

MIDWEST LAND GROUP PRESENTS

33.4 ACRES IN

SULLIVAN COUNTY TENNESSEE



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

CLOSE TO EVERYTHING, BUT FEEL MILES AWAY

We are excited to announce an exceptional chance to own 33.4 acres in Kingsport, Tennessee, where convenience, privacy, and potential come together. Located within the city limits and positioned as the last reachable tract on Cooks Landing Road, this property offers a quiet, low-traffic setting while remaining just minutes from shopping, dining, and everyday amenities. Its size and layout make it suitable not only for a private estate or retreat, but also for future development opportunities.

The land is beautifully wooded with mature trees and features mountain views from the upper elevations. Wildlife is abundant, with the property loaded with whitetail deer and an exceptional turkey population. Multiple hunting stands are already in place throughout the property, adding immediate recreational value and highlighting the land's natural appeal.

With multiple build sites, the property offers flexibility for a variety of uses. The lower elevations provide easy access and are well-suited for residential construction, while the upper elevations offer ideal locations for mountain cabins or homes with stunning long-range views. City utilities are available at the road, a major advantage for development, whether for a private compound, multiple homesites, or a thoughtfully planned residential project (subject to zoning and approvals).

Offered at just \$343,068, this 33.4-acre tract represents a unique investment opportunity within Kingsport city limits. Whether you envision a personal mountain retreat, recreational haven, or a future development project, this property delivers size, location, and versatility—and it won't last long.



PROPERTY FEATURES

COUNTY: **SULLIVAN** | STATE: **TENNESSEE** | ACRES: **33.4**

- 33.4 acres located within Kingsport city limits
- Last reachable tract on Cooks Landing Road — private, low-traffic setting
- Beautiful mature hardwoods with mountain views
- Large enough to feel like a private mountain retreat, yet close to everything
- Loaded with whitetail deer and an exceptional turkey population
- Multiple hunting stands already in place
- Multiple build sites throughout the property
- Easy-access build sites on lower elevations
- Upper-elevation mountain cabin or view homesites with stunning views
- City utilities available at the road
- Excellent development or investment potential (subject to zoning/approvals)



33.4 ACRES WITHIN CITY LIMITS

Located within the city limits and positioned as the last reachable tract on Cooks Landing Road, this property offers a quiet, low-traffic setting while remaining just minutes from shopping, dining, and everyday amenities.



EASY ACCESS BUILD SITES



MATURE TIMBER



UPPER ELEVATION CABIN SITE

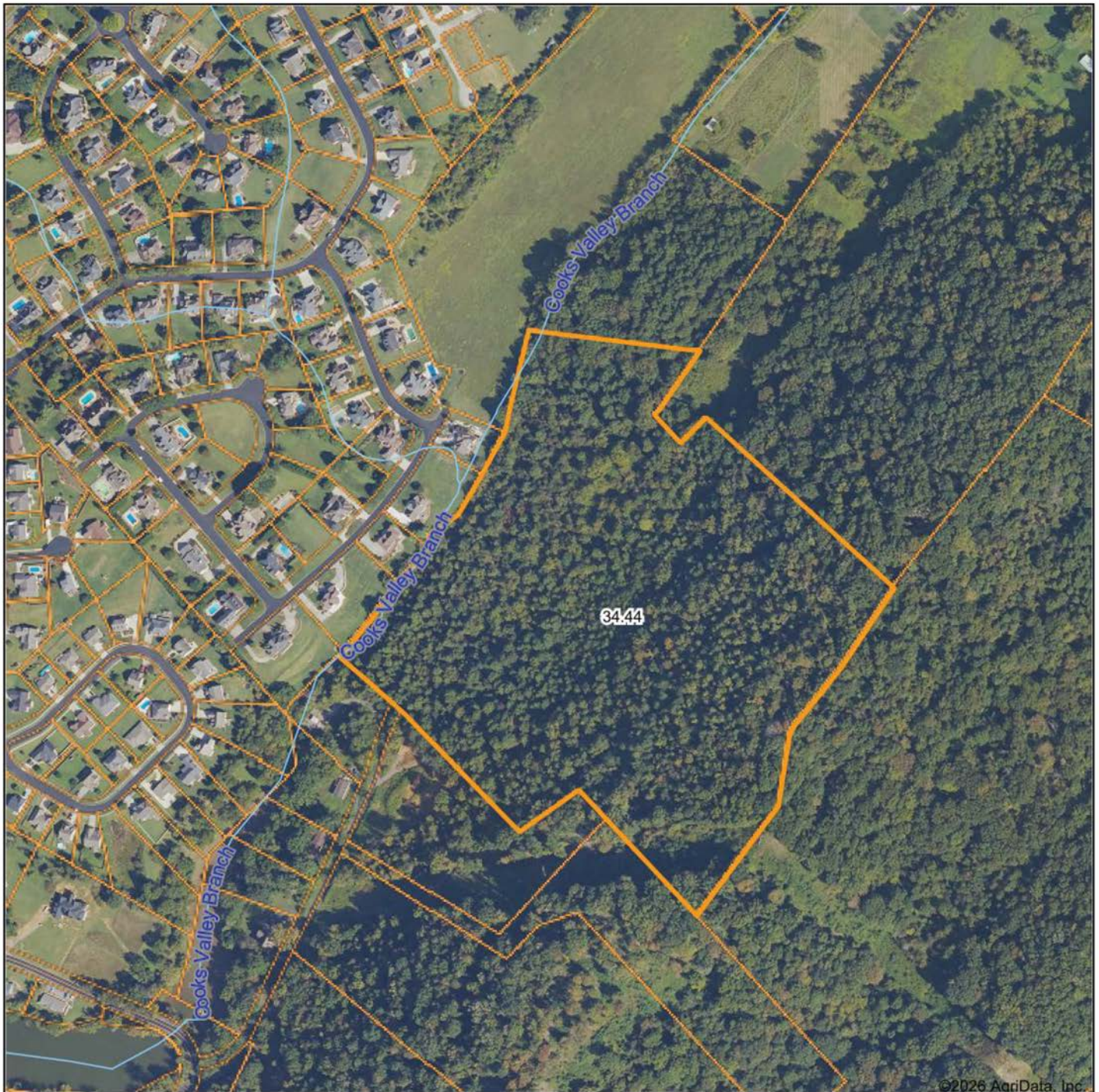
The lower elevations provide easy access and are well-suited for residential construction, while the upper elevations offer ideal locations for mountain cabins or homes with stunning long-range views.



