

MIDWEST LAND GROUP PRESENTS

21.4 ACRES

CARTER COUNTY, TN

CRIPPLE CREEK ROAD, WATAUGA, TENNESSEE 37694



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

LIVE HERE, HUNT HERE

Introducing an exceptional 21.4 acre tract in the heart of Carter County, Tennessee, offering a rare combination of accessibility, natural beauty, and recreational appeal. This mountainous property is completely accessible thanks to a well-maintained internal road system, making it easy to explore and enjoy every corner of the land. With nearly 1,200 feet of road frontage along Cripple Creek Road, the property also features open pasture land along the road, providing multiple ideal locations for a private driveway and future entrance.

One of the standout features of this property is the stunning Cripple Creek, which runs the entire width of the land, adding both beauty and functionality. The sound of flowing water creates a peaceful setting, while the terrain offers multiple excellent build sites suitable for a full-time residence, mountain cabin, or weekend retreat. Whether you're envisioning a secluded home

or a recreational getaway, this land offers flexibility and character that's hard to find.

For the avid outdoorsman, this property is a true East Tennessee gem. The land is loaded with whitetail deer, including trophy-class bucks, along with a strong population of turkey and numerous black bears. The eastern boundary is bordered by a large powerline easement, providing additional open area that enhances wildlife movement and hunting opportunities.

This 21.4 acre property presents an outstanding opportunity to own a versatile and highly desirable piece of Carter County, Tennessee land. With road frontage, water features, abundant wildlife, and multiple build sites, this tract checks all the boxes for recreation, investment, or your future mountain homestead.



PROPERTY FEATURES

COUNTY: **CARTER**

STATE: **TENNESSEE**

ACRES: **21.4**

- 21.4 acres in scenic Carter County, TN
- Mountainous property with full access via well-maintained road system
- Nearly 1,200 feet of road frontage on Cripple Creek Road
- Pasture land along the road with multiple driveway access points
- Beautiful Cripple Creek runs the entire width of the property
- Multiple excellent build sites for home, cabin, or retreat
- Loaded with whitetail deer - including BIG bucks
- Numerous black bears and strong turkey population
- Eastern boundary borders a large powerline easement (great wildlife corridor)
- Ideal for hunting, recreation, or a private mountain homesite

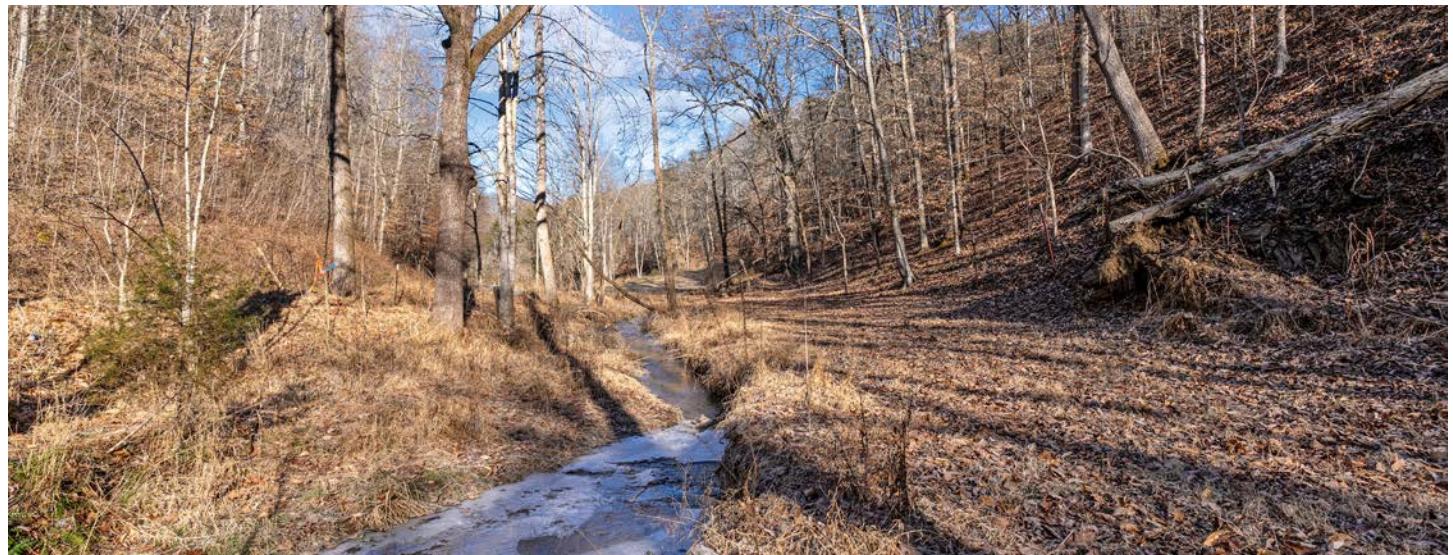


MULTIPLE EXCELLENT BUILD SITES

With nearly 1,200 feet of road frontage along Cripple Creek Road, the property also features open pasture land along the road, providing multiple ideal locations for a private driveway and future entrance.



