

MIDWEST LAND GROUP PRESENTS



59 ACRES
SULLIVAN COUNTY, TN

TBD Light Hollow Road, Rogersville, Tennessee 37857



MIDWEST LAND GROUP IS HONORED TO PRESENT

59 PRIVATE ACRES OF PURE EAST TENNESSEE

Nestled along the Sullivan/Hawkins County line in the heart of East Tennessee, this remarkable 59-acre tract on Light Hollow Road offers a rare blend of natural beauty, seclusion, and versatility. The property is thoughtfully divided by Light Hollow Road itself, with just over 6 acres on one side and the expansive remaining acreage on the opposite side — creating a unique opportunity to retain the larger parcel while selling the smaller portion for additional income. With over 800 feet of road frontage along a well-maintained and recently paved Light Hollow Road, access is both convenient and impressive. Whether you're searching for a private retreat, a homestead, or a long-term land investment, this property checks every box.

The land is defined by its stunning mountainous and rolling hillsides, draped with large, mature oak trees and a rich variety of native East Tennessee hardwoods that provide both beauty and timber value. Beech Creek meanders through the property, originating from an on-site springhead and offering a pristine, year-round water source that enhances both the aesthetic and practical appeal of the land. An established road leads into the interior of the property, and with minimal cleanup, will provide excellent access throughout. Additionally, old logging roads running along both sides of Beech Creek

offer easy passage through the entire hollow, making exploration and development of the back portions of the tract straightforward and accessible.

With multiple building sites scattered across the property, the possibilities here are truly limitless. The private and secluded nature of this hollow setting makes it an ideal location for a primary residence, a hunting cabin, or even multiple structures for a family compound. Sportsmen will find this property particularly appealing, as bear, deer, and turkey are abundant throughout the surrounding area, making it a premier destination for hunting and wildlife observation in one of Tennessee's most celebrated natural landscapes.

Conveniently located just 16 minutes from Interstate 26 (Exit 4), 23 minutes from Kingsport, Tennessee, and 34 minutes from the charming historic town of Rogersville, Tennessee, this property strikes the perfect balance between peaceful country living and easy access to modern amenities. All of this is offered at an exceptional value of \$266,090 — a compelling price for a tract of this size, quality, and location. Opportunities like this along the Sullivan/Hawkins County line do not come along often, so don't miss your chance to make this incredible piece of East Tennessee yours.



PROPERTY FEATURES

COUNTY: **SULLIVAN** | STATE: **TENNESSEE** | ACRES: **59**

- 59 total acres on the Sullivan/Hawkins County line
- Just over 6 acres on one side of Light Hollow Road
- Remaining larger portion on the opposite side
- Potential to sell smaller portion for income production
- Beech Creek flows throughout the property
- Creek originates from an on-site springhead
- Year-round natural water source
- Mountainous and rolling hillsides
- Large, mature oak trees
- Abundant native East Tennessee hardwoods
- Over 800 feet of road frontage
- Located on well-maintained, recently paved Light Hollow Road
- Established interior road leading into property (needs minor cleanup)
- Old logging roads on both sides of Beech Creek for easy access throughout
- Multiple building sites available
- Private and secluded setting
- Income-producing potential via separate parcel sale
- Bear, deer, and turkey abundant
- Ideal for hunting, hiking, and outdoor recreation



BEAUTIFUL AND SECLUDED SETTING

The land is defined by its stunning mountainous and rolling hillsides, draped with large, mature oak trees and a rich variety of native East Tennessee hardwoods that provide both beauty and timber value.



