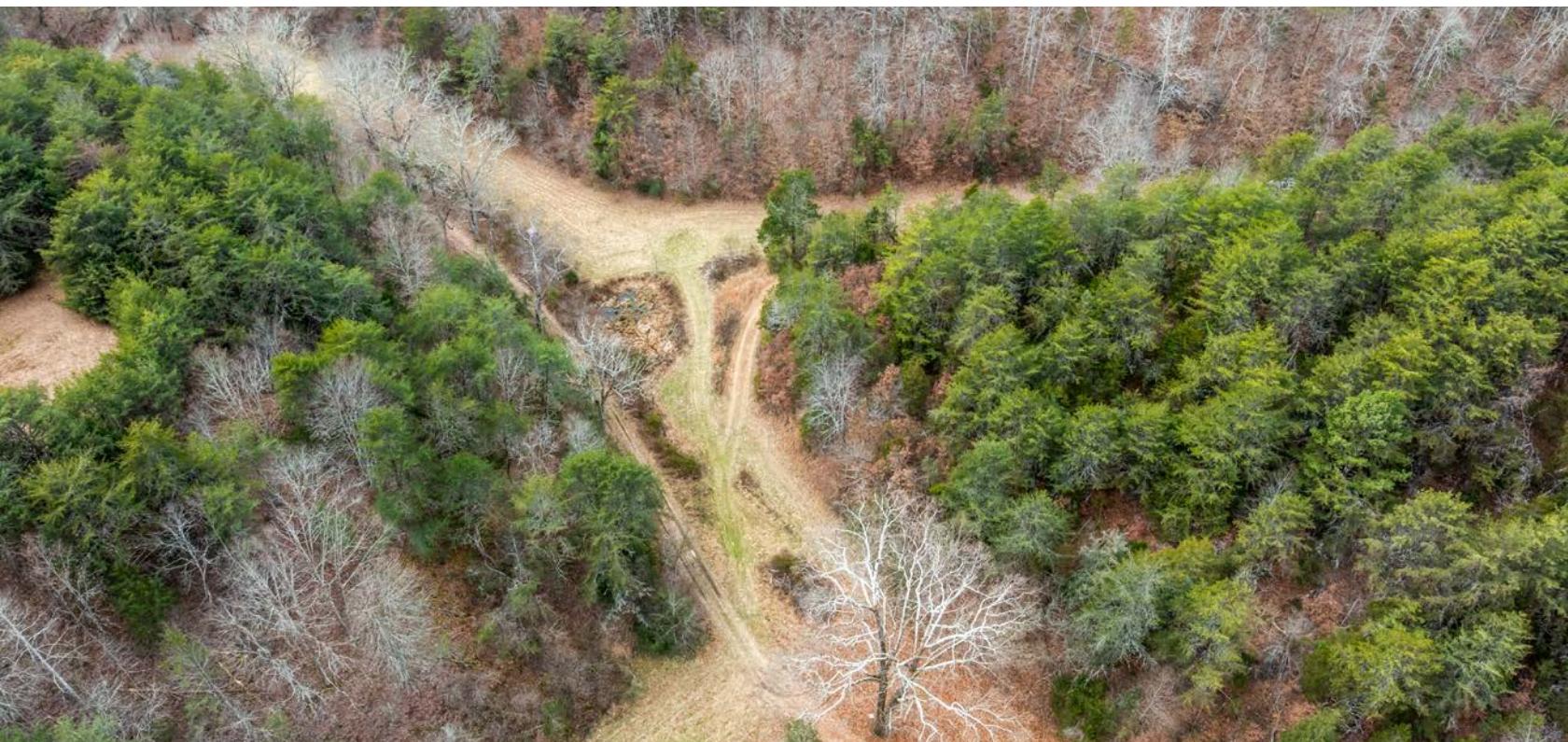


MIDWEST LAND GROUP PRESENTS

45 ACRES IN

SULLIVAN COUNTY TENNESSEE



1135 PINEY FLATS ROAD, WATAUGA, TN 37694

MIDWEST LAND GROUP IS HONORED TO PRESENT

TOP OF THE WORLD

Discover an exceptional opportunity to own approximately 45 +/- acres in Sullivan County, located in Watauga, Tennessee—a remarkable property that blends privacy, convenience, and natural beauty. This expansive tract offers a rare combination of usable land and breathtaking scenery, making it ideal for outdoor enthusiasts, hunters, and those seeking the perfect location for a forever home.

