

MIDWEST LAND GROUP PRESENTS

44 ACRES IN

COCKE COUNTY TENNESSEE



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

OFF-GRID PARADISE IN THE SMOKY MOUNTAINS - 44 UNRESTRICTED ACRES READY FOR ADVENTURE

Nestled in the heart of the Great Smoky Mountains, this remarkable 44-acre unrestricted tract in Cocke County, Tennessee, offers the kind of privacy, natural beauty, and recreational opportunity that East Tennessee buyers dream about. Surrounded by untouched forest and accessed by a well-maintained blacktop road leading to a deeded easement entrance, this property delivers the perfect balance of seclusion and accessibility. Towering hardwoods blanket the landscape while a well-established internal road system provides easy access throughout the property, making it ideal for exploring, hunting, hiking, or future development.

One of the standout features of this property is the approximately 2–3 acre cleared build site already positioned for an incredible off-grid mountain retreat. With no tree canopy over the site, it is perfectly suited for solar power and sustainable living while still being tucked away in the peaceful beauty of the Smoky Mountains. Additional wooded build sites can also be found throughout the property, allowing flexibility for cabins, guest homes, hunting camps, or future mini-compound possibilities. Whether you envision a secluded mountain getaway or a long-term investment property, the unrestricted nature of this land gives you endless freedom to create exactly what you want.

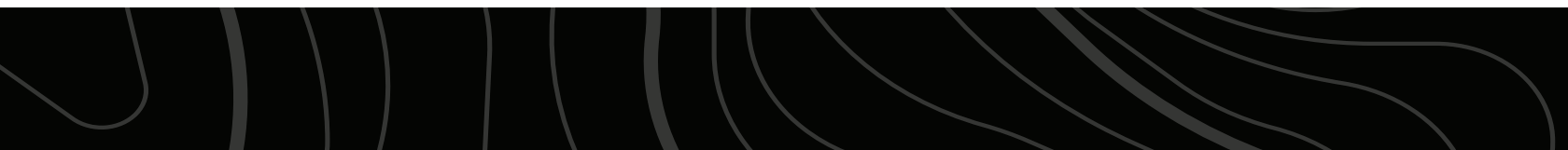
Wildlife thrives across this tract, making it an exceptional private hunting retreat. Deer, wild turkey, and black bear are frequently seen throughout the property, supported by abundant cover, mature timber, and a natural spring-fed wildlife pond that serves as a year-round water source. The untouched forest creates prime habitat for game while also providing the peaceful setting that makes this property feel miles away from the noise of everyday life. With well-maintained roads already in place, accessing stand locations, food plot areas, or future build sites is both easy and convenient.

Despite its private mountain setting, this property remains close to many of East Tennessee's most desirable outdoor destinations. Located just 21 miles from Newport and approximately 37 miles from Gatlinburg, you'll enjoy quick access to world-class restaurants, attractions, shopping, and the vacation atmosphere of the Smokies. Outdoor recreation is everywhere nearby, with Douglas Lake and the French Broad River both just a short drive away for boating, fishing, kayaking, and summer fun. Whether you're looking for a private hunting sanctuary, off-grid homestead, or mountain investment property, this East Tennessee tract offers unlimited potential in one of the most sought-after regions of the country.

PROPERTY FEATURES

COUNTY: **COCKE** | STATE: **TENNESSEE** | ACRES: **44**

- 44 surveyed unrestricted acres in beautiful Cocke County, Tennessee
- Located in the heart of the Great Smoky Mountains
- Private mountain setting with endless recreational opportunities
- Deeded easement access to the property
- Well-maintained blacktop road leading to entrance point
- Well-established internal road system throughout the property
- Untouched forest with mature East Tennessee hardwoods
- Excellent privacy and seclusion
- Natural spring-fed wildlife pond
- Abundant wildlife habitat holding deer, turkey, and black bear
- Outstanding private hunting opportunities
- Approximately 2–3 acre cleared build site
- Cleared build site ideal for off-grid living
- No tree canopy over the build site, making it perfect for a solar power setup
- Additional wooded build sites throughout the property
- Excellent property for cabins, hunting retreat, or mountain getaway
- Unlimited potential for off-grid homestead or recreational use
- Peaceful mountain atmosphere with incredible natural beauty
- Nearby access to Douglas Lake for boating and fishing
- Close proximity to the French Broad River for kayaking, fishing, and recreation
- Approximately 21 miles to Newport
- Approximately 37 miles to Gatlinburg for restaurants, shopping, attractions, and Smoky Mountain resort amenities



CLEARED BUILD SITE

One of the standout features of this property is the approximately 2–3 acre cleared build site already positioned for an incredible off-grid mountain retreat. With no tree canopy over the site, it is perfectly suited for solar power and sustainable living while still being tucked away in the peaceful beauty of the Smoky Mountains.



