

MIDWEST LAND GROUP PRESENTS

15 ACRES IN

WASHINGTON COUNTY TENNESSEE



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

THE WARD ESTATES - 15 ACRES OF TENNESSEE PERFECTION

Discover the ideal setting for your dream home - 15+ acres of gently rolling Tennessee countryside, perfectly suited for a private homesite with stunning, long-range views. This picturesque tract offers a rare blend of open pasture and wooded serenity, creating a property that's both beautiful and functional.

The land features expansive, gently sloping pastures that provide multiple premium build sites, each offering peaceful, panoramic country vistas. Tucked into the back corner, you'll find approximately 2 wooded acres, perfect for a personal hunting spot or a quiet nature retreat. Frequent wildlife visitors—including deer and turkey—make every morning and evening feel like a postcard.

Conveniently located just off Horseshoe Bend Road, the property offers city water, power, and internet at the road, ready for easy connection. Tracts like this rarely hit the market in this area, underscoring the truly unique opportunity it presents.

Formerly part of a working cattle farm, The Ward Estates delivers the charm of rural living with the convenience of nearby amenities. You'll be just 5 miles from historic Jonesborough, 15 miles from Johnson City, and an easy 89-mile drive to world-renowned Pigeon Forge.

Whether you're seeking a forever homesite, a peaceful retreat, or an investment in one of Tennessee's most desirable regions, this 15-acre gem offers the perfect canvas.



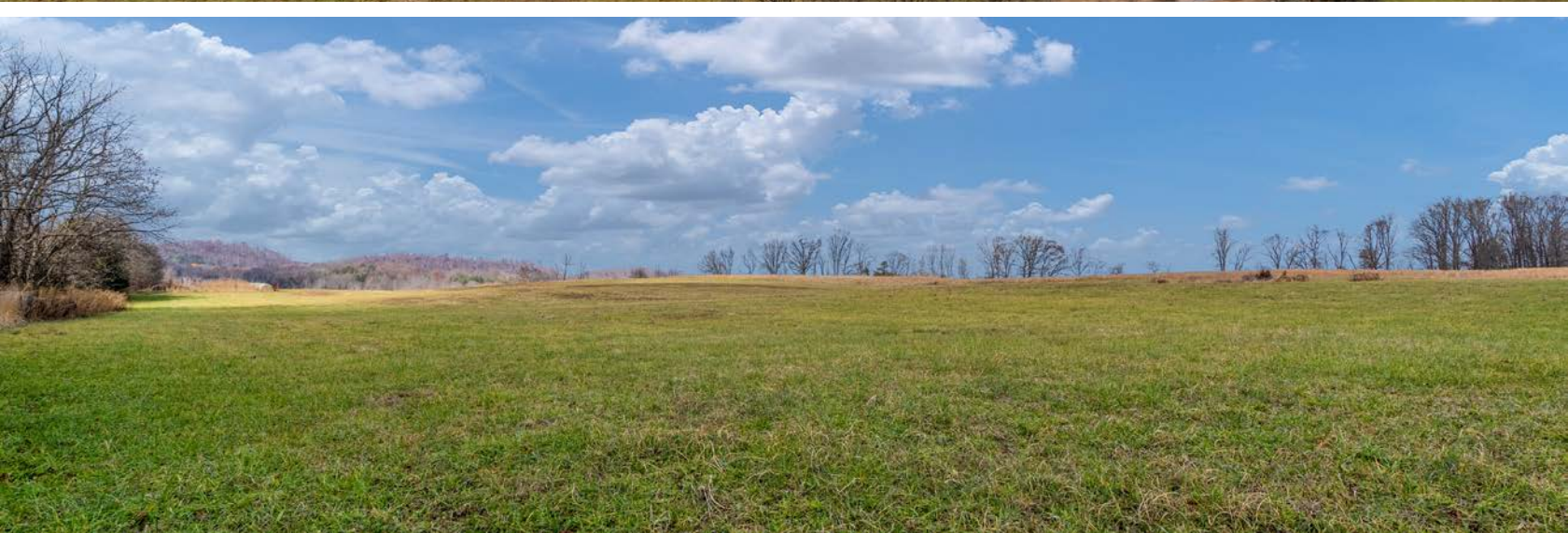
PROPERTY FEATURES

COUNTY: **WASHINGTON** | STATE: **TENNESSEE** | ACRES: **15**

- 15+ acres of gently rolling pasture
- Stunning long-range Tennessee country views
- Multiple premium homesite options
- 2 wooded acres ideal for hunting or privacy
- Abundant wildlife: deer, turkey & more
- Utilities at the road: city water, power & internet
- Quiet, private setting off Horseshoe Bend Rd
- Former cattle farm with beautiful open land
- 5 miles to historic Jonesborough
- 15 miles to Johnson City
- 89 miles to Pigeon Forge
- Rare opportunity in a highly sought-after area



