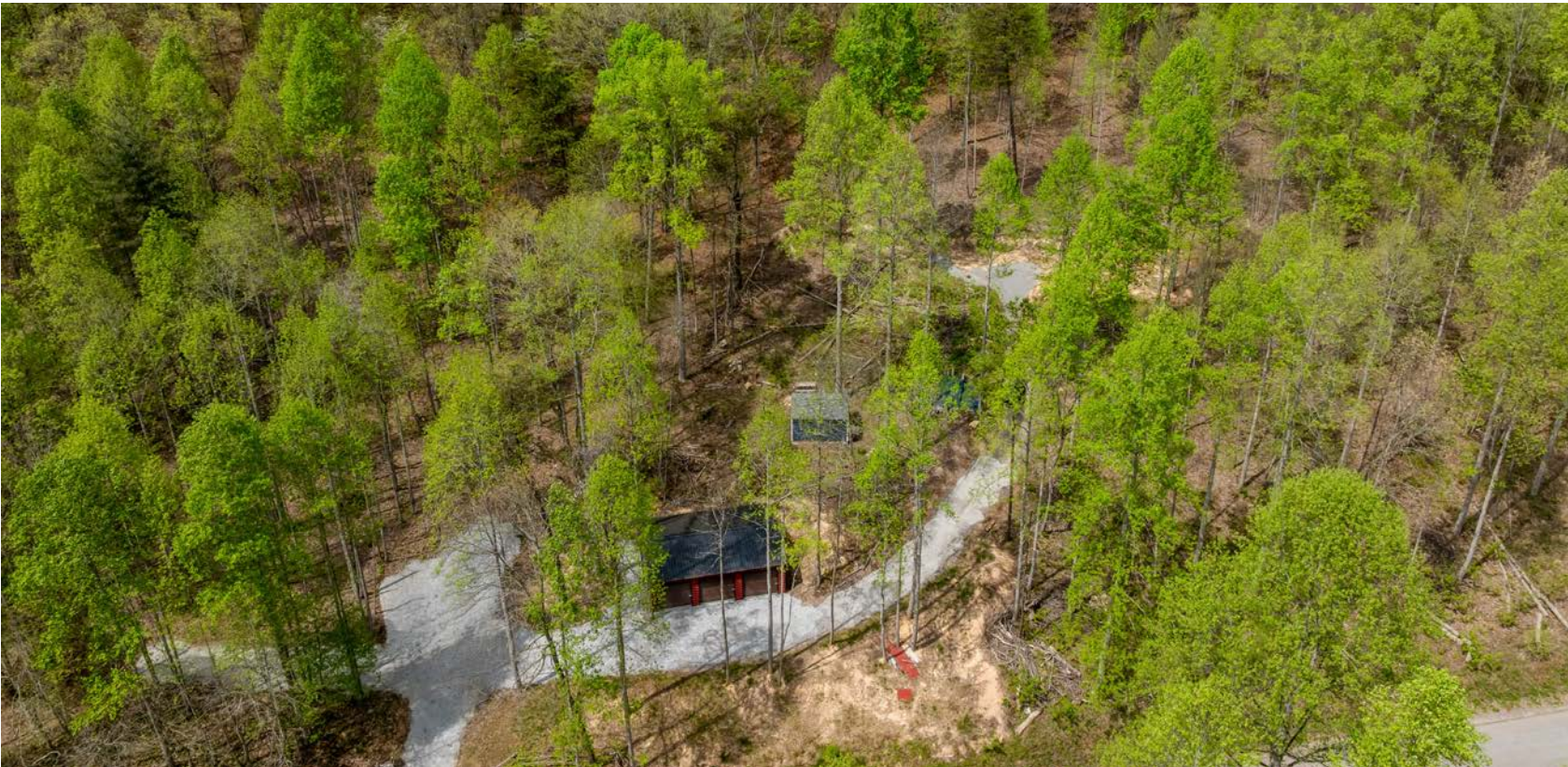


MIDWEST LAND GROUP PRESENTS

87.5 ACRES

HAWKINS COUNTY, TN

1485 BARRETT HOLLOW RD, ROGERSVILLE, TENNESSEE 37857



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

BUILD-READY ESTATE ON 87.5 ACRES

Welcome to an exceptional 87.5 acre surveyed tract in Hawkins County, Tennessee, offering the perfect combination of privacy, usability, and outdoor recreation. This property is a true sportsman's paradise loaded with whitetail deer, turkey, and even bear, making it an ideal private hunting retreat or secluded getaway. With a cleared build site already in place, you're one step closer to creating your dream home or cabin in the heart of East Tennessee.

