

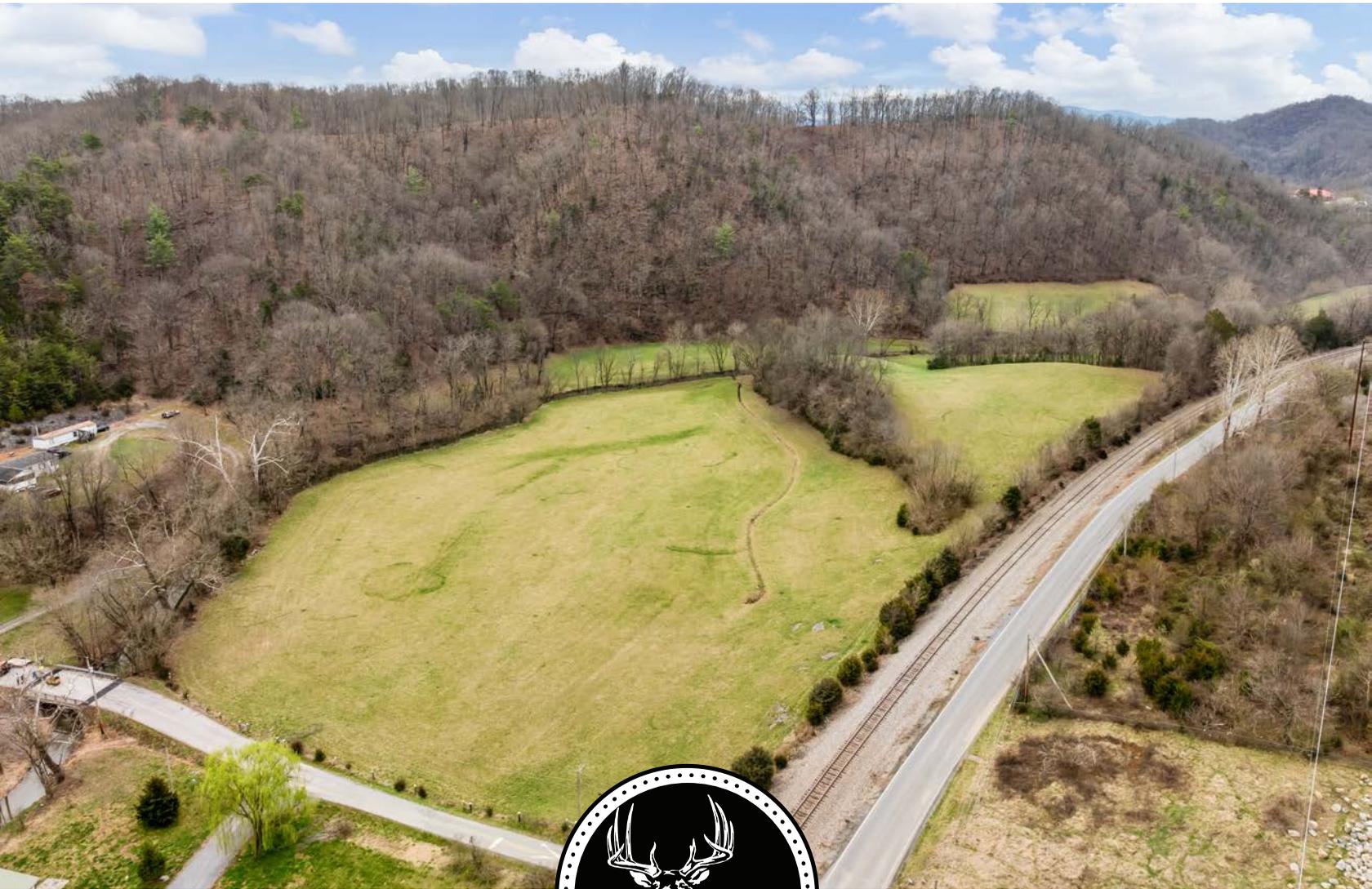
MIDWEST LAND GROUP PRESENTS

50 ACRES IN

---

# CARTER COUNTY TENNESSEE

PINEY FLATS ROAD, WATAUGA, TN 37694



[MidwestLandGroup.com](http://MidwestLandGroup.com)

