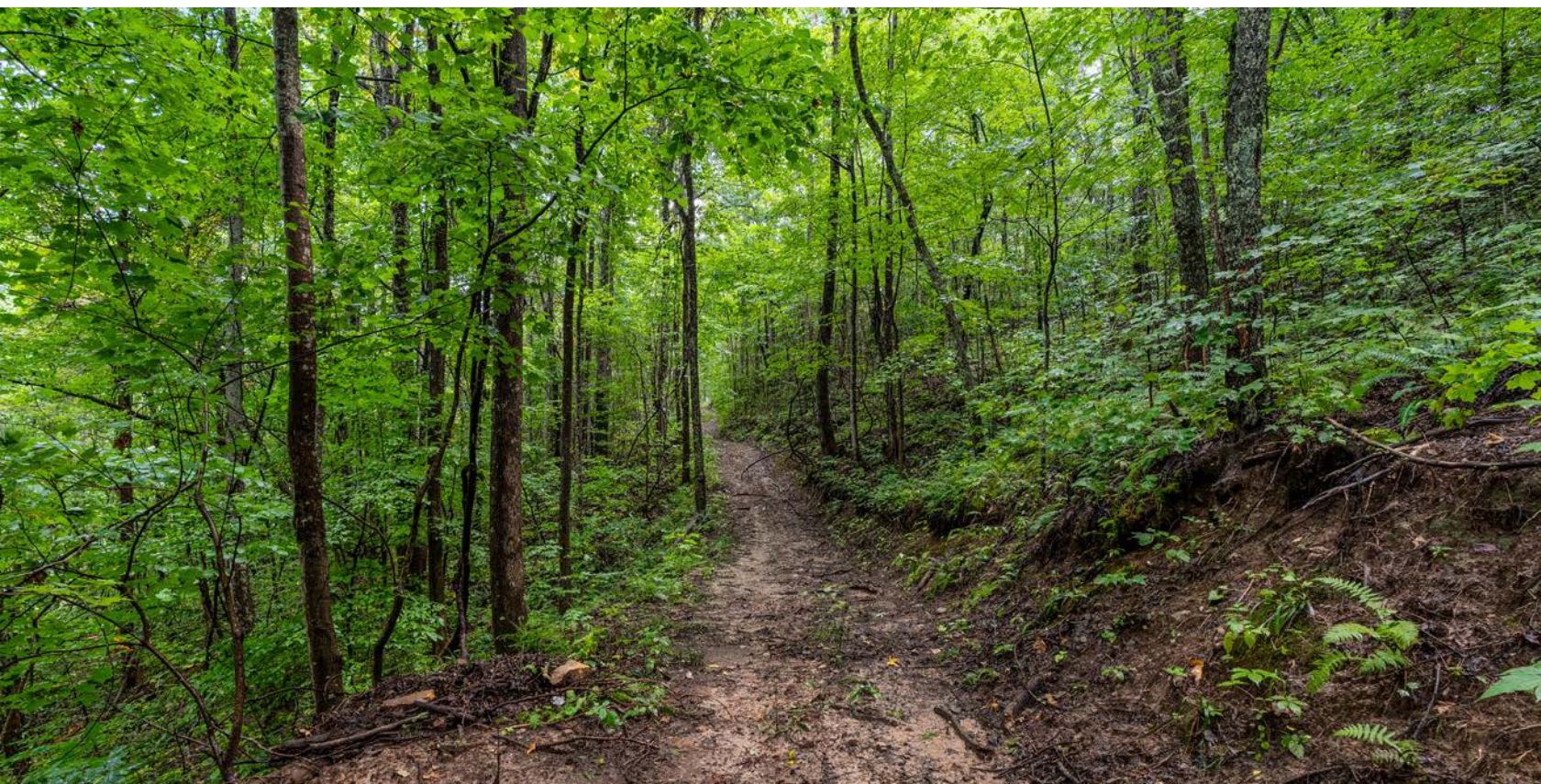
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# INTERNAL ROAD SYSTEM

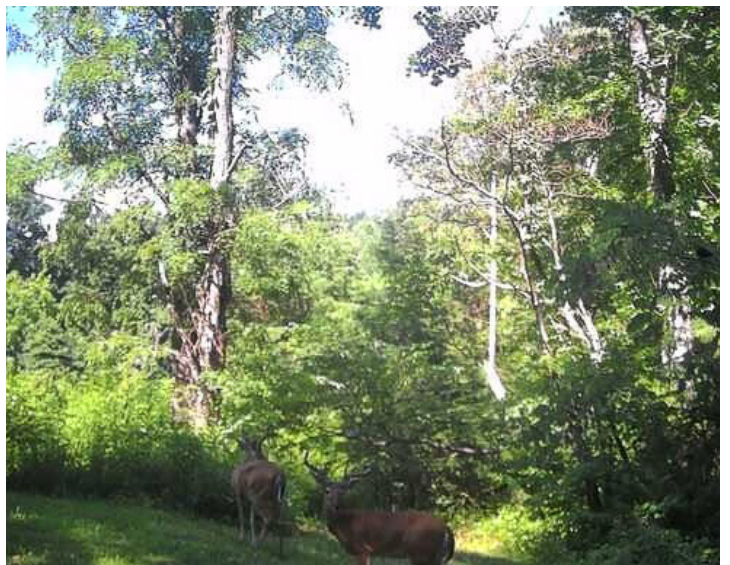
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# TRAIL CAM PICTURES