The groundwork for building has been thoughtfully completed, saving you both time and expense. A well was drilled by Joe Samples Well Drilling in December 2024, reaching a depth of approximately 125–160 feet and producing an impressive 15 gallons per minute. The well is currently capped and ready for pump installation once electricity is connected. In addition, the Tennessee Department of Environment and Conservation has approved a septic permit for a four-bedroom home, giving you confidence and clarity for your future build.

Access and infrastructure are standout features, with approximately 3,000 feet of road frontage on Barrett Hollow Road, providing flexibility and ease of entry with 3 established gates. The property includes a 35'x24' (840 square foot) three-car MAXSTEEL garage built in July 2024, along with a 12'x16' Blue Tuff Shed installed in December 2023, perfect for storing equipment, tools, or outdoor gear. Additional improvements, such as a 500-gallon potable water tank, rain barrels, a burn barrel, and large storage cabinets, further enhance the property's functionality and readiness. Conveniently located just 30 minutes from Kingsport, 32 minutes from Rogersville, and 45 minutes from Johnson City, you'll enjoy the peace of rural living without sacrificing access to shopping, dining, and medical facilities. For those ready to hit the ground running, a Kubota tractor with implements is also available for purchase. Whether you're seeking a hunting haven, a private estate, or a long-term land investment, this property delivers unmatched opportunity and value.



PROPERTY FEATURES

COUNTY: **HAWKINS** | STATE: **TENNESSEE** | ACRES: **87.5**

- 87.5 surveyed acres in Hawkins County, TN
- Prime private hunting retreat (deer, turkey, and bear)
- Cleared build site ready for your home or cabin
- Approximately 3,000 feet of road frontage on Barrett Hollow Road
- Well drilled December 2024 (125–160 ft depth, 15 GPM)
- Well capped and ready for pump installation
- Approved 4-bedroom septic permit via Tennessee Department of Environment and Conservation
- 35'x24' (840 sq. ft.) three-car MAXSTEEL garage (built July 2024)
- 12'x16' Blue Tuff Shed with garage door, side door & window (built Dec 2023)
- 500-gallon potable water tank
- Two 50-gallon rain barrels
- New 50-gallon burn barrel
- Two large storage cabinets
- Extensive usable acreage for recreation, trails, or future expansion
- Kubota tractor & implements available for purchase
- 30 minutes to Kingsport (shopping, dining, medical)
- 32 minutes to Rogersville
- 45 minutes to Johnson City (shopping, dining, medical)