MIDWEST LAND GROUP IS HONORED TO PRESENT

# COUNTRY LIVING WITH ROOM TO PLAY

Tucked away in the scenic countryside of Carter County, Tennessee, this exceptional 50 +/- acre property offers the perfect blend of open pasture, mature timber, and abundant wildlife—making it ideal for a mini farm, private estate, or recreational retreat. Approximately 15 +/- acres of rolling pasture provide excellent space for livestock, horses, or hobby farming, while the remaining 25 +/- acres of wooded terrain offer privacy, natural beauty, and outstanding habitat for wildlife.

Flowing through the heart of the property is beautiful Lick Creek, a year-round water source that enhances both the land's charm and its functionality for livestock and wildlife. Deer and turkey are plentiful throughout the property, creating an ideal setting for a private hunting retreat or peaceful getaway in the mountains of East Tennessee. With several picturesque build sites overlooking the rolling pasture, Lick Creek, and the surrounding landscape, this property offers the opportunity to create a secluded homestead with incredible views.

The land is completely fenced and gated, providing security and readiness for agricultural use from day one. Whether you're looking to establish a working mini farm, build your dream home in the countryside, or secure a recreational tract close to town, this property offers the versatility and privacy many buyers are searching for.

Conveniently located just minutes from the Watauga River—renowned for its trout fishing, kayaking, and outdoor recreation—this property also offers quick access to nearby towns and amenities. Downtown Johnson City is only 10 minutes away for shopping, dining, and entertainment, while Elizabethton is just 13 minutes away. Bristol, Tennessee, is a short 30-minute drive, and Asheville, North Carolina, is just over an hour away, making this an ideal location that balances peaceful country living with convenient access to the region's best destinations.



# PROPERTY FEATURES

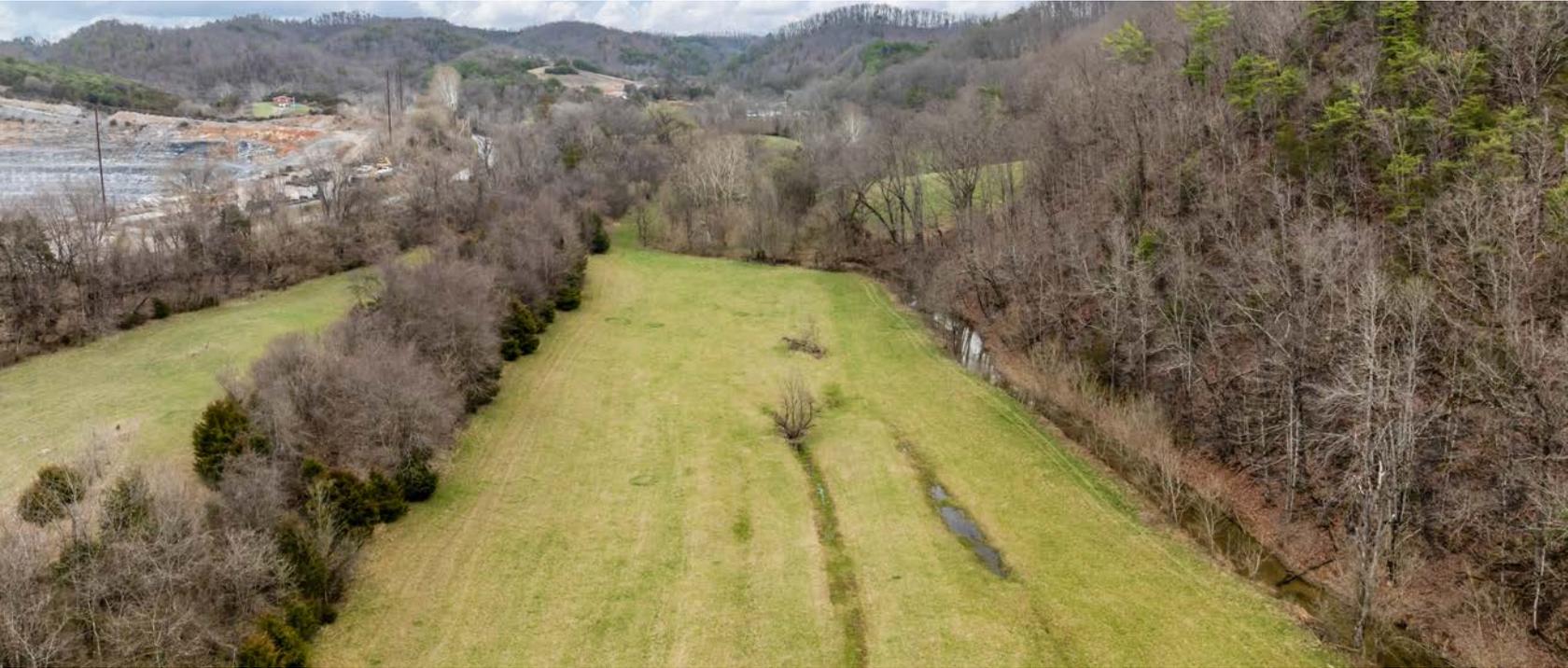
COUNTY: **CARTER** | STATE: **TENNESSEE** | ACRES: **50**