The property is a true sportsman's paradise, featuring multiple established food plot sites and abundant wildlife throughout that includes a 1,121 square foot 2 bedroom 1 bath cinder block residence, making for a perfect hunter's cabin. Deer, turkey, and bear are frequently seen, providing outstanding hunting and wildlife-watching opportunities. A complete internal road system allows easy access to all corners of the land, ensuring the entire acreage is both functional and enjoyable.

Several prime building sites are scattered across the property, offering flexibility for future development. One standout homesite boasts spectacular 360-degree panoramic views, creating an incredible setting for a custom mountain retreat. Adding to the value, a well pump, electrical service, and septic system are already in place—saving time and expense as you move forward with your plans.

Despite its peaceful and secluded setting, the property is conveniently located just 8 miles from Johnson City, providing quick access to shopping, restaurants, a mall, and government services. It's also 17 miles from Bristol, Tennessee, 26 miles from Roan Mountain, and 69 miles from Asheville, North Carolina, making this an ideal base for both daily living and weekend adventures. Offered at \$524,000, this is a rare opportunity to own a versatile and well-equipped tract of land in a highly desirable east Tennessee location. Don't miss out on this incredible property.



PROPERTY FEATURES

COUNTY: **SULLIVAN** | STATE: **TENNESSEE** | ACRES: **45**

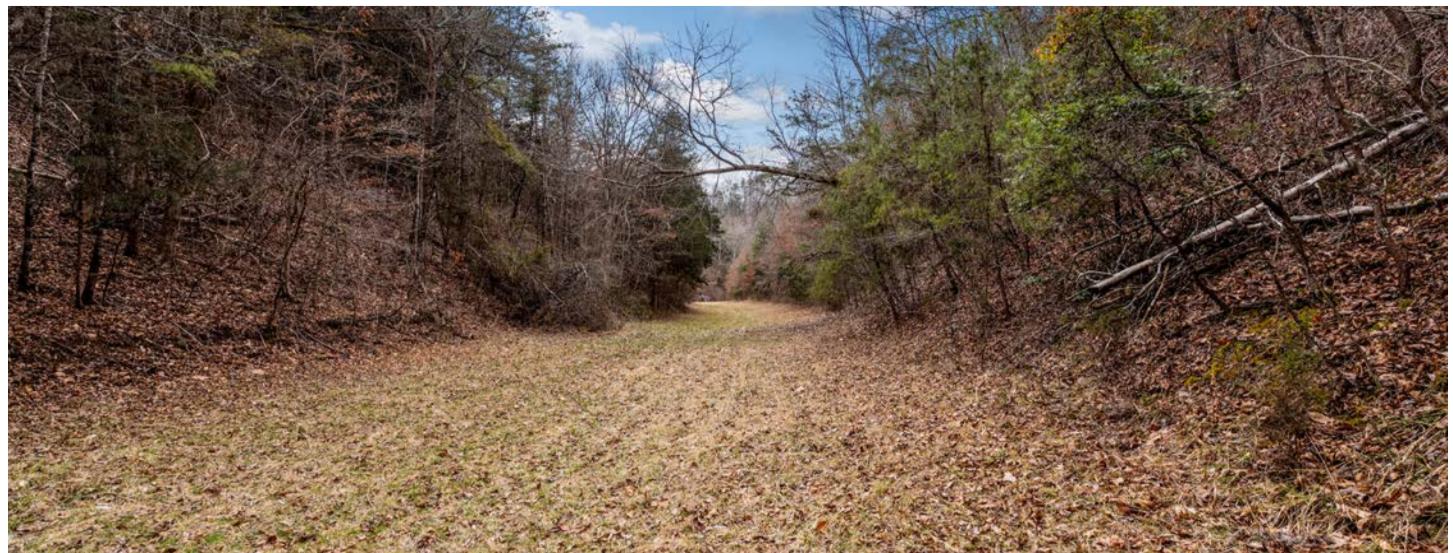
- Abundant wildlife: deer, turkey, and bear
- Multiple established food plot sites
- Complete road system throughout the property
- Multiple build sites
- One build site with stunning 360° views
- Well pump already in place
- Electrical service in place
- Septic system installed
- 8 miles to Johnson City (shopping, dining, and services)
- 17 miles to Bristol, TN
- 26 miles to Roan Mountain
- 69 miles to Asheville, NC