CLEARED BUILD SITE



12'X16' BLUE TUFF SHED

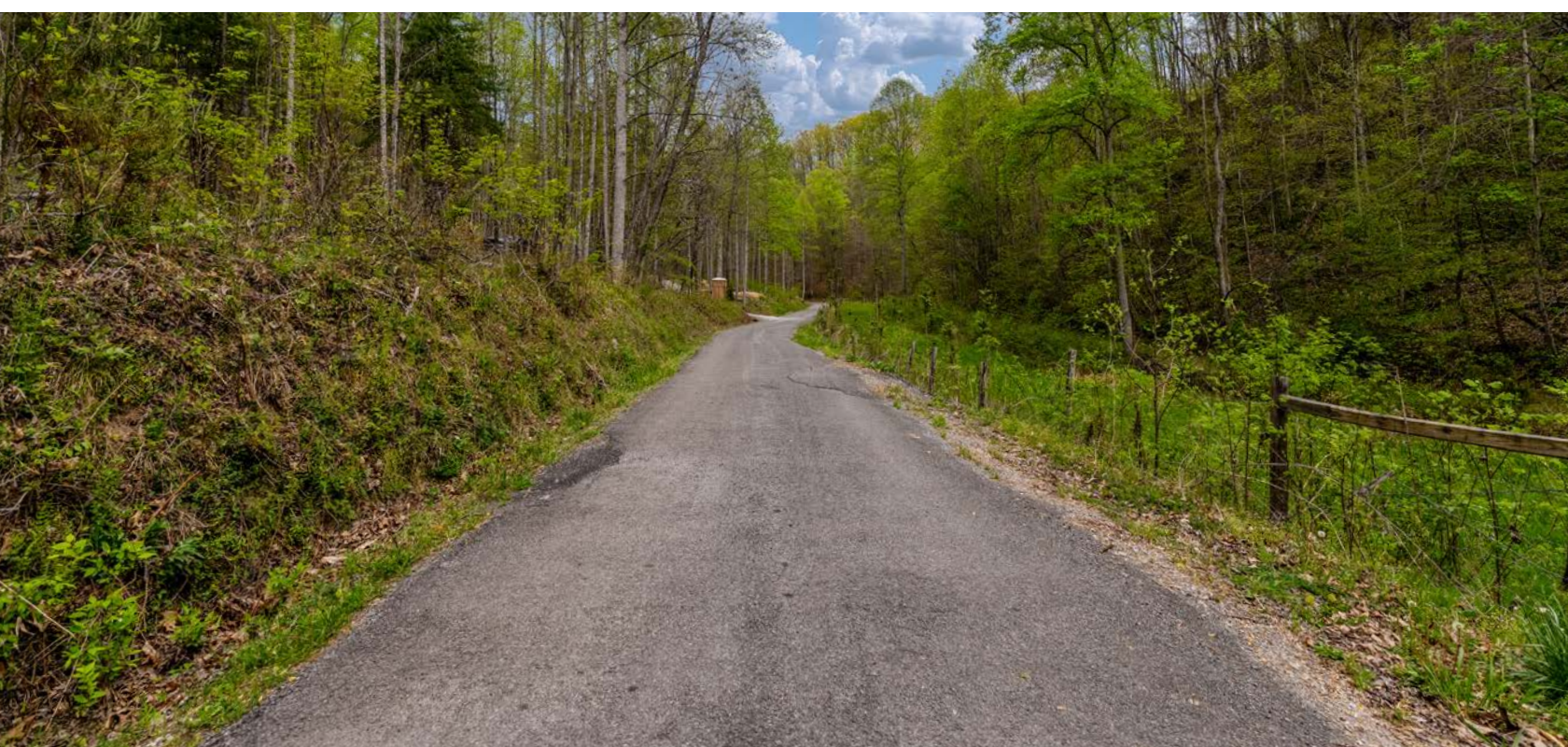


35'X24' THREE-CAR MAXSTEEL GARAGE

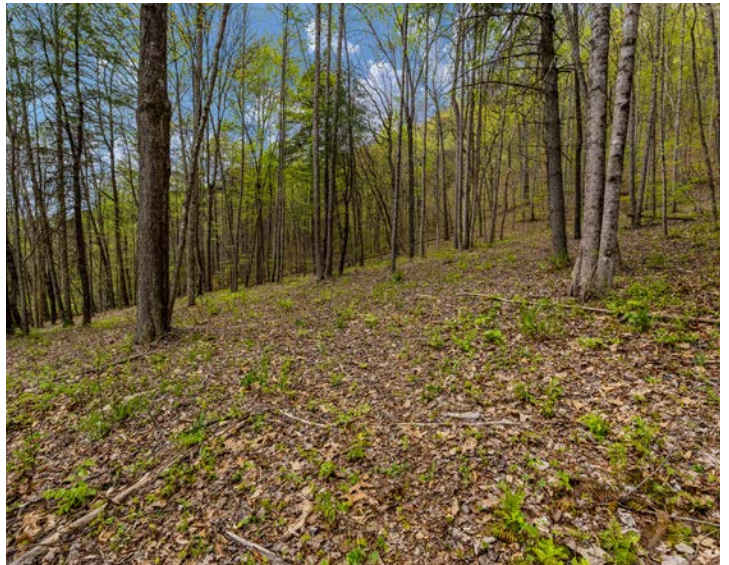
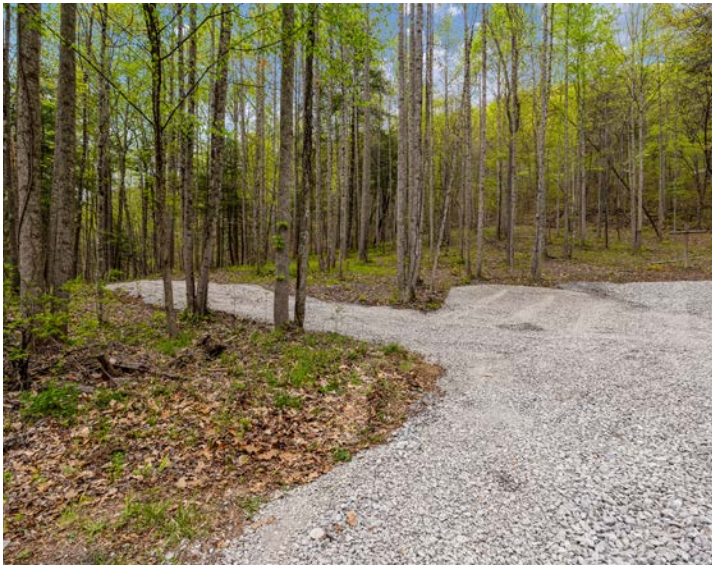