BEAUTIFUL CRIPPLE CREEK

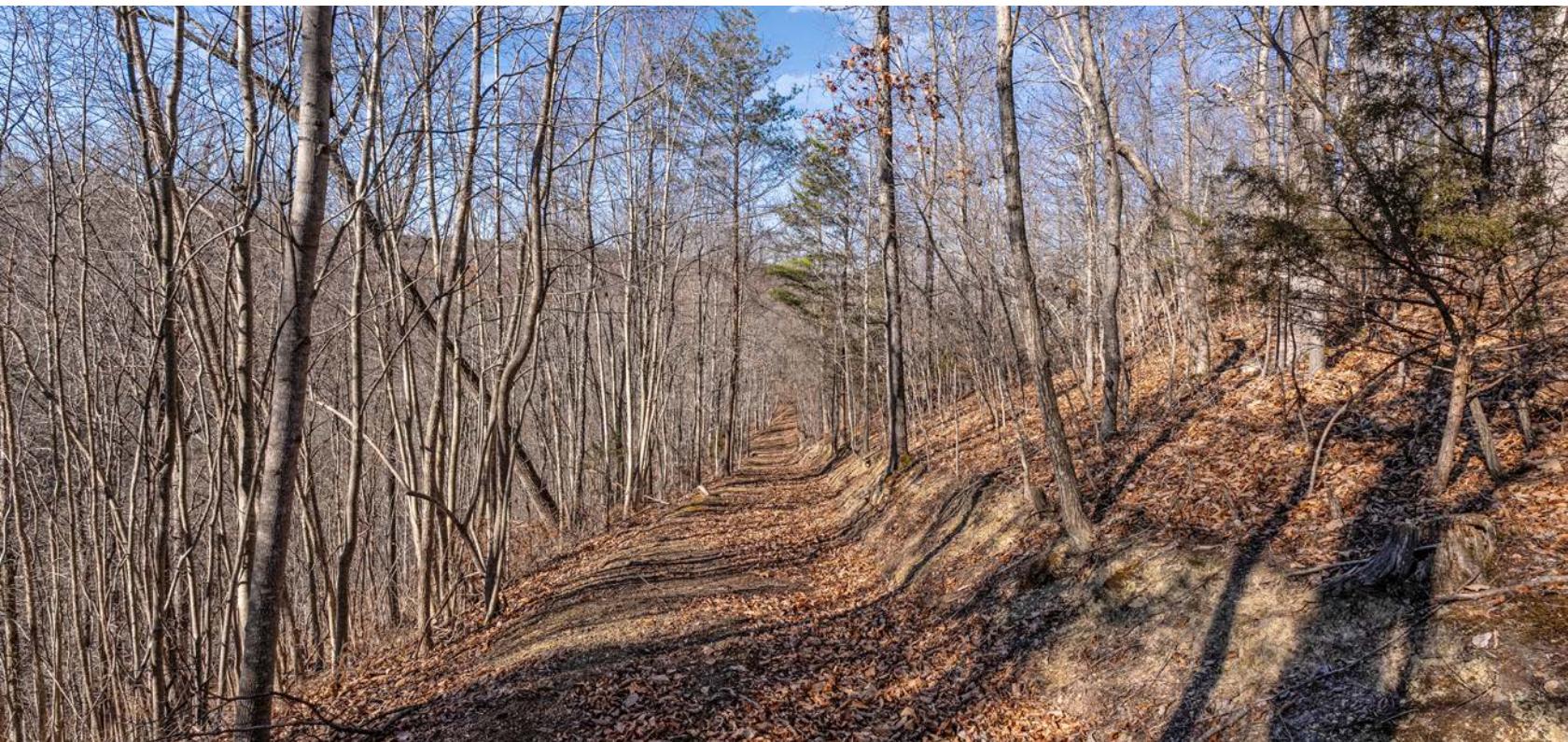


LOADED WITH WHITETAIL DEER



WELL-MAINTAINED ROAD SYSTEM

This mountainous property is completely accessible thanks to a well-maintained internal road system, making it easy to explore and enjoy every corner of the land.