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# TOPOGRAPHY MAP



Maps Provided By:



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Source: USGS 1 meter dem

Interval(ft): 10.0

Min: 1,846.7

Max: 2,152.8

Range: 306.1

Average: 1,983.1

Standard Deviation: 64.93 ft

0ft 330ft 660ft



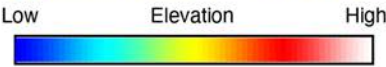
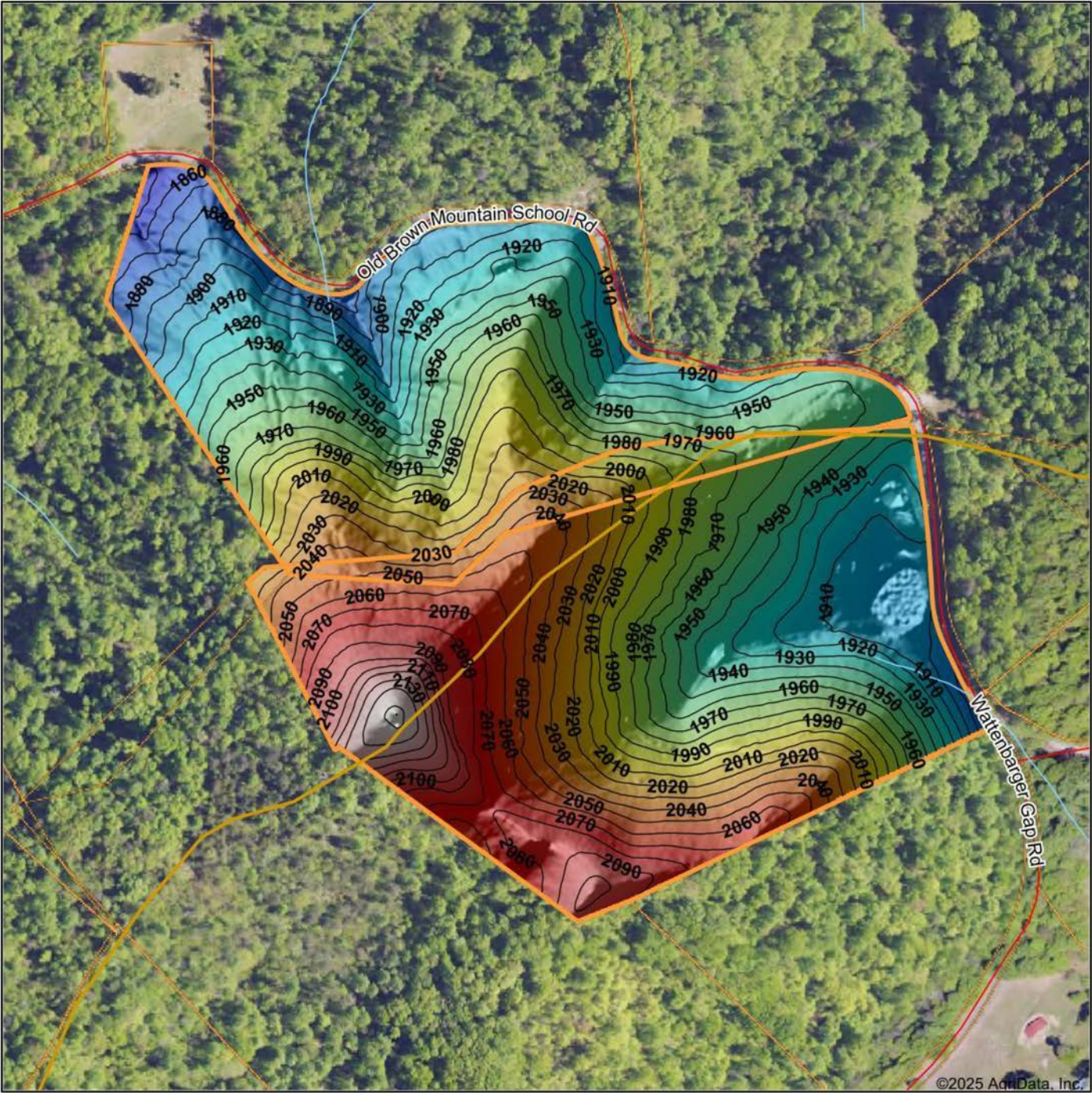
6/26/2025