15 ACRES OF GENTLY ROLLING PASTURE



STUNNING LONG-RANGE VIEWS



2 WOODED ACRES

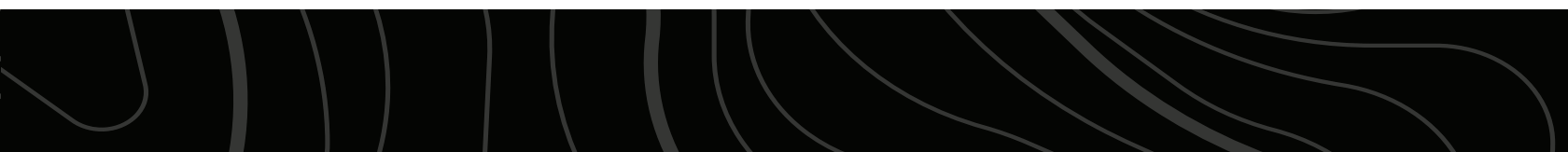


MULTIPLE PREMIUM HOME SITE OPTIONS

Conveniently located just off Horseshoe Bend Road, the property offers city water, power, and internet at the road, ready for easy connection. Tracts like this rarely hit the market in this area, underscoring the truly unique opportunity it presents.



ADDITIONAL PHOTOS



TOPOGRAPHY MAP



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Boundary Center: 36° 19' 18.97, -82° 31' 32.89

0ft 363ft 727ft



Maps Provided By:



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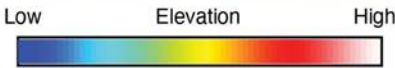
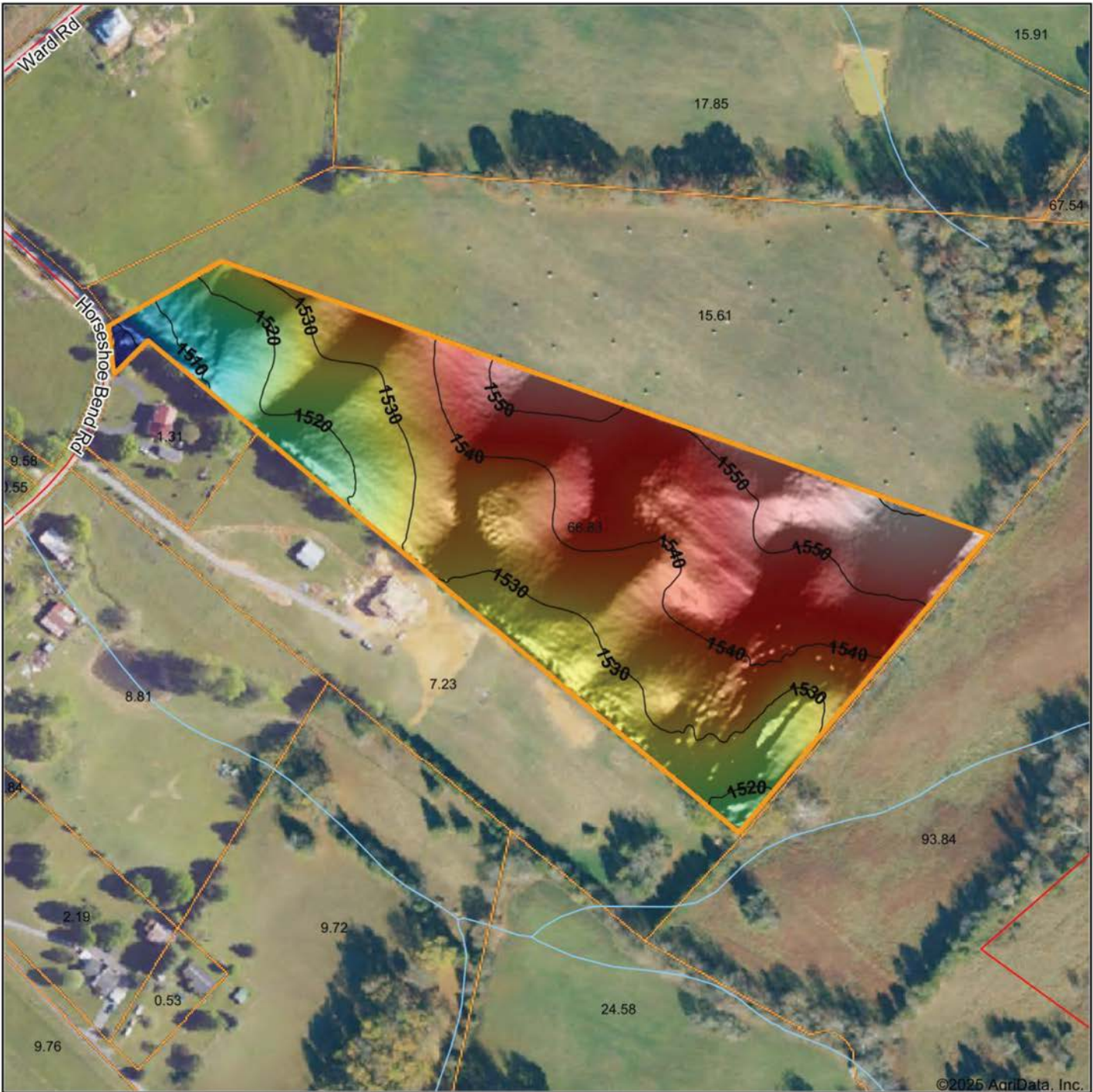
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Washington County
Tennessee