ADDITIONAL PHOTOS



AERIAL MAP



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Boundary Center: 36° 23' 52.71", -82° 15' 38.94"

0ft 268ft 536ft



Carter County
Tennessee

1/8/2026

TOPOGRAPHY MAP



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Source: USGS 1 meter dem

0ft 301ft 603ft

Interval(ft): 10.0

Min: 1,514.4

Max: 1,803.5

Range: 289.1

Average: 1,639.4

Standard Deviation: 75.49 ft

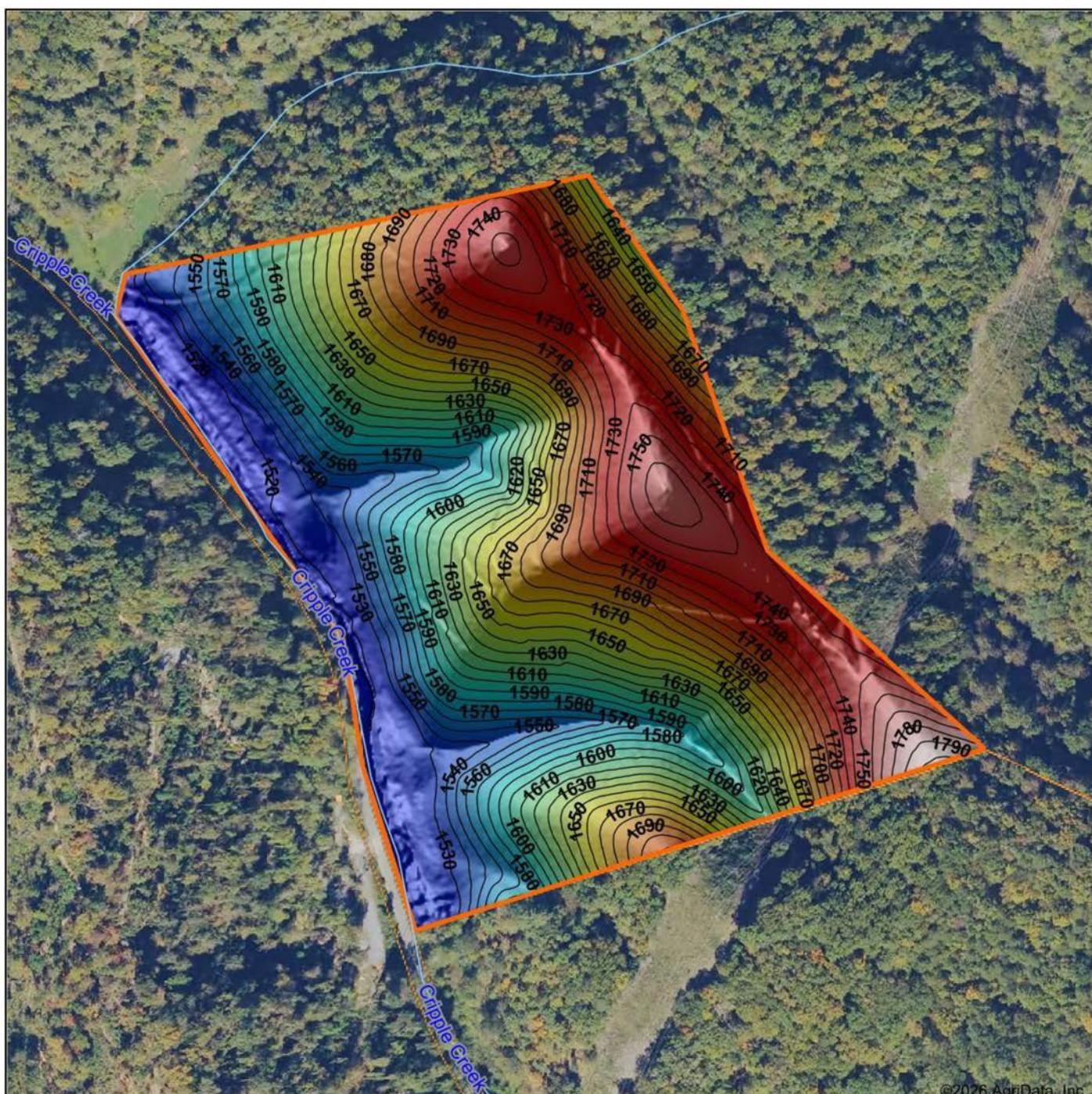


Carter County
Tennessee

1/8/2026

Boundary Center: 36° 23' 52.71", -82° 15' 38.94"