- 15 +/- acres of rolling pasture perfect for a mini farm, horses, or livestock
- 25 +/- acres of mature woods offering privacy and recreational opportunities
- Lick Creek flows through the center of the property
- Excellent deer and turkey hunting
- Multiple scenic build sites with rolling pasture views
- Fully fenced and gated property
- Ideal for a private estate, mini farm, or hunting retreat
- Hayfield income potential
- Minutes to the Watauga River for fishing, kayaking, and water recreation
- 10 minutes to downtown Johnson City, TN
- 13 minutes to Elizabethton, TN
- 30 minutes to Bristol, TN
- Just over 1 hour to Asheville, NC



# 15 +/- ACRES OF ROLLING PASTURE

---



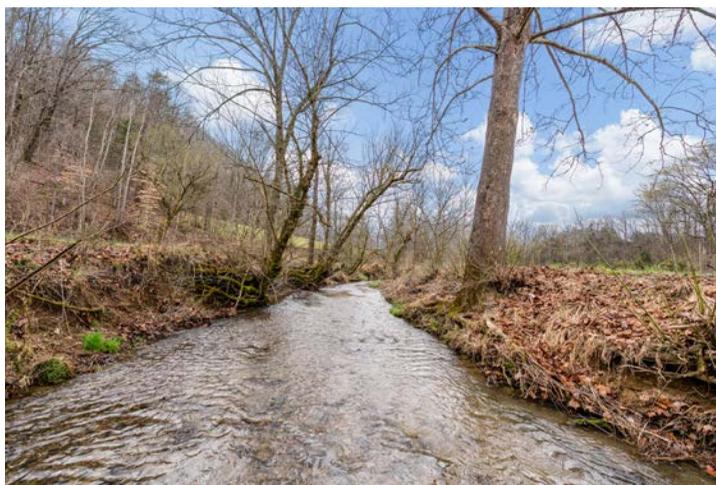
# DEER AND TURKEY HUNTING

---



# LICK CREEK

---



# 10 MINUTES TO DOWNTOWN, JOHNSON CITY

---

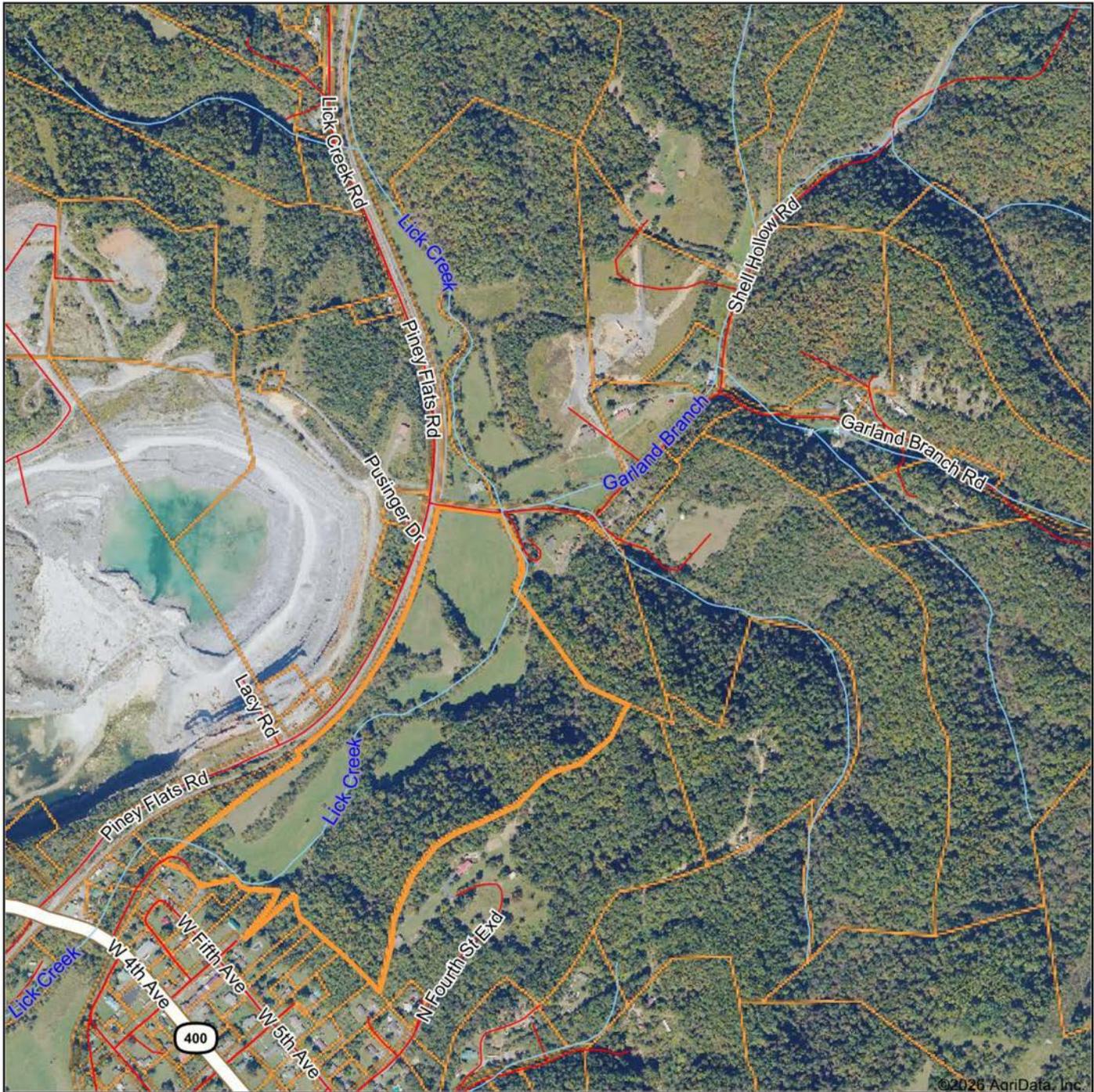


# 25 +/- ACRES OF MATURE WOODS

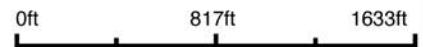
---



# AERIAL MAP



Boundary Center: 36° 22' 22.94, -82° 17' 23.64



Maps Provided By:

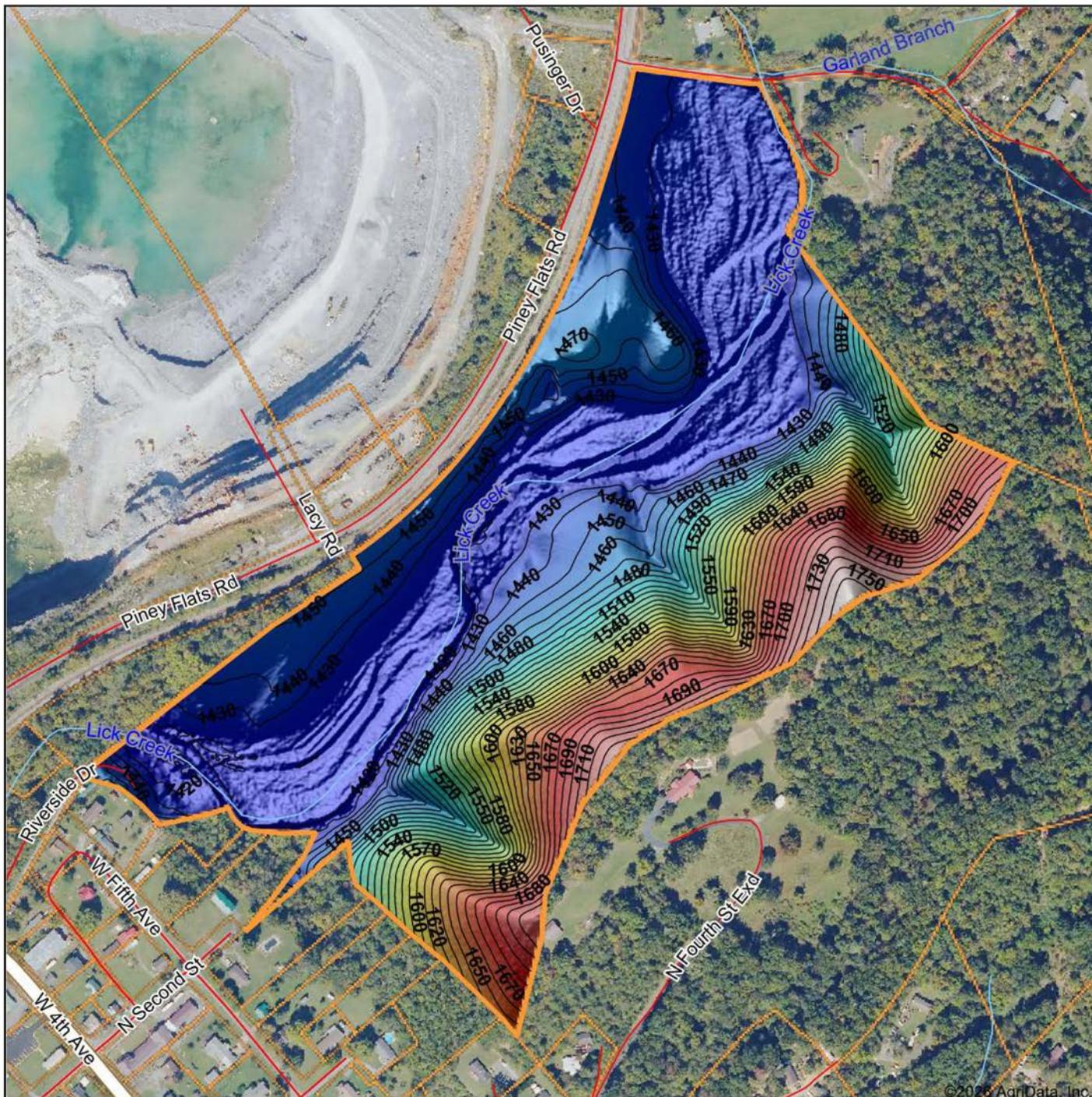


© AgriData, Inc. 2025 www.AgriDataInc.com

Carter County  
Tennessee

3/5/2026

# HILLSHADE MAP



©2025 AgriData, Inc.



Source: USGS 1 meter dem  
 Interval(ft): 10  
 Min: 1,415.9  
 Max: 1,769.3  
 Range: 353.4  
 Average: 1,504.5  
 Standard Deviation: 98.46 ft



