

MIDWEST LAND GROUP PRESENTS

103.4 ACRES IN

HAWKINS COUNTY TENNESSEE



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

HUNTER'S PARADISE AND HOMESITE ON 103.4 +/- ACRES OF PRISTINE EAST TENNESSEE WILDERNESS

Imagine waking up surrounded by the untamed beauty of the Appalachian foothills, where the sounds of nature greet you and trophy game roam freely. This 103.4 +/- acre retreat in Hawkins County, Tennessee, is more than just land — it's a legacy property for the outdoor enthusiast, investor, or visionary ready to create their dream homestead.

Nestled off the renowned War Valley Road, this expansive property offers a perfect mix of hardwood forest and open pastureland, ideal for food plots, trails, or future development. Whether you're a hunter seeking prime territory for deer, bear, and turkey, or someone longing for complete privacy and connection to nature, this land delivers in every way.

At the entrance, an original 1840s hand-hewn cabin stands as a timeless sentinel of Appalachian history. With thoughtful restoration, this rustic gem could become the ultimate hunting lodge or off-grid getaway. Power is already on site, significantly reducing development costs and making it easier to begin your vision right away. Just

add a well, and you're ready to go. Plus, a fully functional barn ready to store all your equipment needs.

A spring-fed creek meanders gracefully through the center of the property, offering year-round water access and enhancing the natural ecosystem that supports abundant wildlife. The timber is largely untouched, with select areas harvested over 20 years ago now regrown with mature stands — an excellent long-term investment opportunity.

Conveniently located just 13 miles from Rogersville, 14 miles to Church Hill, and 12 miles to Interstate 81, this secluded haven still keeps you within easy reach of shopping, dining, and essential services.

Whether you're seeking a private hunting reserve, a peaceful country escape, or a prime recreational investment, this extraordinary piece of east Tennessee is a rare find.

Don't miss your chance to own a slice of Appalachian heaven — properties like this are few and far between.



PROPERTY FEATURES

PRICE: **\$434,406** | COUNTY: **HAWKINS** | STATE: **TENNESSEE** | ACRES: **103.4**

- Prime hunting - deer, bear, and turkey
- Power already on site
- Historic 1840s cabin full of potential
- Fully functional barn
- Spring-fed creek
- Mature timber
- Open pasture land for food plots
- Multiple build sites
- Mountain views
- Road system throughout the property
- Only minutes from Rogersville, Church Hill, and I-81
- Perfect for a hunting lodge, camping, country getaway, or forever home in the trees



PRIME HUNTING OPPORTUNITIES

Whether you're a hunter seeking prime territory for deer, bear, and turkey, or someone longing for complete privacy and connection to nature, this land delivers in every way.