11/12/2025

AERIAL MAP



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Source: USGS 1 meter dem
Interval(ft): 10
Min: 1,495.1
Max: 1,560.6
Range: 65.5
Average: 1,535.9
Standard Deviation: 11.71 ft

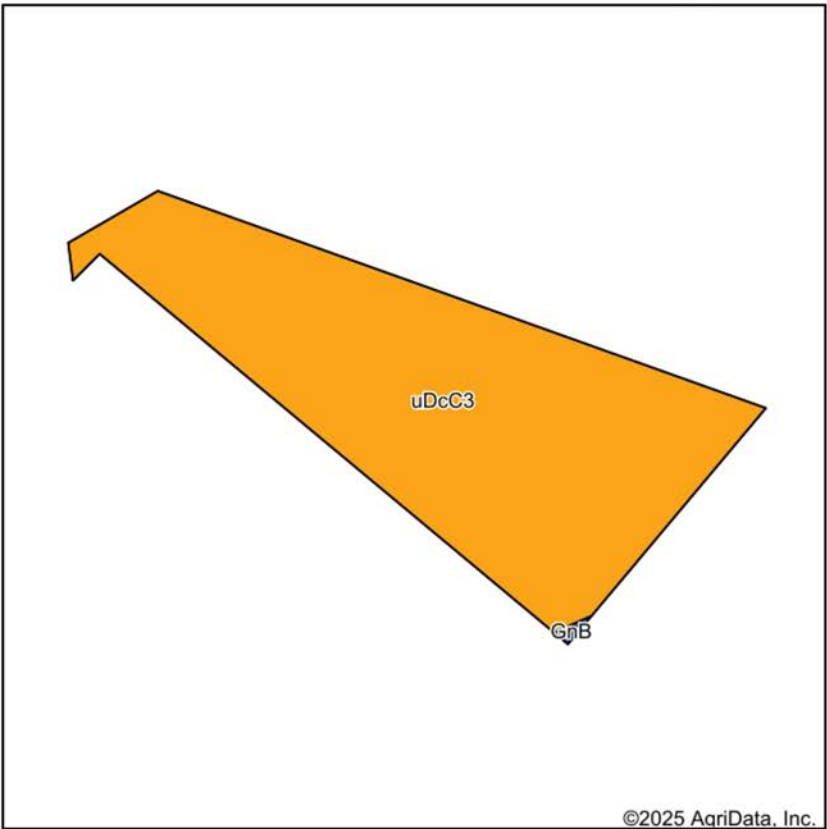
0ft 283ft 566ft



Washington County
Tennessee

Boundary Center: 36° 19' 18.97, -82° 31' 32.89

SOILS MAP



Soils data provided by USDA and NRCS.