Hawkins County  
Tennessee

Boundary Center: 36° 21' 30.51, -82° 52' 4.66



# HILLSHADE MAP



Maps Provided By:

**surety**  
CUSTOMIZED ONLINE MAPPING  
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Source: USGS 1 meter dem  
Interval(ft): 10  
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0ft 300ft 600ft



6/26/2025

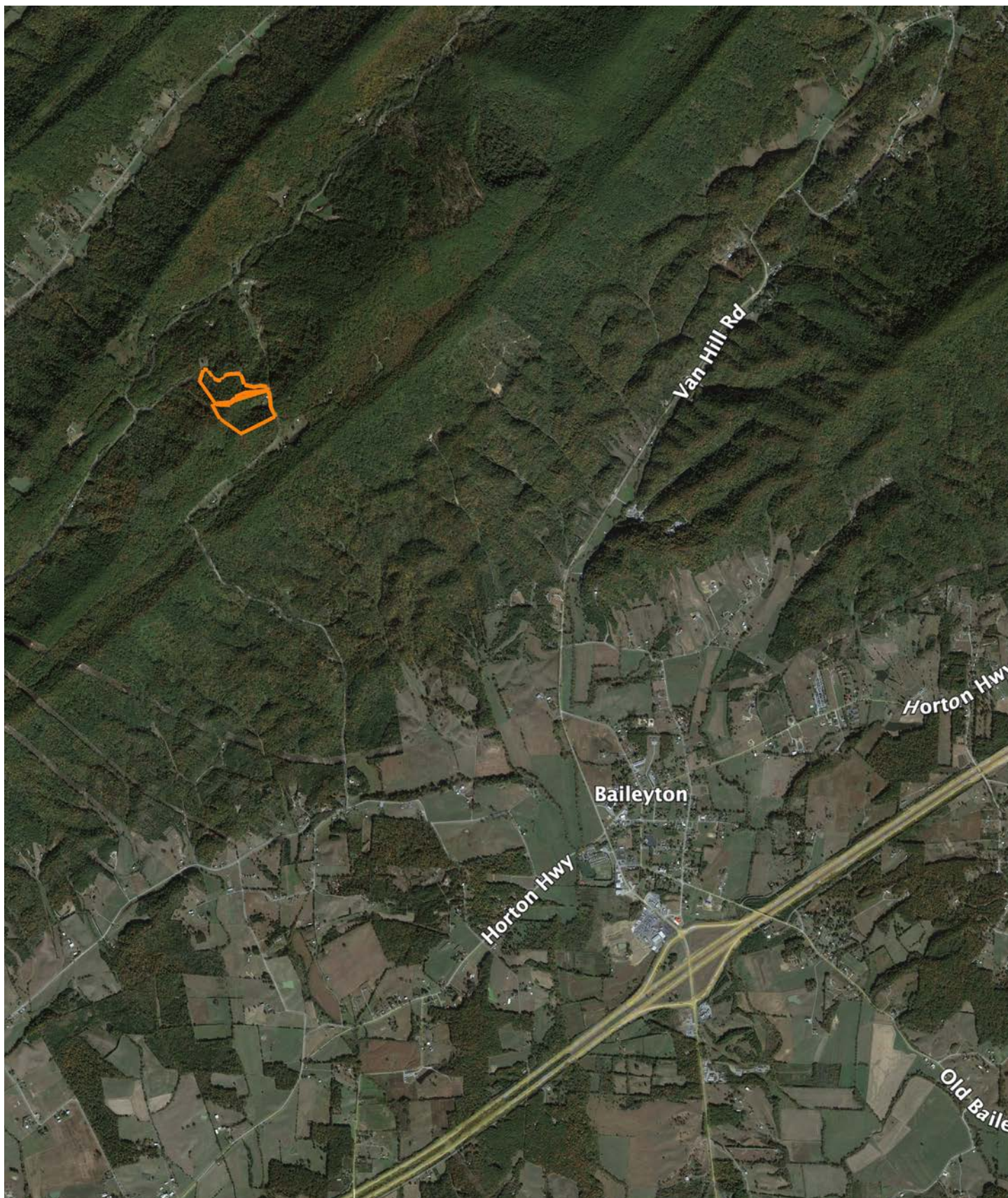
**Hawkins County  
Tennessee**

Boundary Center: 36° 21' 30.51, -82° 52' 4.66



# OVERVIEW MAP

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# 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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