PAVED ROAD FRONTAGE

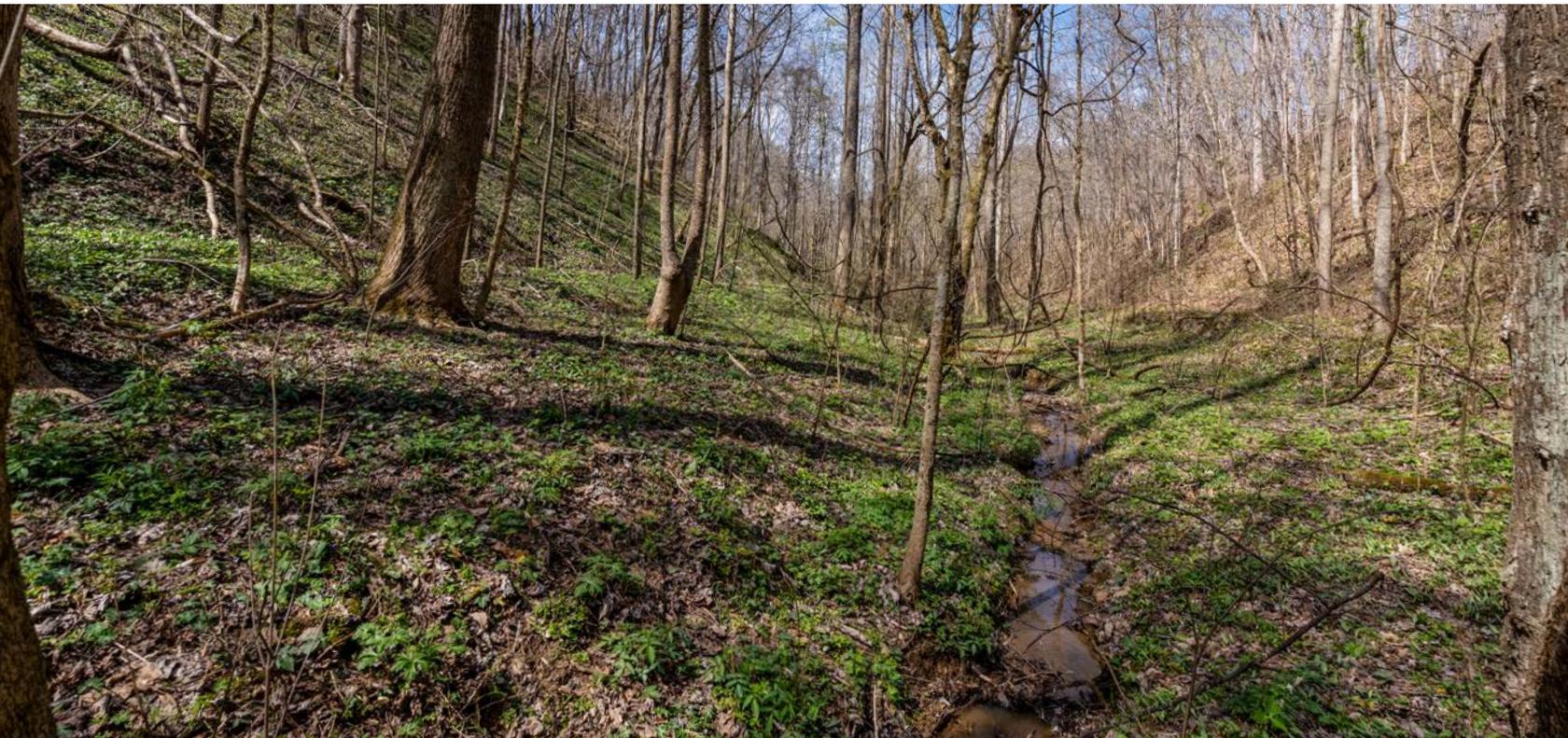


ABUNDANT BEAR, DEER, AND TURKEY



BEECH CREEK

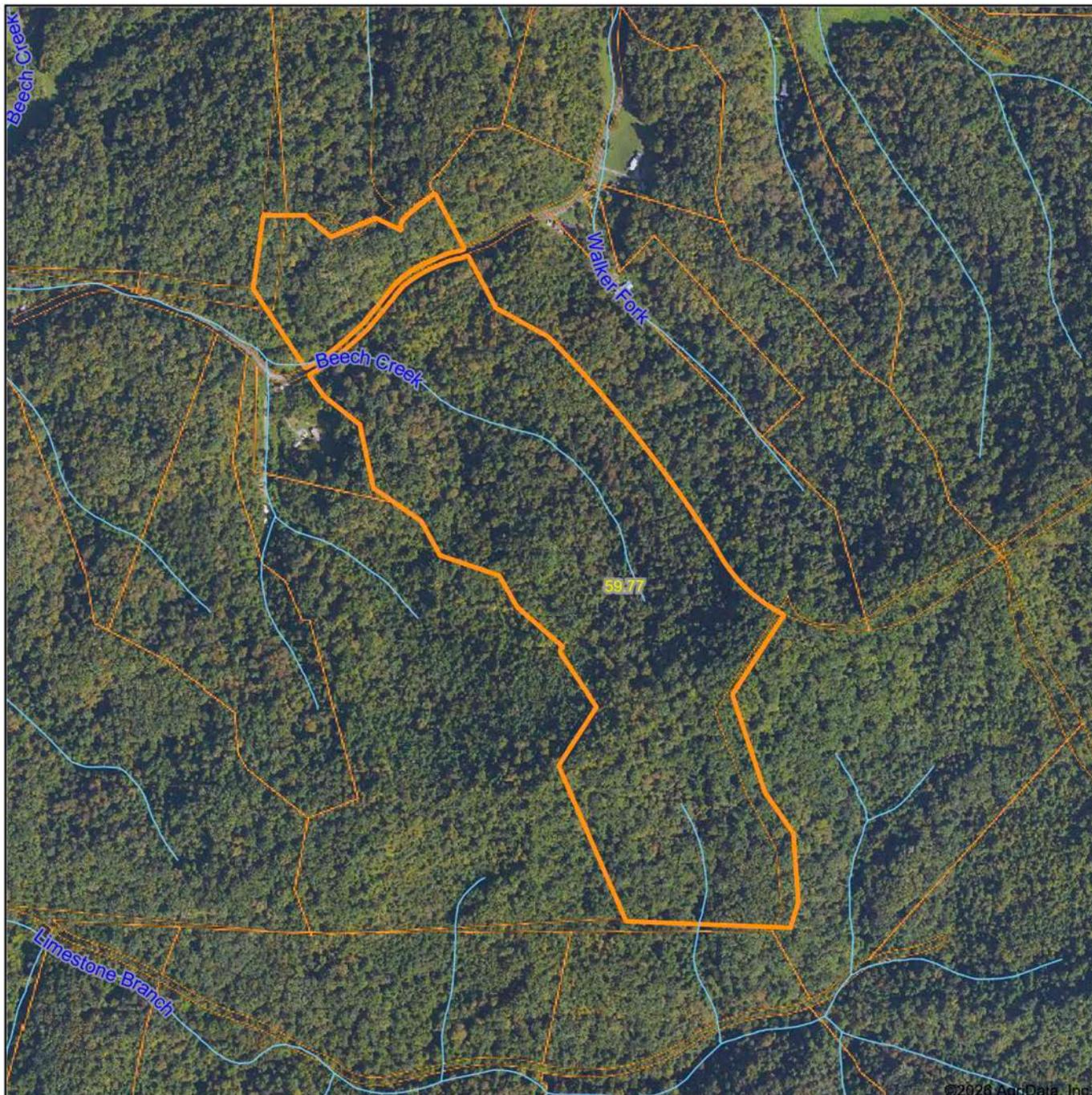
Beech Creek meanders through the property, originating from an on-site springhead and offering a pristine, year-round water source that enhances both the aesthetic and practical appeal of the land.



ADDITIONAL PHOTOS



AERIAL MAP



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Boundary Center: 36° 25' 53.89, -82° 41' 14.22

0ft 632ft 1265ft



Maps Provided By:



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Hawkins County
Tennessee



3/24/2026

TOPOGRAPHY MAP



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Source: USGS 1 meter dem

Interval(ft): 10.0

Min: 1,453.0

Max: 1,996.1

Range: 543.1

Average: 1,676.2

Standard Deviation: 138.42 ft

0ft 497ft 994ft

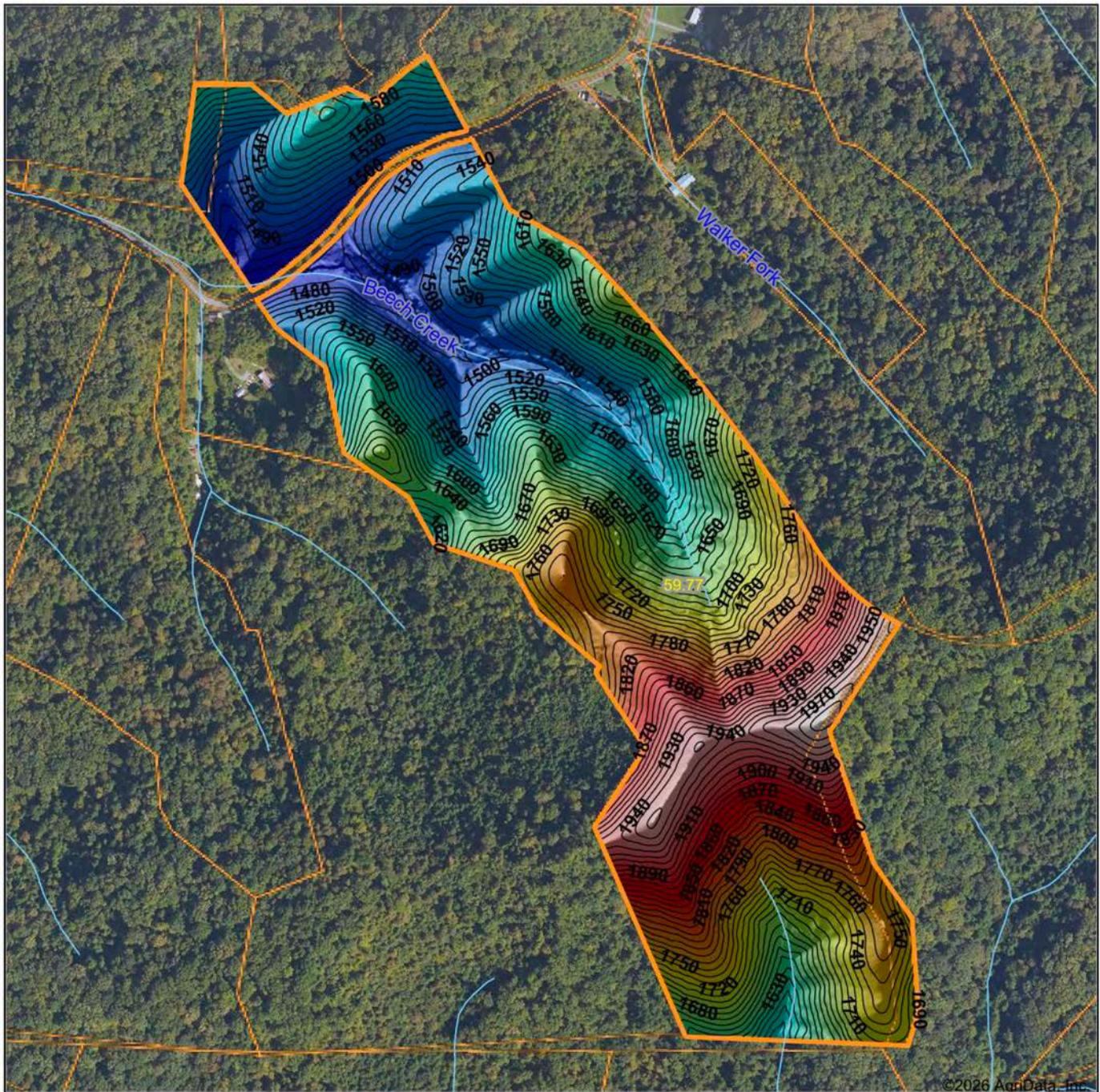


3/24/2026

Hawkins County
Tennessee

Boundary Center: 36° 25' 53.89, -82° 41' 14.22

HILLSHADE MAP



Maps Provided By:



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Source: USGS 1 meter dem
 Interval(ft): 10
 Min: 1,453.0
 Max: 1,996.1
 Range: 543.1
 Average: 1,676.2
 Standard Deviation: 138.42 ft