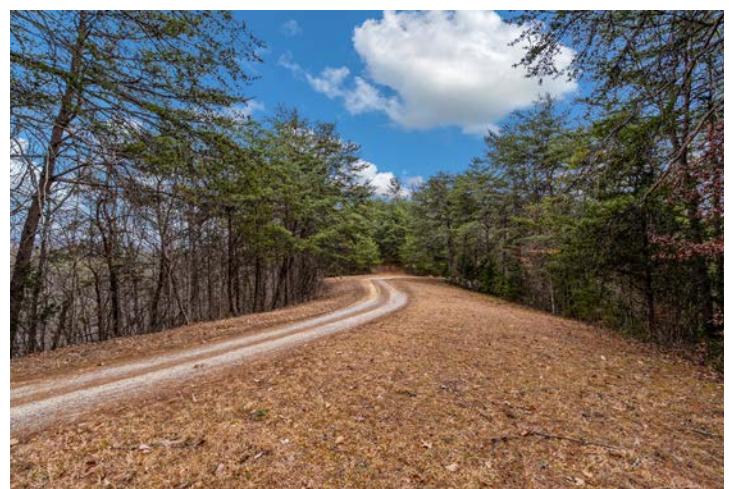
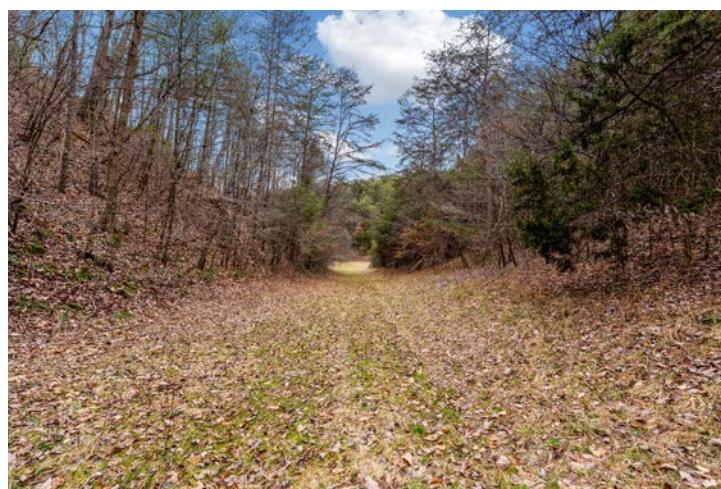
MULTIPLE BUILD SITES



FOOD PLOT SITES



COMPLETE ROAD SYSTEM



ONE BUILD SITE WITH 360° VIEWS



ABUNDANT WILDLIFE



AERIAL MAP



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Maps Provided By:



© AgriData, Inc. 2025

Boundary Center: 36° 24' 30.4", -82° 17' 7.01"