SPRING-FED CREEK



FULLY FUNCTIONAL BARN



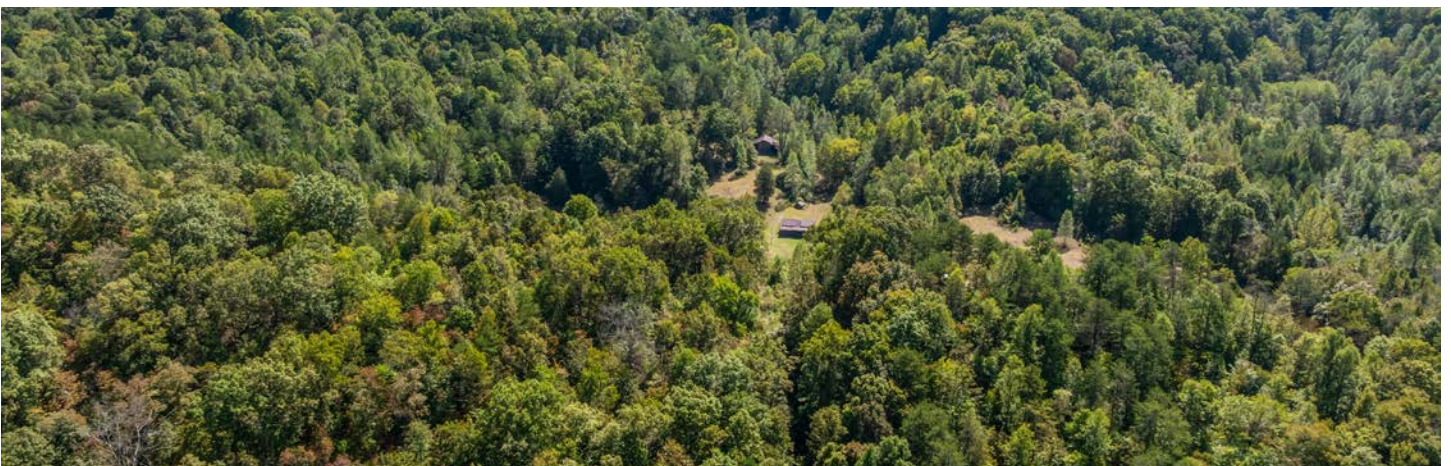
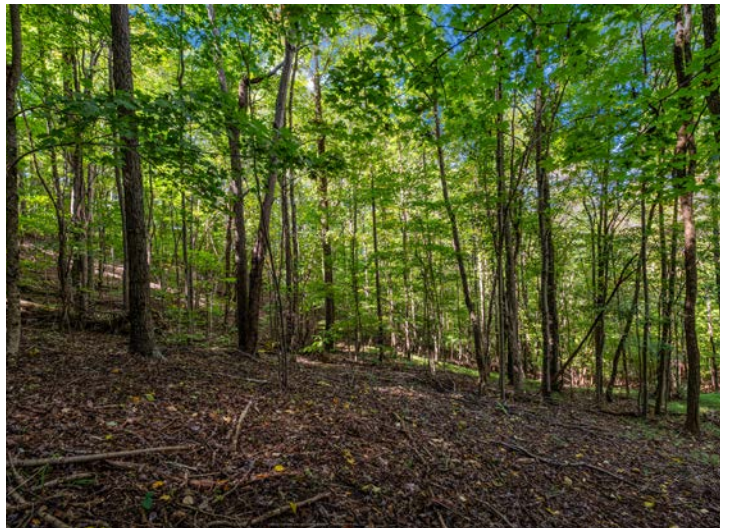
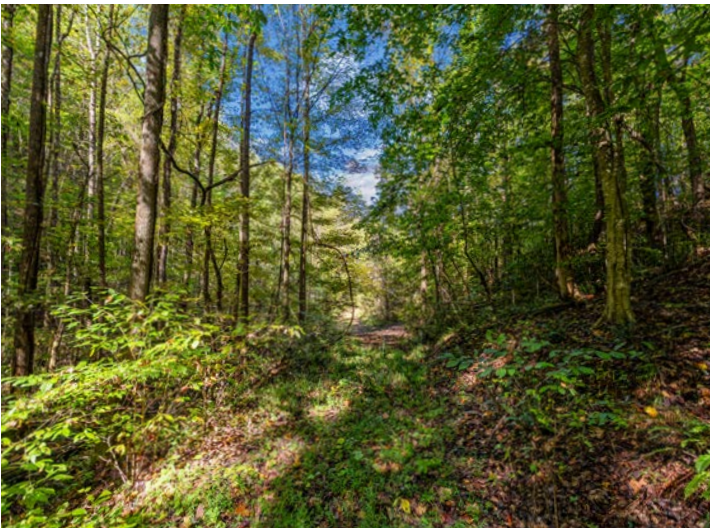
HISTORIC 1840S CABIN

At the entrance, an original 1840s hand-hewn cabin stands as a timeless sentinel of Appalachian history. With thoughtful restoration, this rustic gem could become the ultimate hunting lodge or off-grid getaway.



MATURE TIMBER

The timber is largely untouched, with select areas harvested over 20 years ago now regrown with mature stands — an excellent long-term investment opportunity.