GREAT HUNTING OPPORTUNITIES



AERIAL MAP



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Maps Provided By:



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Boundary Center: 36° 30' 54.77, -82° 29' 20.5

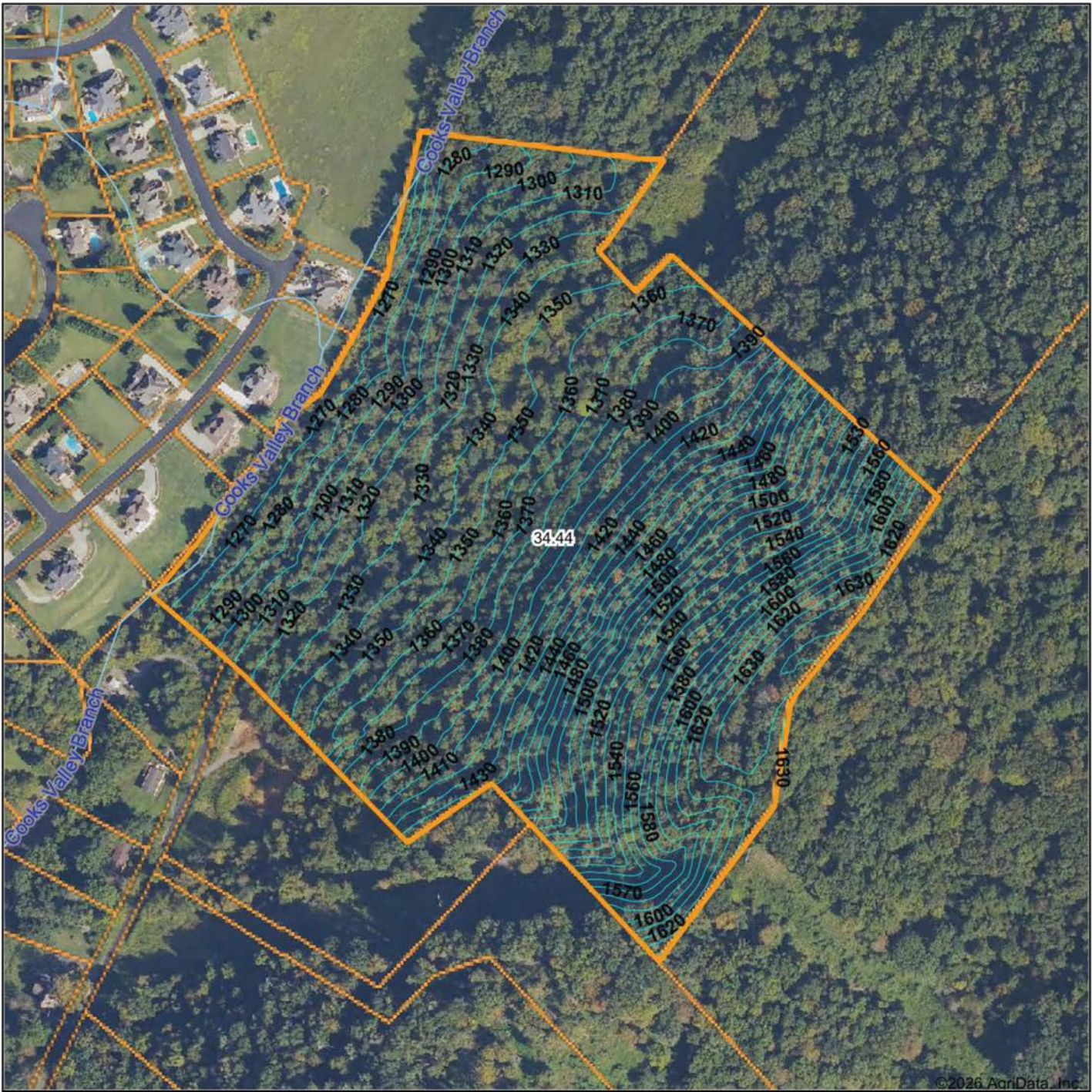
0ft 459ft 918ft



Sullivan County
Tennessee

1/20/2026

TOPOGRAPHY MAP



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CUSTOMIZED ONLINE MAPPING

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Source: USGS 1 meter dem
Interval(ft): 10.0
Min: 1,259.9
Max: 1,652.3
Range: 392.4
Average: 1,418.3
Standard Deviation: 111.35 ft

