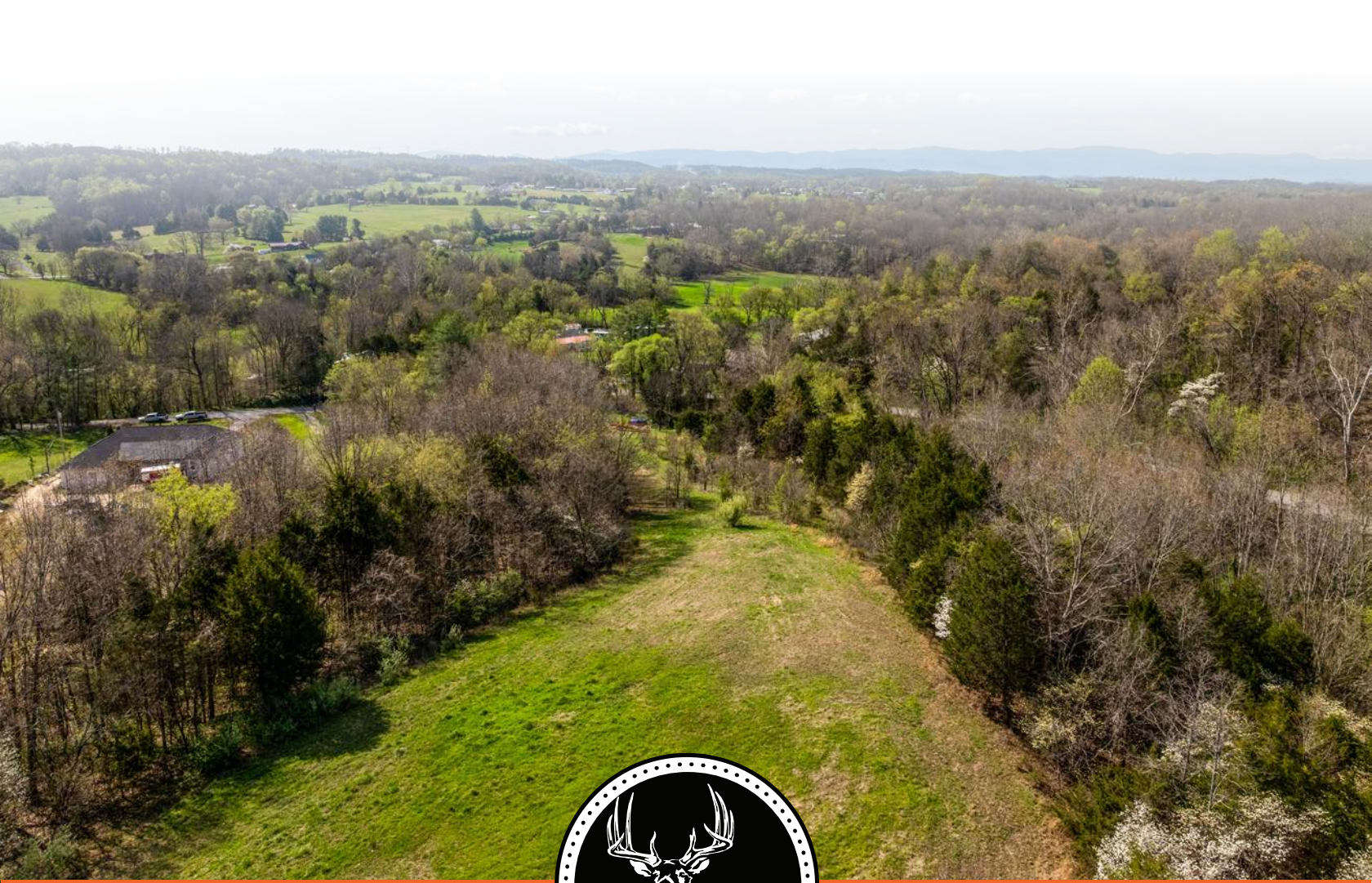


MIDWEST LAND GROUP PRESENTS

6.88 ACRES IN

WASHINGTON COUNTY TENNESSEE



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

BARNDOMINIUM READY PREMIUM BUILD SITE

Midwest Land Group is proud to present the perfect blend of privacy, beauty, and convenience with this exceptional 6.88 +/- acre tract located on Horseshoe Bend Road in highly sought-after Washington County, Tennessee. This premium property offers a rare opportunity to build your dream home or barndominium in a peaceful, natural setting while still being within easy reach of everyday amenities. Whether you're looking for a private retreat or a full-time residence, this tract delivers the ideal balance of seclusion and accessibility.