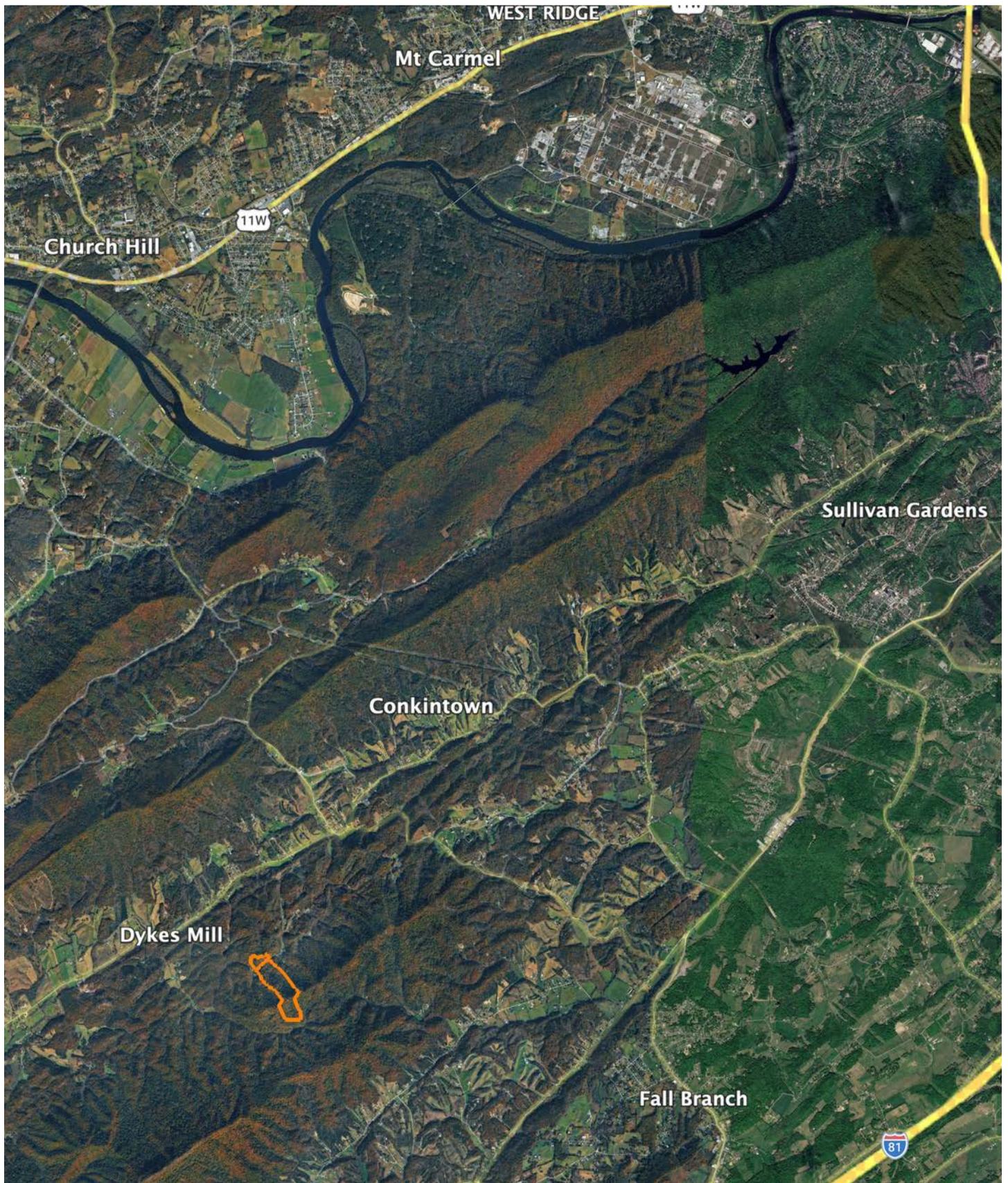


3/24/2026

Hawkins County
 Tennessee

Boundary Center: 36° 25' 53.89, -82° 41' 14.22

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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