NATURAL SPRING-FED POND

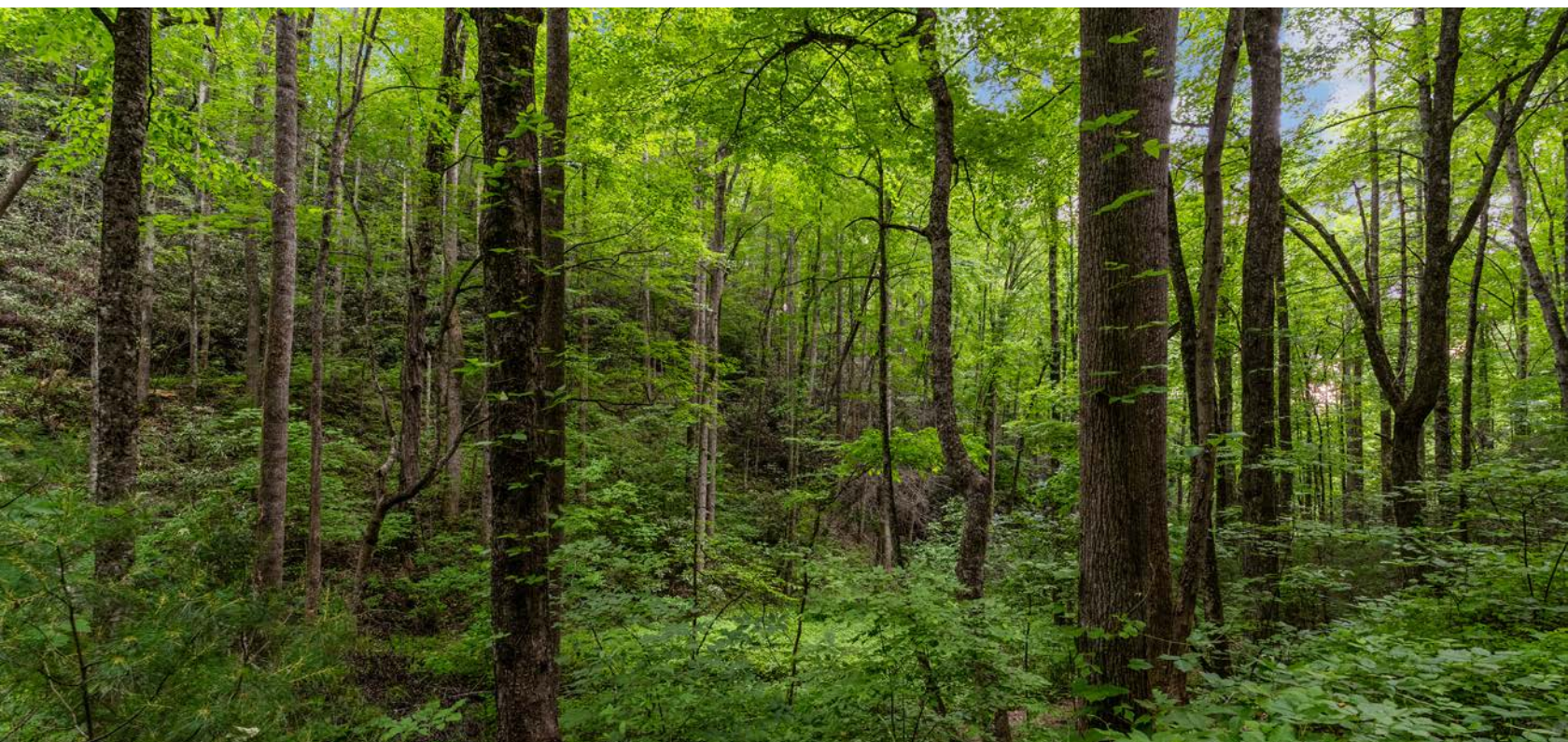


EXCELLENT PRIVACY & SECLUSION

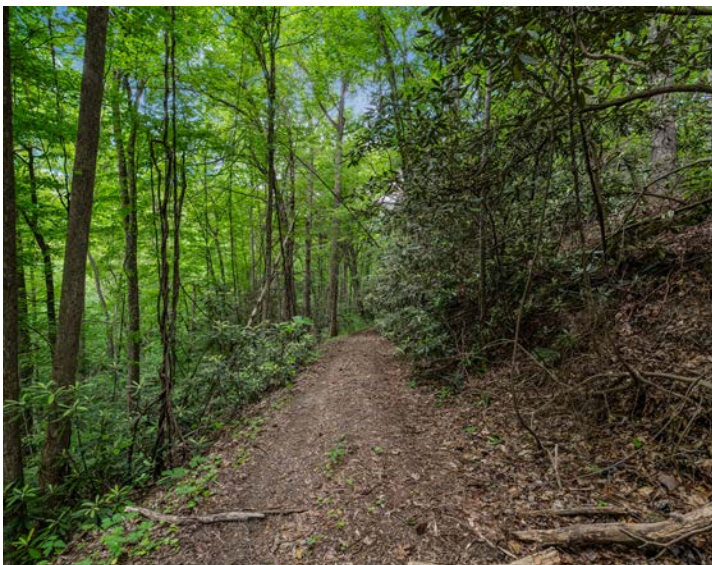
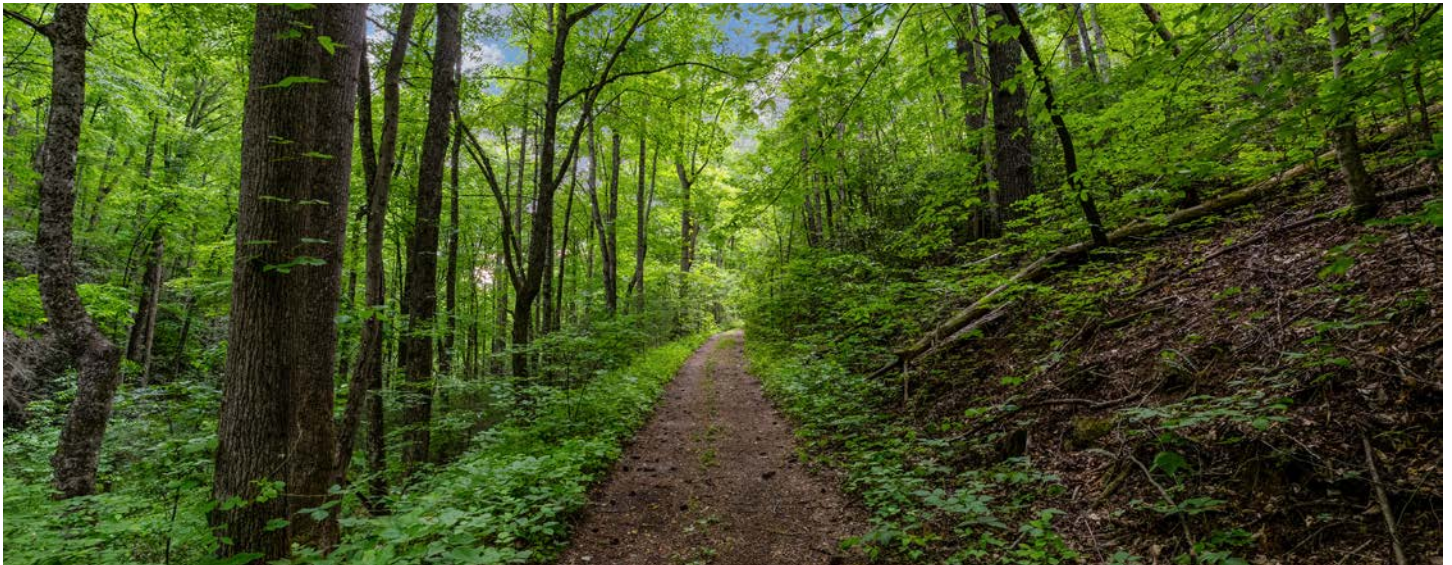


UNTOUCHED FOREST

Wildlife thrives across this tract, making it an exceptional private hunting retreat. Deer, wild turkey, and black bear are frequently seen throughout the property, supported by abundant cover and mature timber.