As you enter the property, an established road leads you directly from Horseshoe Bend Road to a thoughtfully prepared build site. Already cleared and ready for construction, this prime homesite is positioned to capture stunning mountain views while being surrounded by mature woods that provide both beauty and privacy. The layout of the land makes it perfectly suited for a custom home or barndominium, allowing you to bring your vision to life without the hassle of extensive site prep.

Nature lovers and outdoor enthusiasts will appreciate the abundant wildlife that calls this property home. Deer and turkey are frequent visitors, adding to the peaceful, country feel that makes this tract so special. Whether you're enjoying your morning coffee overlooking the mountains or unwinding in the evening with the sounds of nature around you, this property offers a lifestyle that's hard to find.

Conveniently located just 10 minutes from historic Jonesborough, Tennessee, offering charming shops, local dining, and a vibrant theater scene, you'll have everything you need close by. Johnson City is only a 25-minute drive, providing access to major shopping, healthcare, and entertainment. And for those weekend getaways, Asheville, North Carolina, is just over an hour away. Properties like this, combining location, usability, and natural beauty, don't come along often. Don't miss your chance to make it yours!



PROPERTY FEATURES

COUNTY: **WASHINGTON** | STATE: **TENNESSEE** | ACRES: **6.88**

- Located in highly desirable Washington County, TN
- Premium build-ready property
- Cleared homesite ready for immediate construction
- Ideal for a custom home or barndominium
- Established road access from Horseshoe Bend Road to build site
- Surrounded by mature woods offering privacy and seclusion
- Beautiful mountain views from the build site
- Abundant wildlife, including deer and turkey
- Peaceful setting perfect for a private retreat or full-time residence
- Just 10 minutes to historic Jonesborough, TN (shops, dining, theater)
- Only 25 minutes to Johnson City, TN
- Just over 1 hour to Asheville, NC



PREMIUM BUILD-READY PROPERTY

Already cleared and ready for construction, this prime homesite is positioned to capture stunning mountain views while being surrounded by mature woods that provide both beauty and privacy.



ESTABLISHED ROAD ACCESS



SURROUNDED BY MATURE TREES

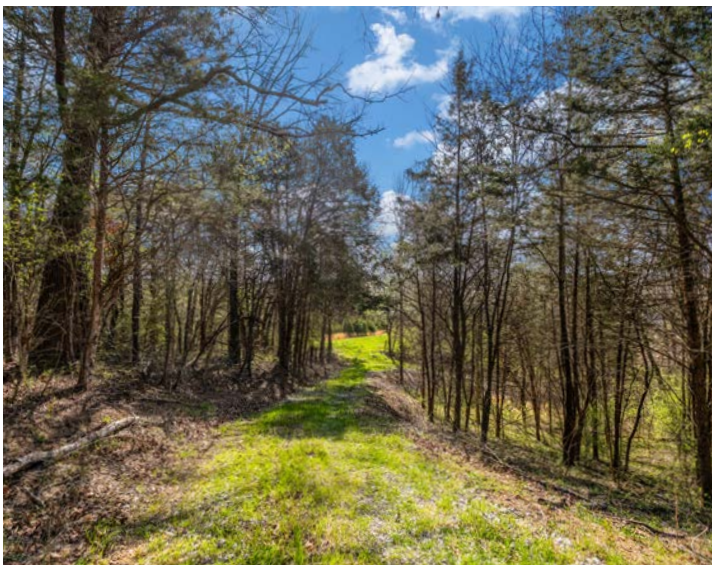


PRIVACY AND SECLUSION

Nature lovers and outdoor enthusiasts will appreciate the abundant wildlife that calls this property home. Whether you're enjoying your morning coffee overlooking the mountains or unwinding in the evening with the sounds of nature around you, this property offers a lifestyle that's hard to find.



ADDITIONAL PHOTOS



AERIAL MAP



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Boundary Center: 36° 19' 34.51, -82° 32' 0.2



Maps Provided By:



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Washington County
Tennessee



4/1/2026

TOPOGRAPHY MAP



©2026 AgriData, Inc.