AERIAL MAP



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Maps Provided By:



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Boundary Center: 36° 25' 52.71, -82° 48' 52.26

0ft 664ft 1328ft

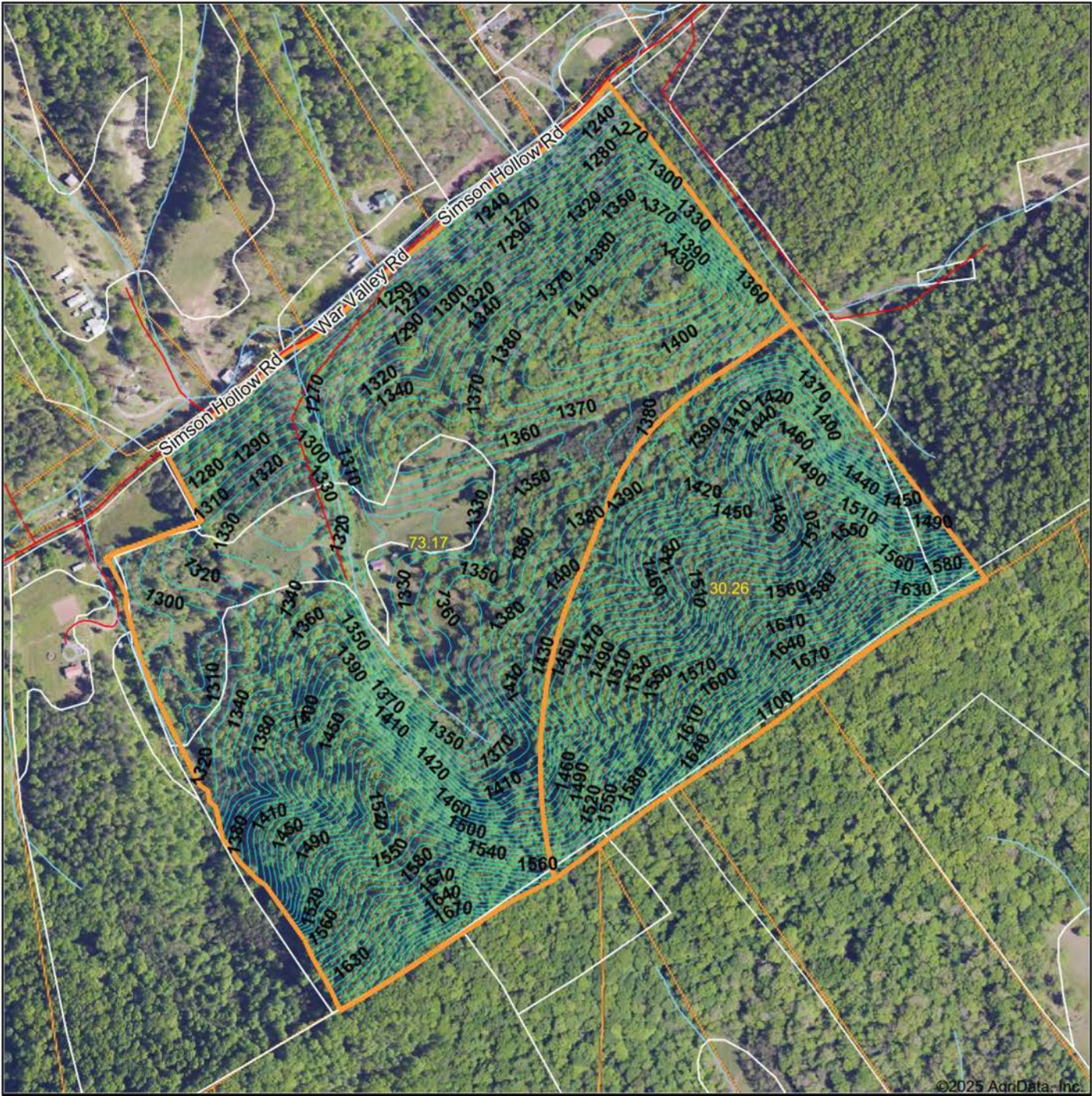


**Hawkins County
Tennessee**

9/18/2025

Field borders provided by Farm Service Agency as of 5/21/2008.