ACCESS AND INFRASTRUCTURE

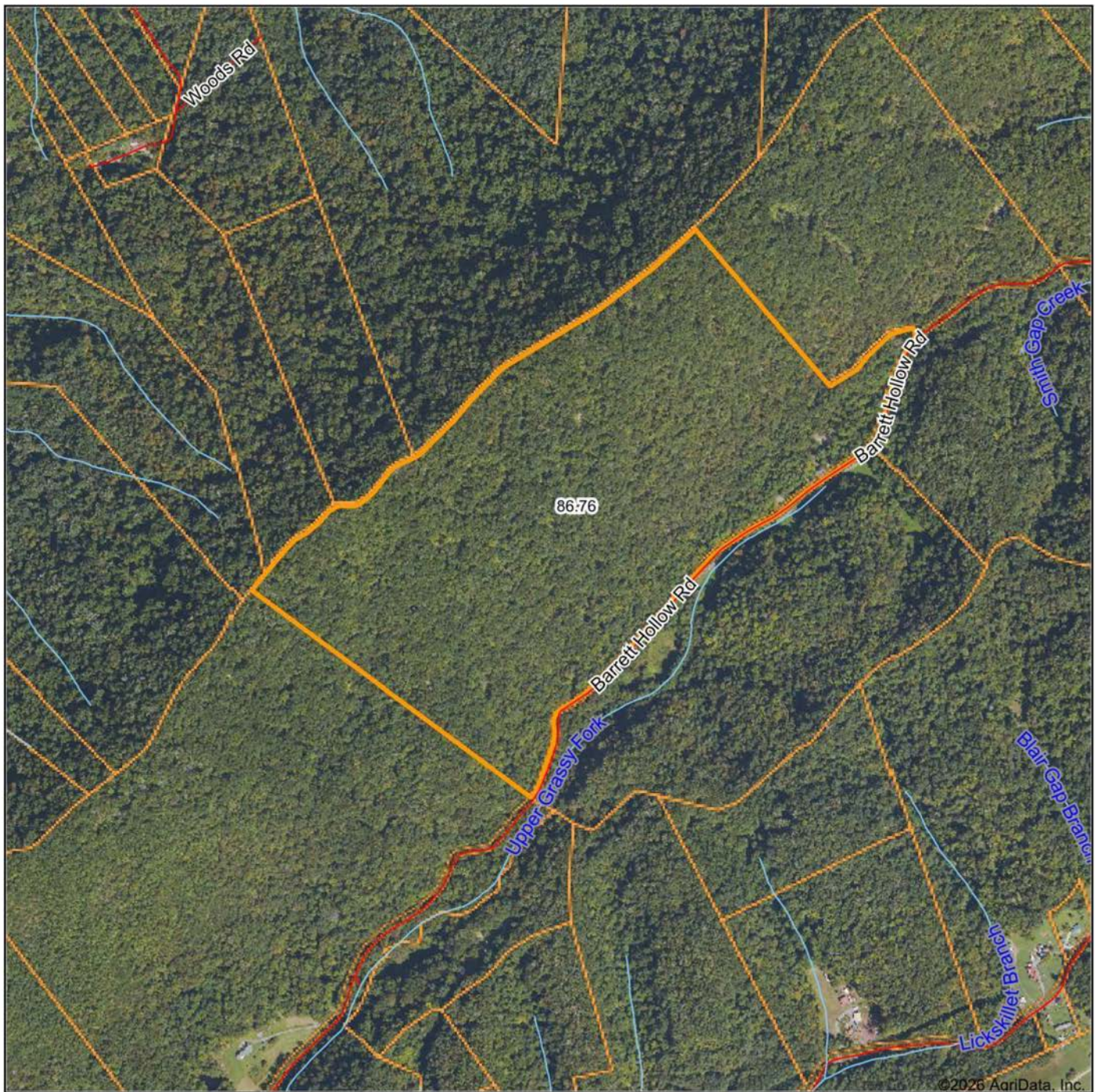
Access and infrastructure are standout features, with approximately 3,000 feet of road frontage on Barrett Hollow Road, providing flexibility and ease of entry with 3 established gates.