Maps Provided By:



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Source: USGS 1 meter dem

Interval(ft): 10.0

Min: 1,483.4

Max: 1,564.2

Range: 80.8

Average: 1,521.8

Standard Deviation: 21.03 ft

0ft 206ft 413ft

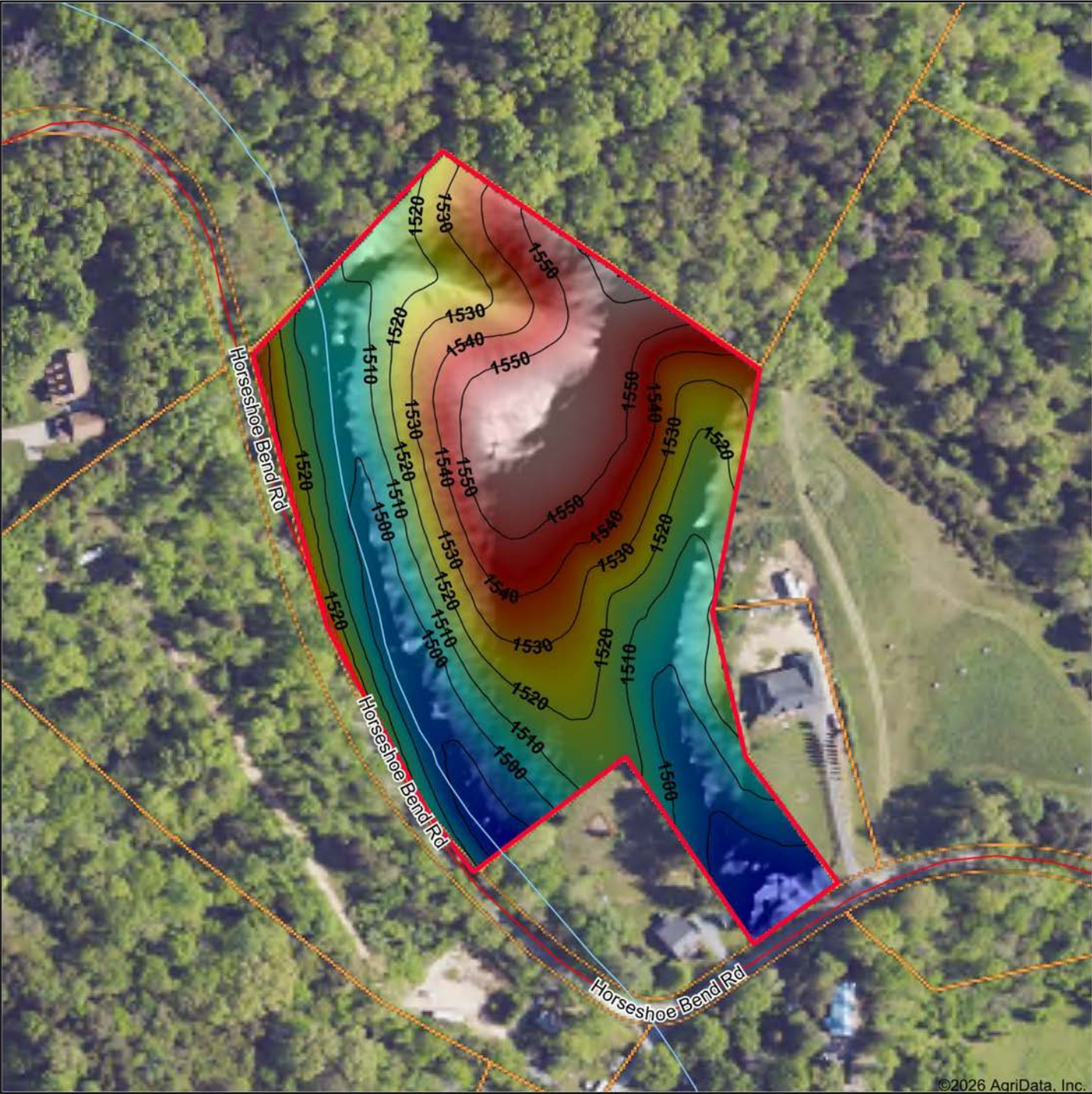


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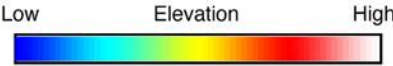
Washington County
Tennessee

Boundary Center: 36° 19' 34.51, -82° 32' 0.2

HILLSHADE MAP



©2026 AgriData, Inc.