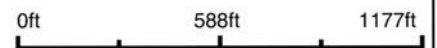
INTERNAL ROAD SYSTEM



AERIAL MAP



Boundary Center: 35° 49' 12.56, -83° 6' 20.95



Maps Provided By



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Coker County
Tennessee



4/24/2026

TOPOGRAPHY MAP



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Source: USGS 1 meter dem

Interval(ft): 10.0

Min: 1,936.7

Max: 2,424.9

Range: 488.2

Average: 2,144.0

Standard Deviation: 119.85 ft

0ft 352ft 704ft

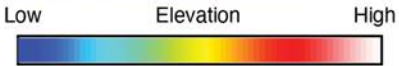
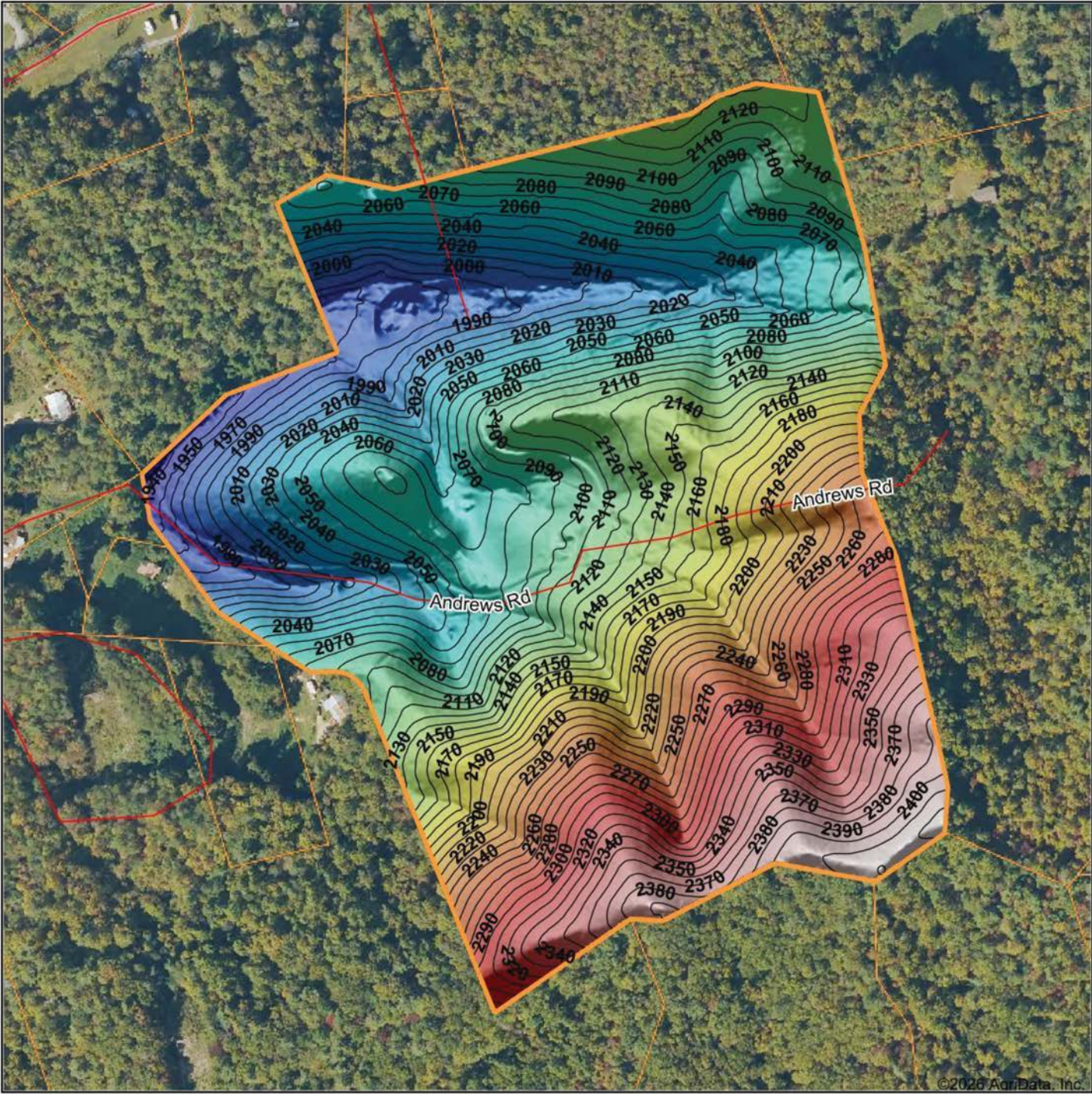