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State: **Tennessee**
County: **Washington**
Location: **36° 19' 18.97, -82° 31' 32.89**
Township: **Sulphur Springs**
Acres: **14.69**
Date: **11/12/2025**



Maps Provided By:

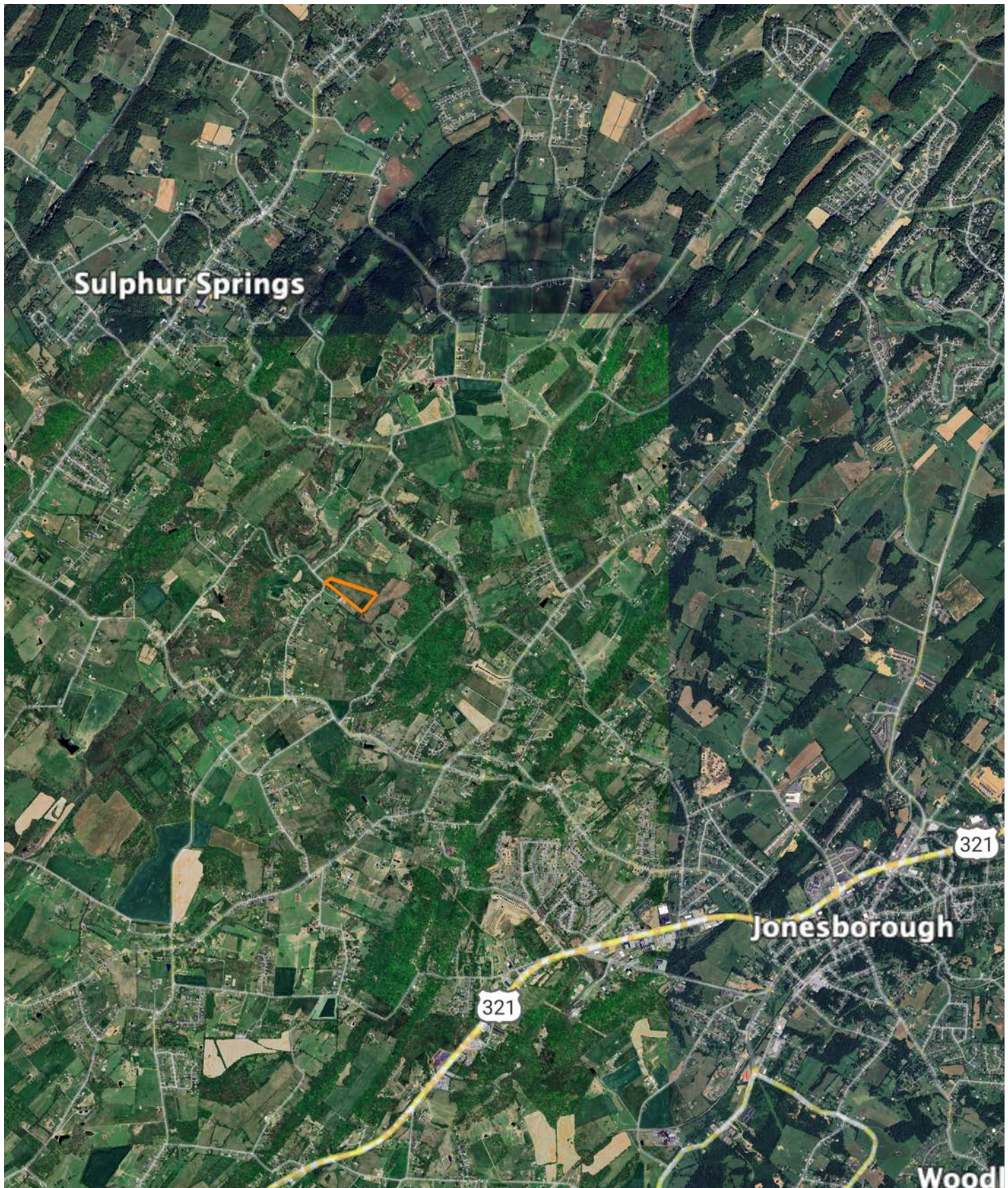


Area Symbol: TN179, Soil Area Version: 24											
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	*n NCCPI Cotton
uDcC3	Dewey-Collegedale complex, 6 to 15 percent slopes, severely eroded	14.69	100.0%		> 6.5ft.	IIIe	61	56	51	40	61
Weighted Average						3.00	*n 61	*n 56	*n 51	*n 40	*n 61

*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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