ADDITIONAL PHOTOS



AERIAL MAP



Boundary Center: 36° 27' 58.35, -82° 43' 16.54



Maps Provided By:



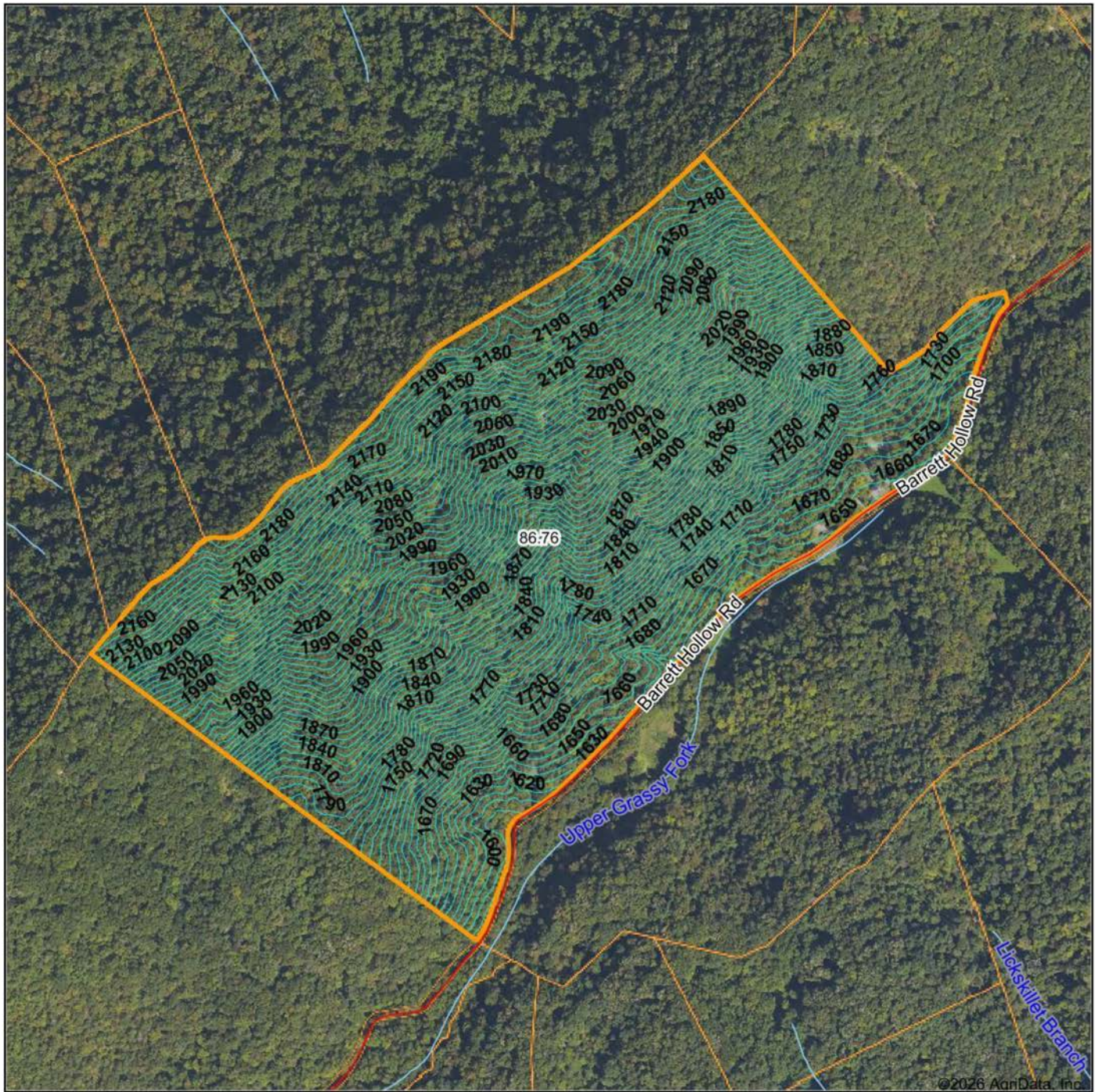
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Hawkins County
Tennessee