TOPOGRAPHY MAP



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Maps Provided By:



CUSTOMIZED ONLINE MAPPING

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Field borders provided by Farm Service Agency as of 5/21/2008

Source: USGS 1 meter dem

Interval(ft): 10.0

Min: 1,209.1

Max: 1,721.2

Range: 512.1

Average: 1,415.5

Standard Deviation: 109.35 ft

0ft 507ft 1015ft

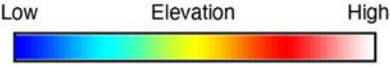
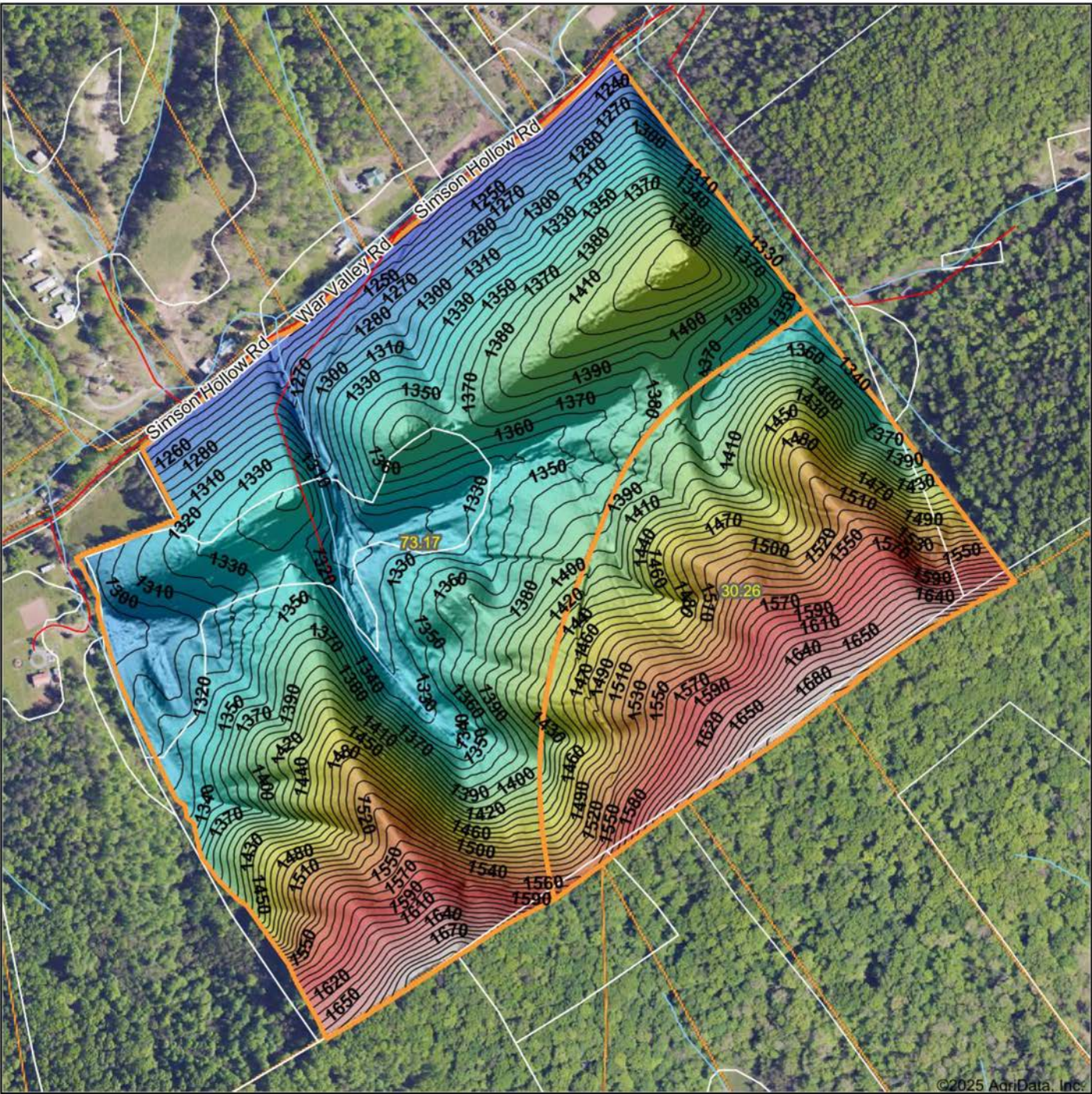


9/18/2025

Hawkins County
Tennessee

Boundary Center: 36° 25' 52.71, -82° 48' 52.26

HILLSHADE MAP



Maps Provided By:

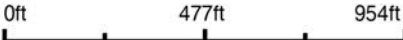


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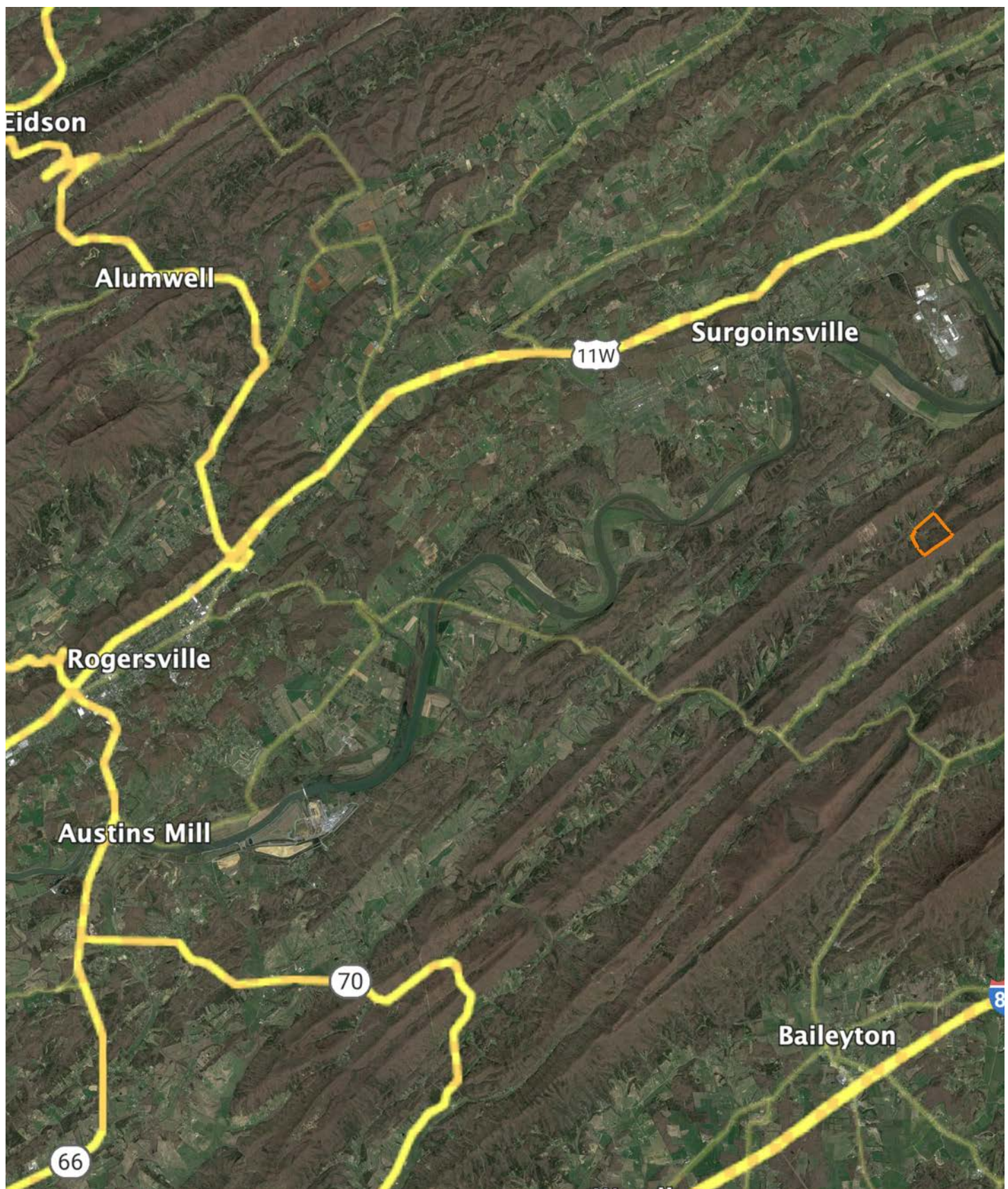


9/18/2025

Hawkins County
Tennessee

Boundary Center: 36° 25' 52.71, -82° 48' 52.26

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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