0ft 323ft 646ft

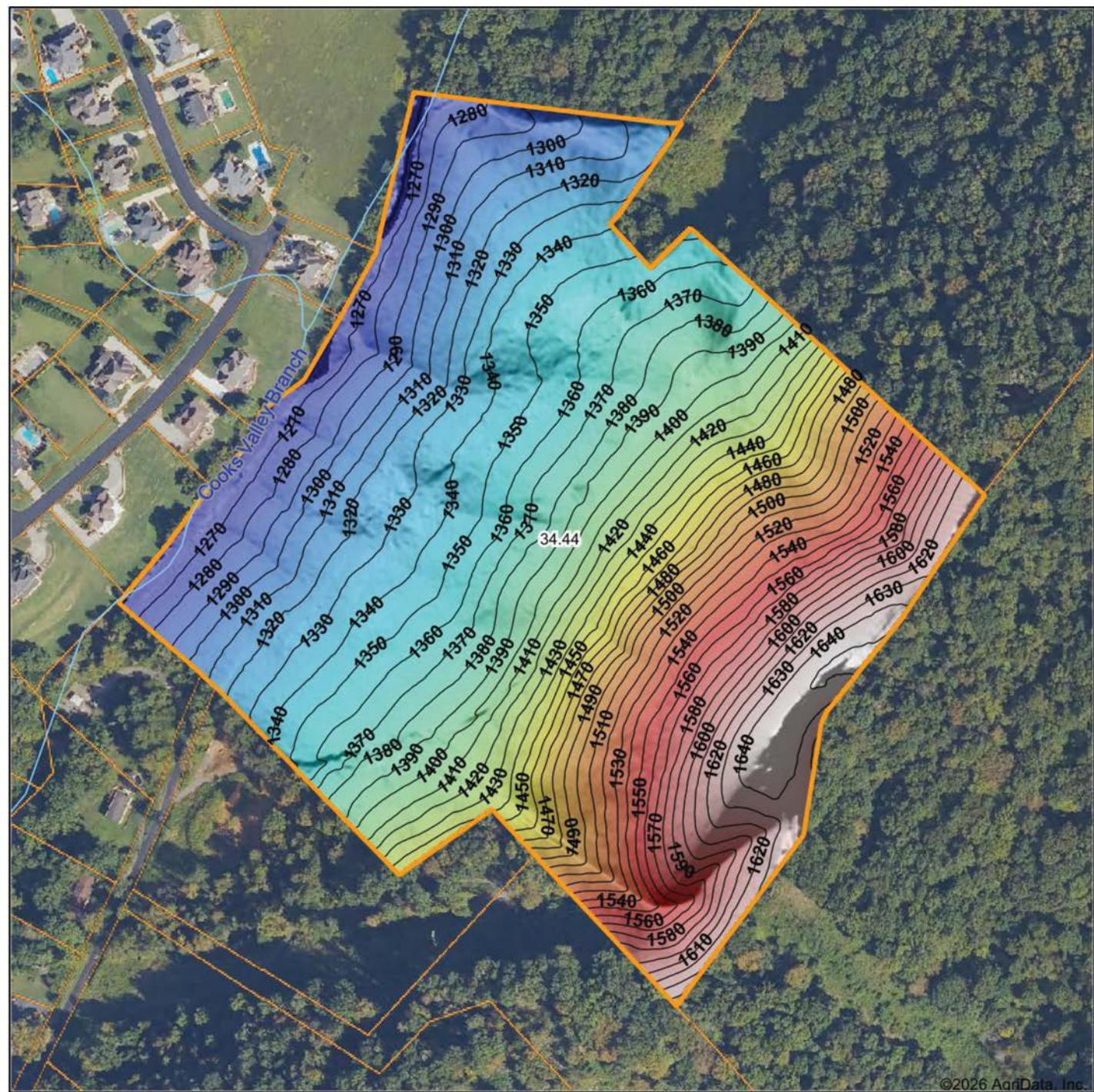


1/20/2026

Sullivan County
Tennessee

Boundary Center: 36° 30' 54.77, -82° 29' 20.5

HILLSHADE MAP



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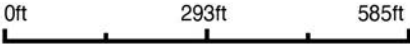