3/5/2026

**Carter County  
 Tennessee**

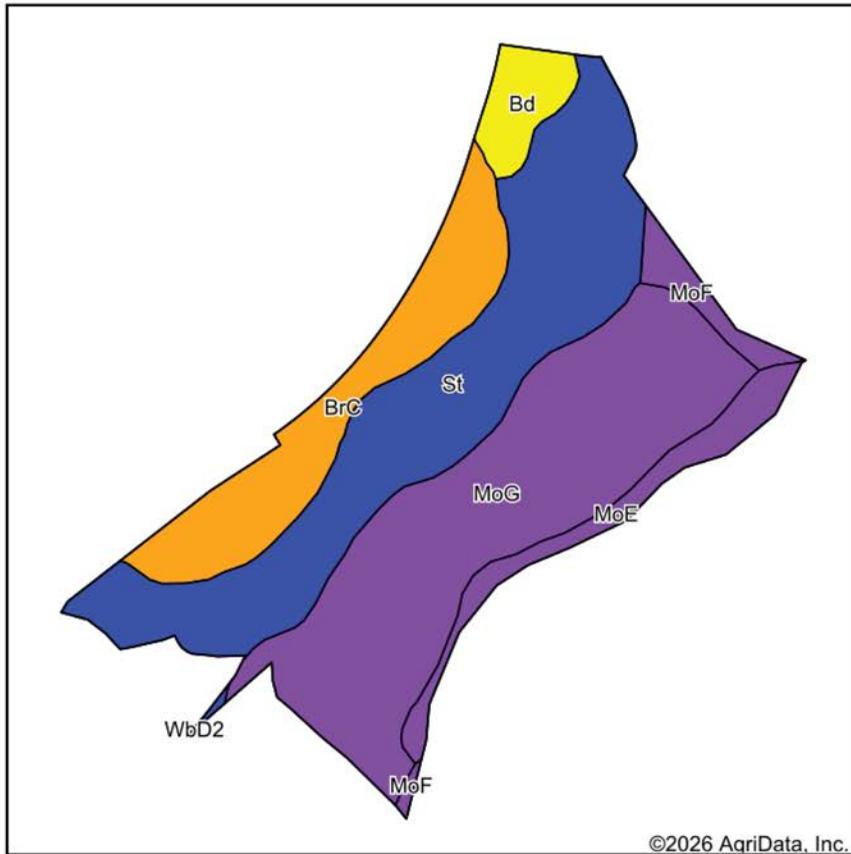
Boundary Center: 36° 22' 22.94, -82° 17' 23.64



Maps Provided By:



# SOILS MAP



State: **Tennessee**  
 County: **Carter**  
 Location: **36° 22' 22.94, -82° 17' 23.64**  
 Township: **Biltmore**  
 Acres: **52.85**  
 Date: **3/5/2026**



Maps Provided By:  
**surety**  
 CUSTOMIZED ONLINE MAPPING  
 © AgriData, Inc. 2025 [www.AgriDataInc.com](http://www.AgriDataInc.com)