Source: USGS 1 meter dem
 Interval(ft): 10
 Min: 1,483.4
 Max: 1,564.2
 Range: 80.8
 Average: 1,521.8
 Standard Deviation: 21.03 ft



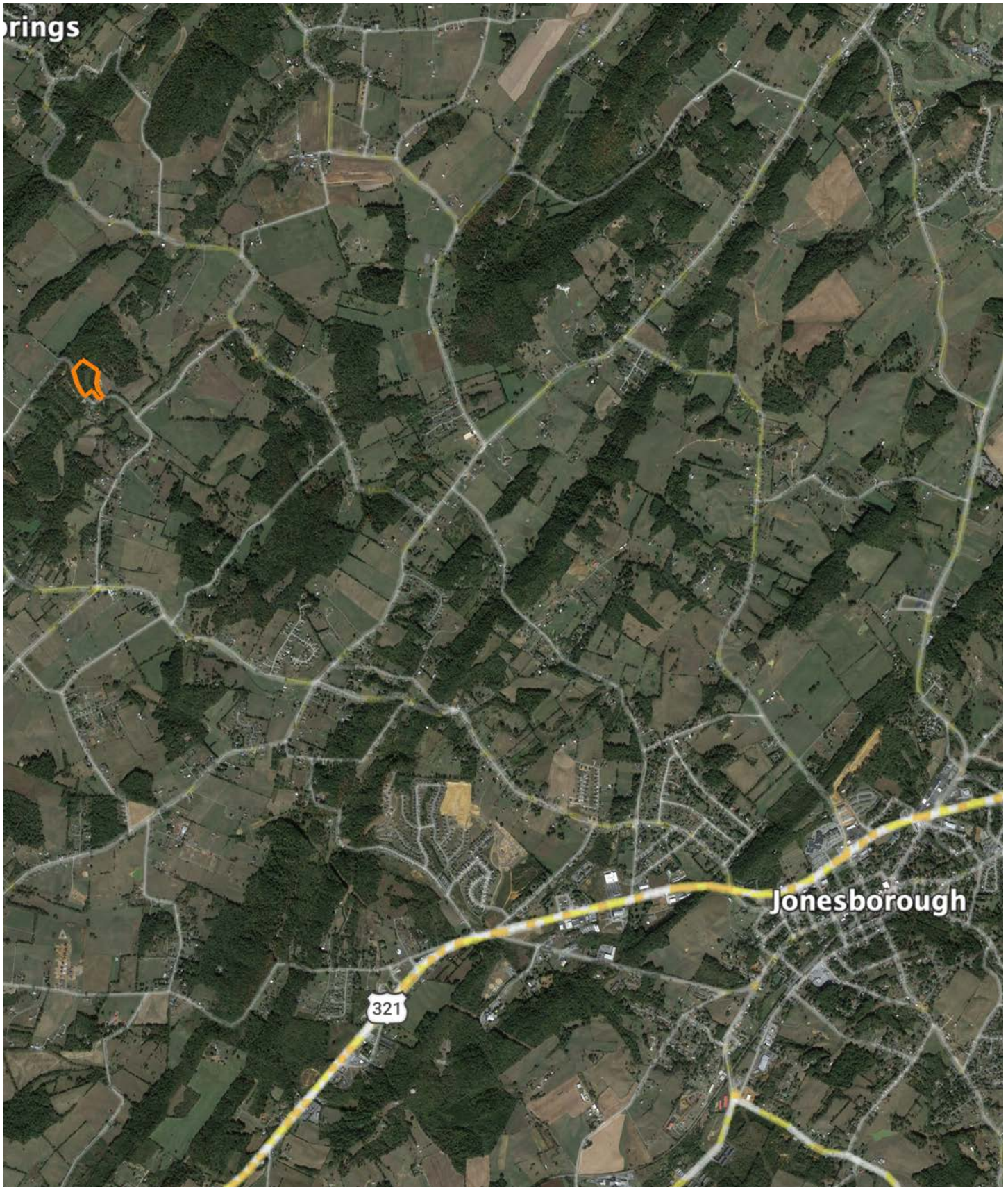
Washington County
 Tennessee

Boundary Center: 36° 19' 34.51, -82° 32' 0.2



Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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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

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