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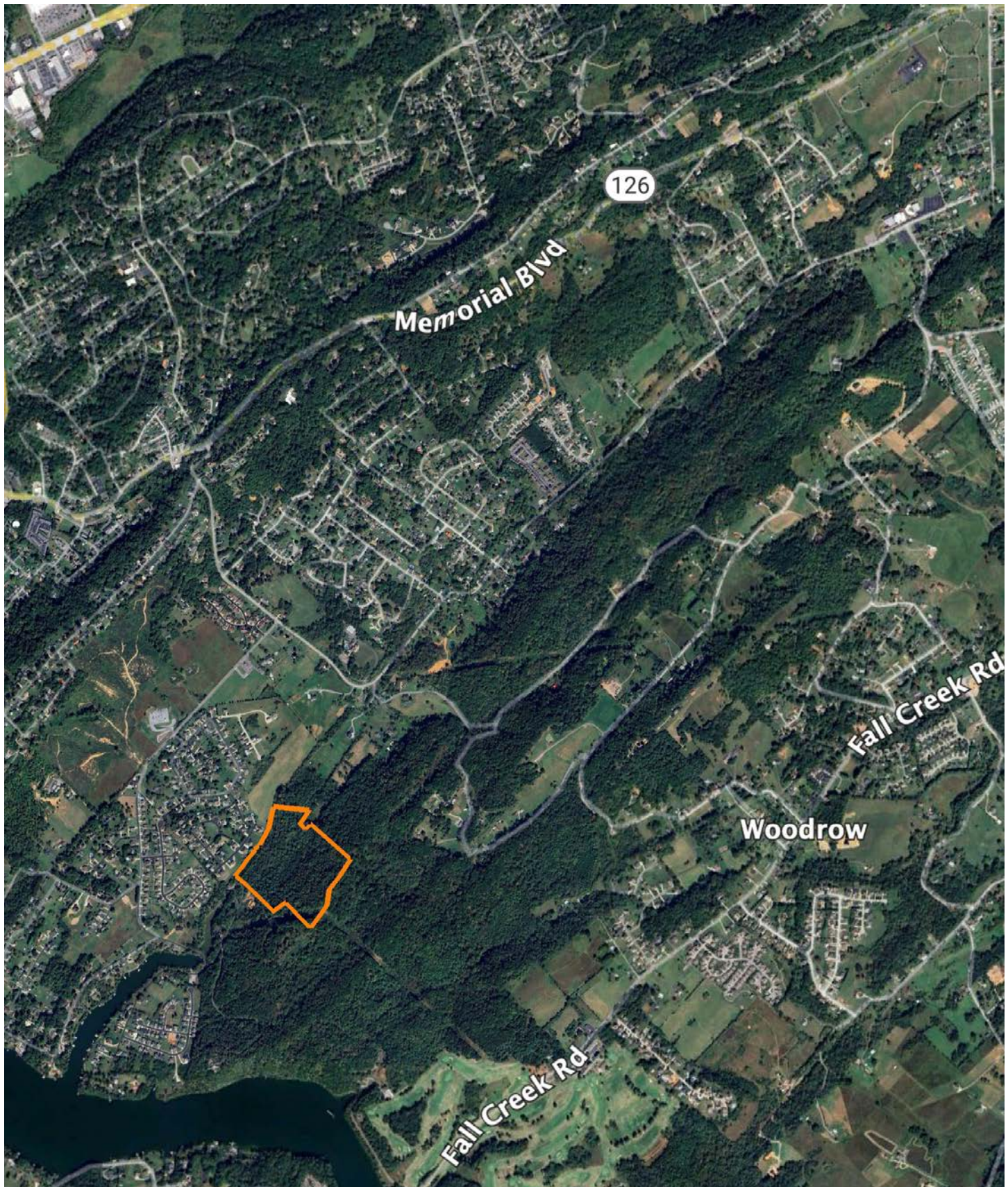


1/20/2026

**Sullivan County
Tennessee**

Boundary Center: 36° 30' 54.77, -82° 29' 20.5

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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