0ft 588ft 1177ft

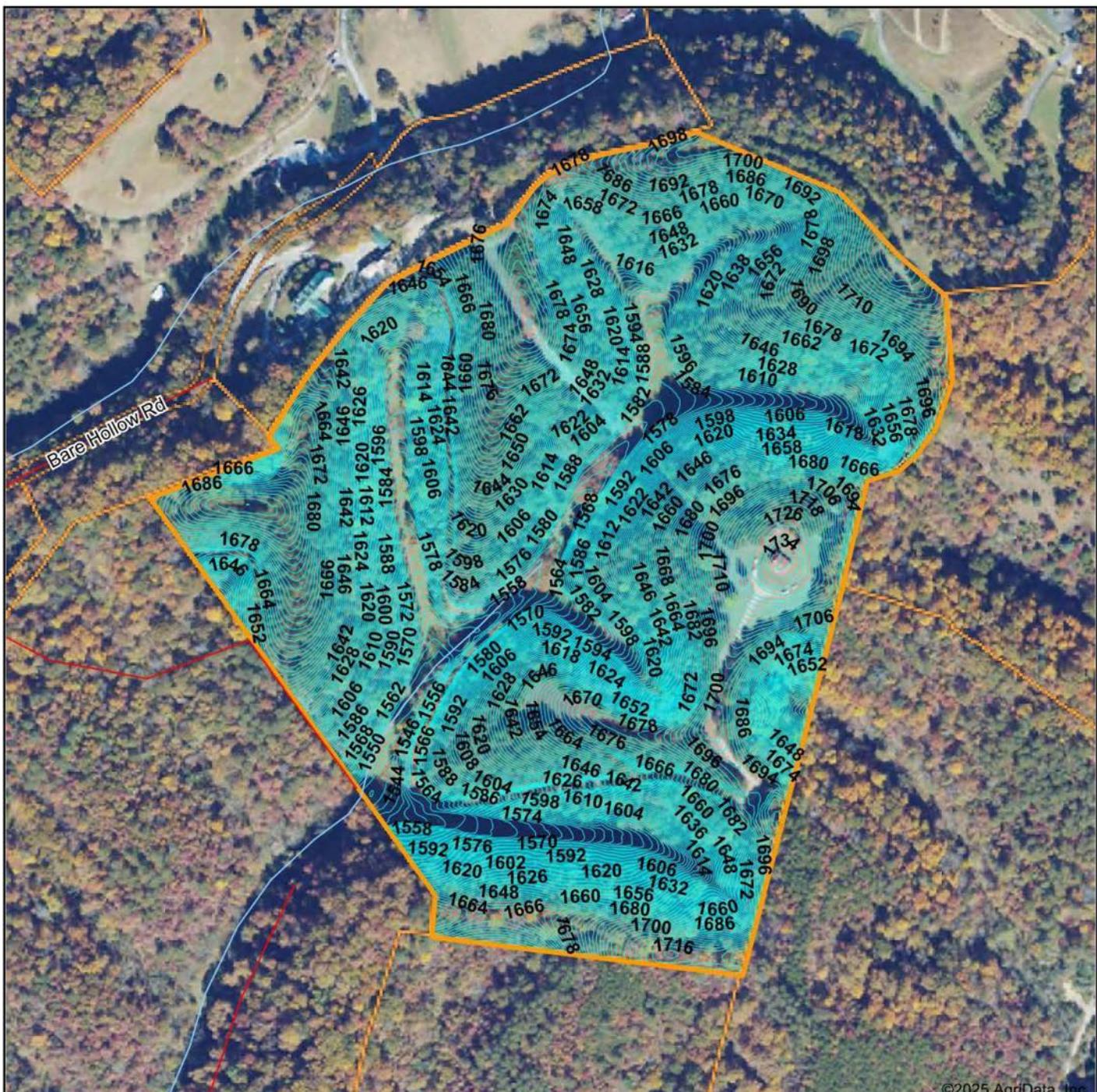


Sullivan County
Tennessee



12/29/2025

CONTOUR MAP



©2025 AgriData, Inc.



Maps Provided By:



© AgriData, Inc. 2025

Source: USGS 1 meter dem

0ft 343ft 685ft

Interval(ft): 2.0

Min: 1,539.7

Max: 1,738.3

Range: 198.6

Average: 1,643.0

Standard Deviation: 46.49 ft

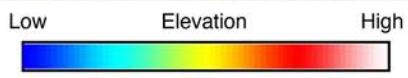
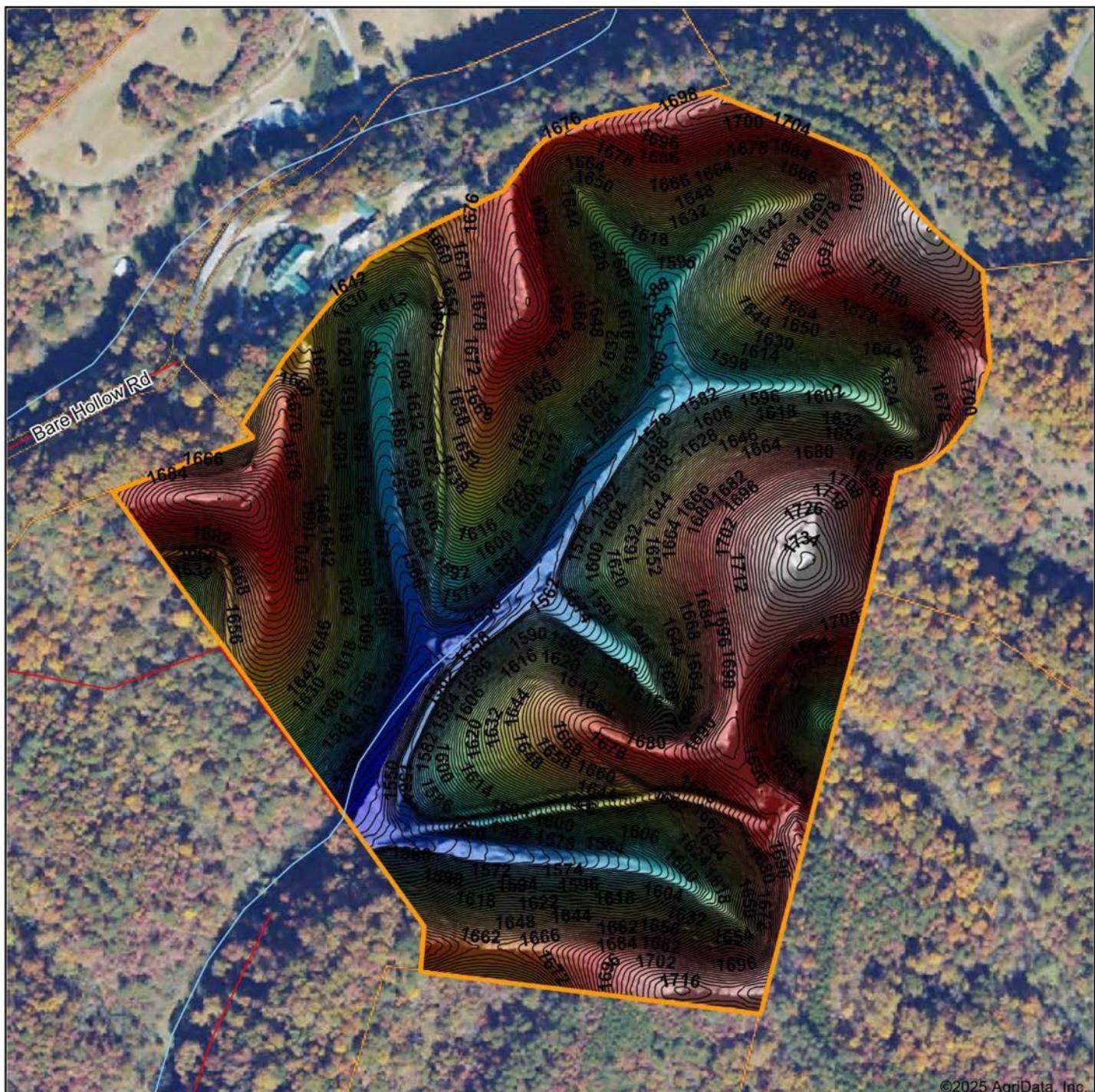


Sullivan County
Tennessee

12/29/2025

Boundary Center: 36° 24' 30.4", -82° 17' 7.01

HILLSHADE MAP



Source: USGS 1 meter dem

0ft

312ft

624ft

Interval(ft): 2

Min: 1,539.7

Max: 1,738.3

Range: 198.6

Average: 1,643.0

Standard Deviation: 46.49 ft



Sullivan County
Tennessee

12/29/2025

Boundary Center: 36° 24' 30.4", -82° 17' 7.01"