1/22/2026

TOPOGRAPHY MAP

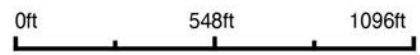


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Maps Provided By:
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Source: USGS 1 meter dem
Interval(ft): 10.0
Min: 1,573.8
Max: 2,229.0
Range: 655.2
Average: 1,901.5
Standard Deviation: 180.38 ft

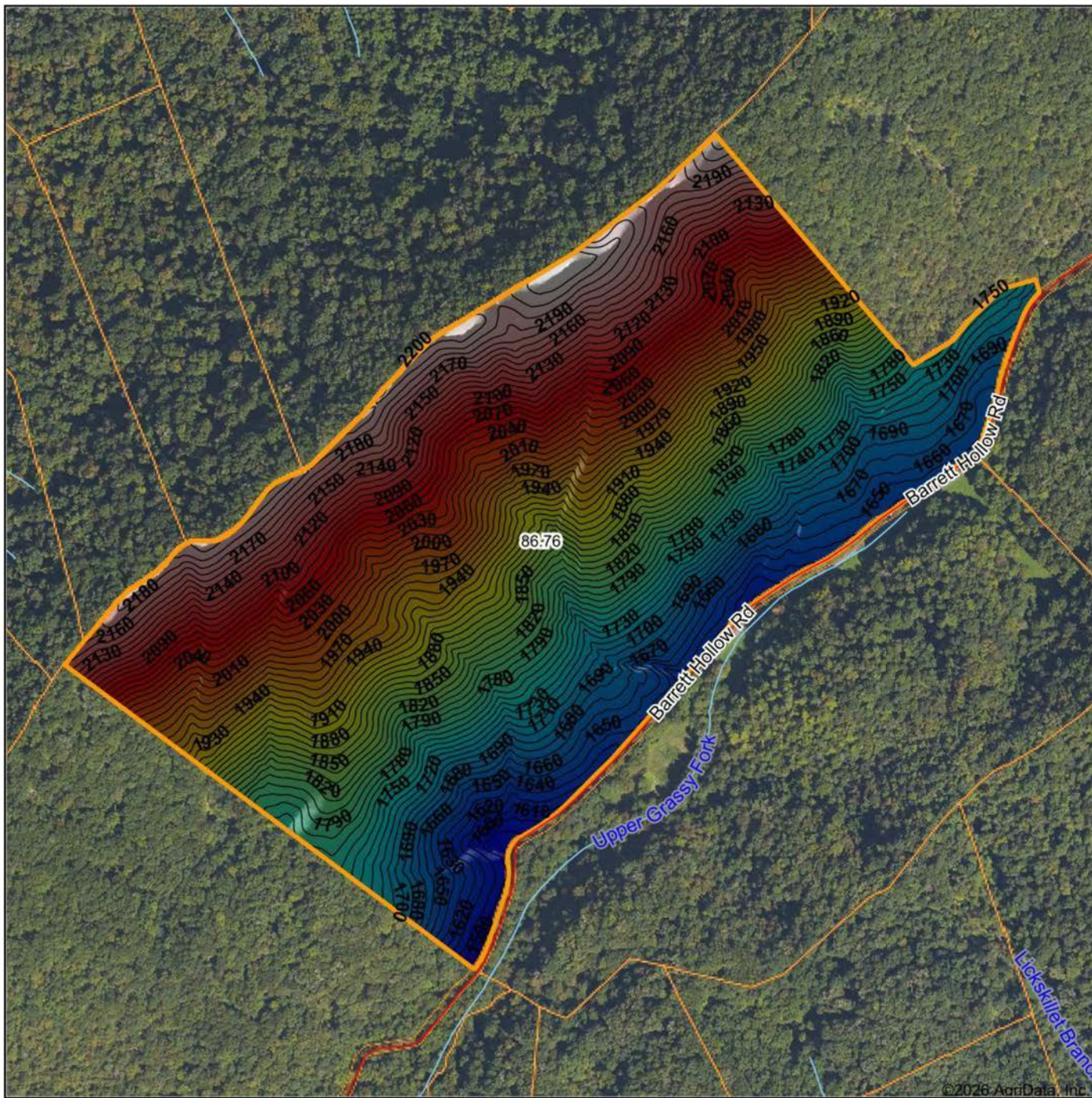


1/22/2026

Hawkins County
Tennessee

Boundary Center: 36° 27' 58.35, -82° 43' 16.54

HILLSHADE MAP



Low Elevation High

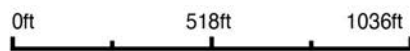


Maps Provided By:



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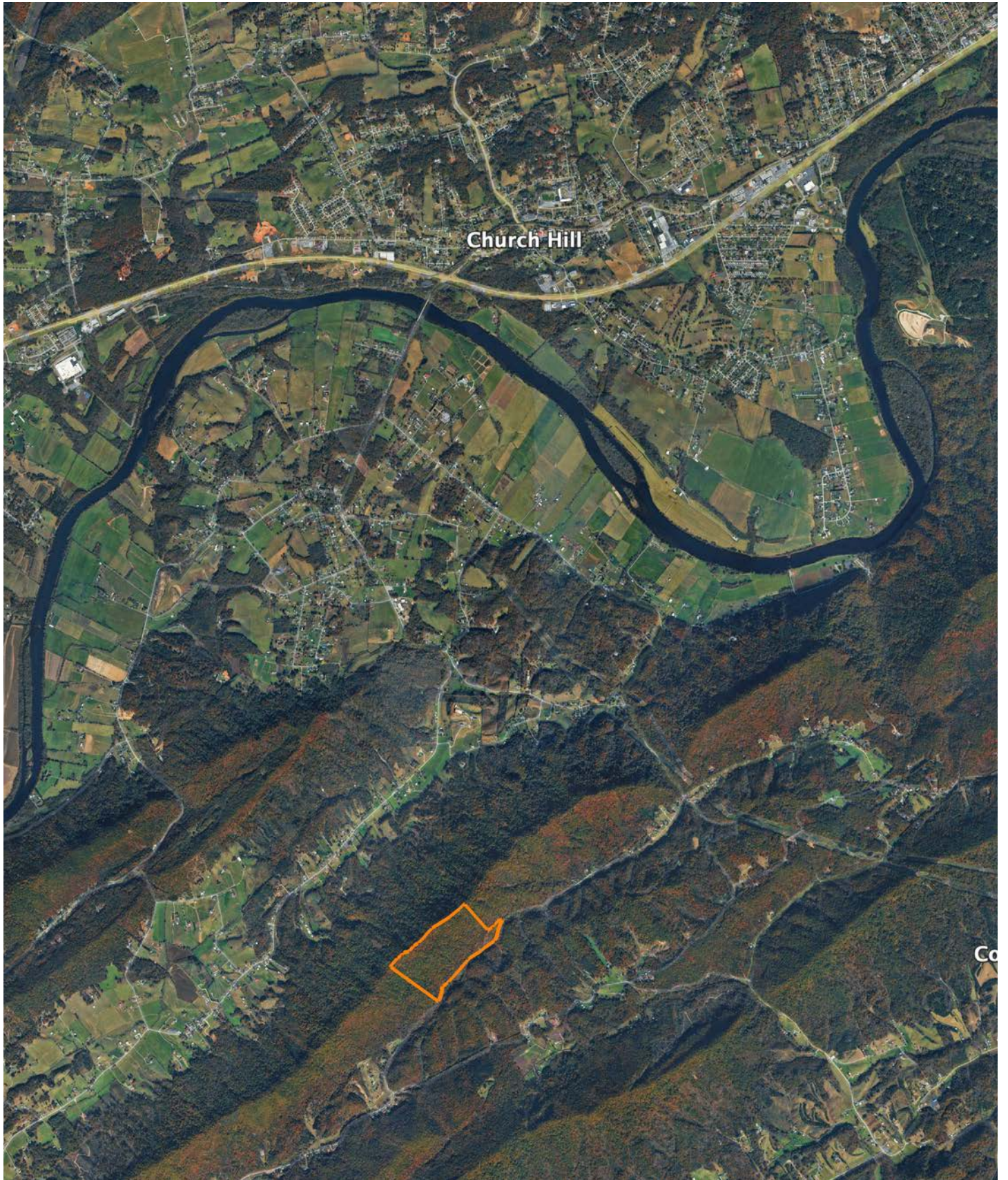


1/22/2026

Hawkins County
 Tennessee

Boundary Center: 36° 27' 58.35, -82° 43' 16.54

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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MidwestLandGroup.com

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