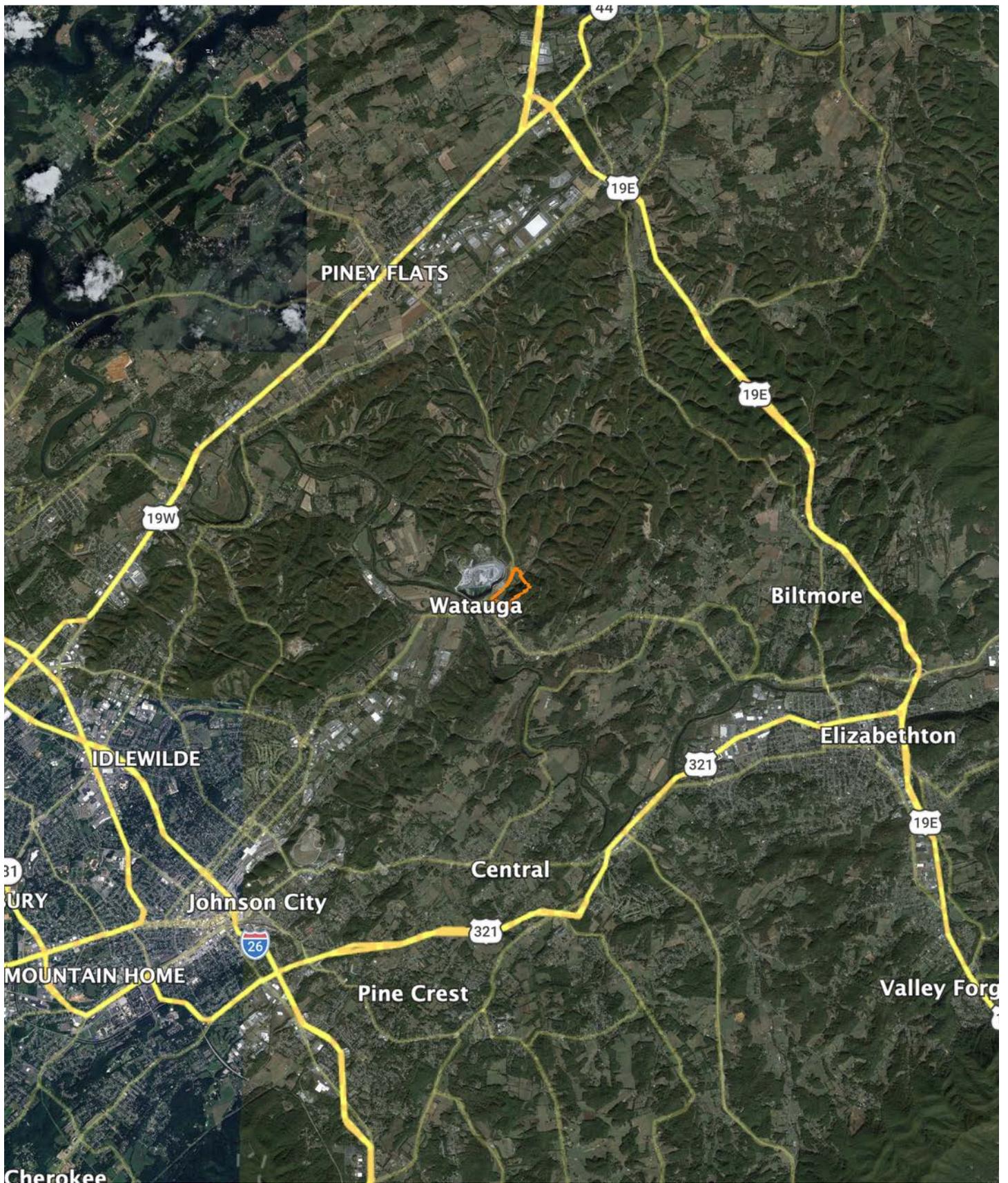
Soils data provided by USDA and NRCS.

Area Symbol: TN019, Soil Area Version: 23

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 Soybeans
MoG	Montevallo channery silt loam, 50 to 80 percent slopes	19.98	37.8%		1.5ft. (Paralithic bedrock)	Vllc	6	5	2
St	Steadman silt loam, 0 to 3 percent slopes, occasionally flooded	18.18	34.4%		> 6.5ft.	Ilw	87	86	82
BrC	Braxton silt loam, 5 to 12 percent slopes	8.23	15.6%		> 6.5ft.	Ille	64	64	52
MoE	Montevallo channery silt loam, 20 to 35 percent slopes	2.96	5.6%		1.5ft. (Paralithic bedrock)	Vllc	6	5	2
Bd	Bloomington silty clay loam, occasionally flooded	2.06	3.9%		> 6.5ft.	IVw	59	26	38
MoF	Montevallo channery silt loam, 35 to 50 percent slopes	1.44	2.7%		1.5ft. (Paralithic bedrock)	Vllc	6	5	2
<b>Weighted Average</b>						<b>4.54</b>	<b>*n 45</b>	<b>*n 42.9</b>	<b>*n 38.7</b>

\*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

**423.525.8275**

[JMitchem@MidwestLandGroup.com](mailto:JMitchem@MidwestLandGroup.com)



**MidwestLandGroup.com**

This property is being offered by Midwest Land Group, LLC. 913.674.8010. All information provided by Midwest Land Group, LLC or their agents was acquired from sources deemed accurate and reliable, however we do not warrant its accuracy or completeness. Midwest Land Group, LLC assumes no liability for error, omission or investment results. Midwest Land Group, LLC. Licensed in Alabama, Arkansas, Illinois, Indiana, Iowa, Kansas, Kentucky, Louisiana, Minnesota, Mississippi, Missouri, Montana, Nebraska, Ohio, Oklahoma, South Dakota, Tennessee, Texas, Wisconsin, and Wyoming.