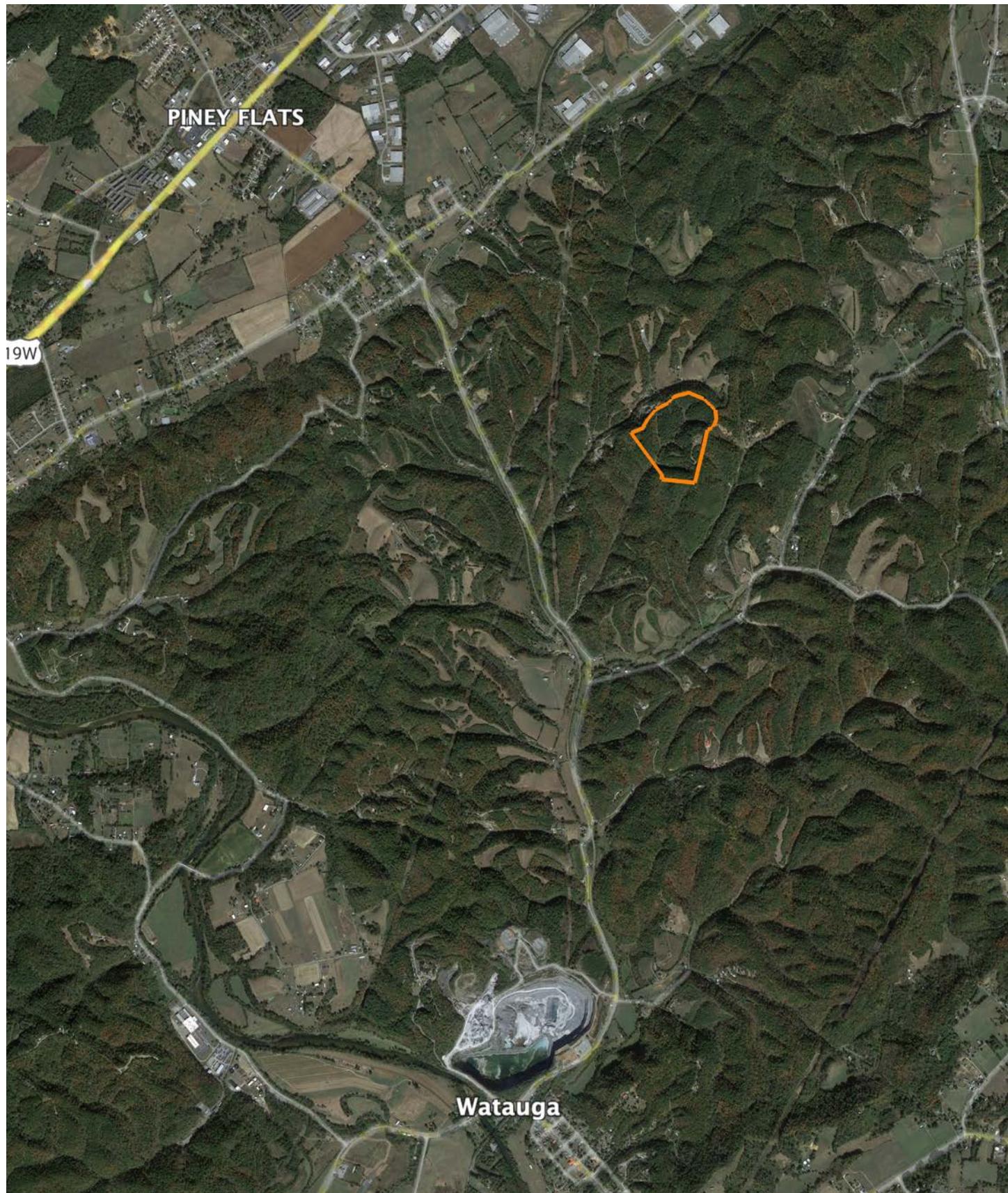


Maps Provided By:

surety
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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

423.525.8275

JMitchem@MidwestLandGroup.com



MidwestLandGroup.com

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