4/24/2026

Cocke County
Tennessee

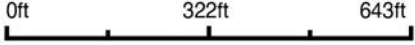
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HILLSHADE MAP



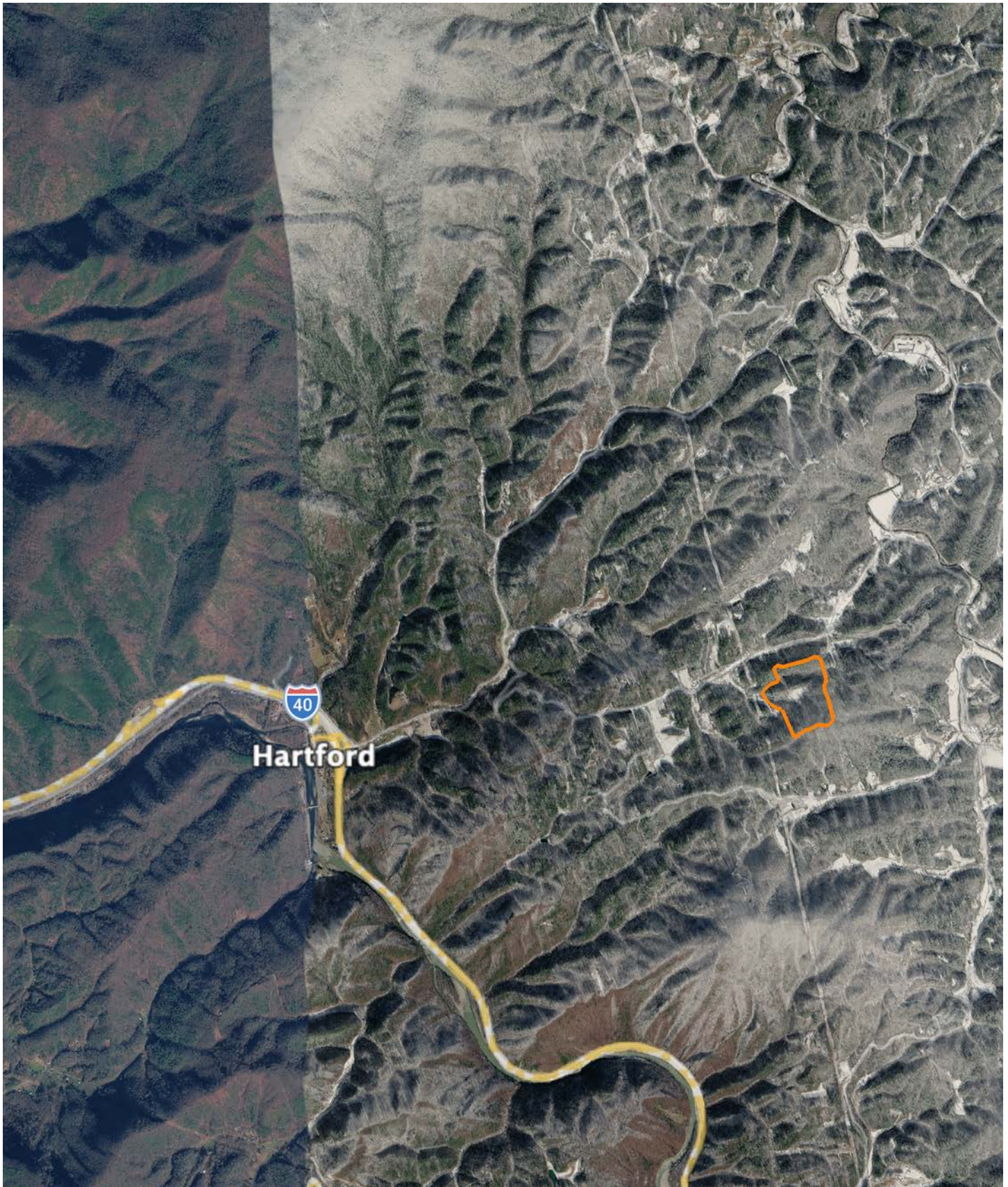
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4/24/2026
Cocke County
Tennessee
 Boundary Center: 35° 49' 12.56, -83° 6' 20.95

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.



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