HILLSHADE MAP



Source: USGS 1 meter dem

0ft 271ft 542ft

Interval(ft): 10

Min: 1,514.4

Max: 1,803.5

Range: 289.1

Average: 1,639.4

Standard Deviation: 75.49 ft



Carter County
Tennessee

1/8/2026

Boundary Center: 36° 23' 52.71", -82° 15' 38.94"

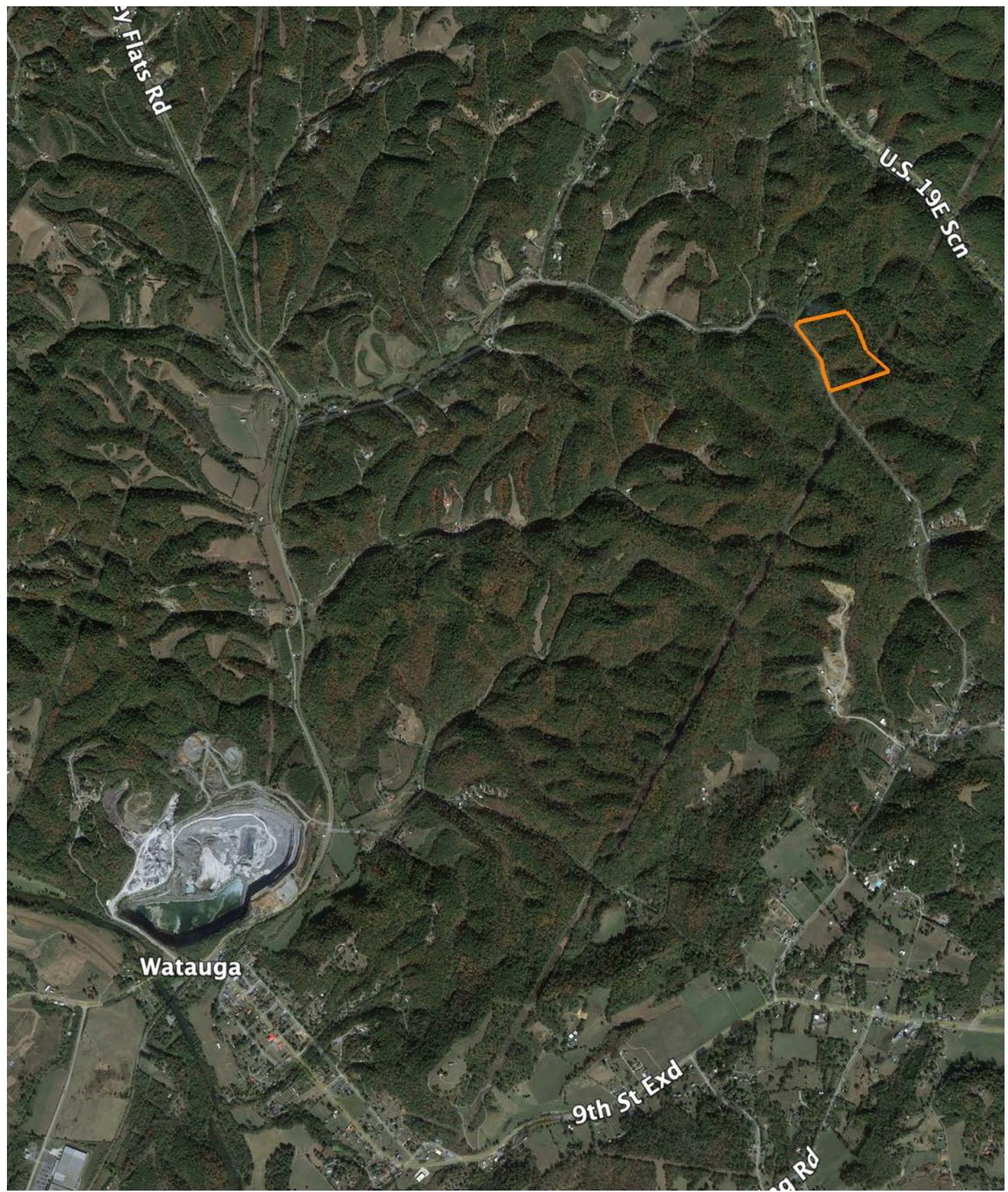


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OVERVIEW MAP



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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