

MIDWEST LAND GROUP PRESENTS

34 ACRES IN

GREENE COUNTY TENNESSEE



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

PRIVATE 34-ACRE MOUNTAIN RETREAT WITH TIMBER, WILDLIFE & TOP-OF-THE-WORLD VIEWS

Tucked away in the rolling hills of Greene County, Tennessee, this 34-acre wooded tract offers the kind of privacy, natural beauty, and versatility that's getting harder to find. Covered in large timber, including white oak, red oak, poplar, and scattered cedar, this property delivers that classic East Tennessee mountain feel with a peaceful setting that's perfect for getting off the grid without being too far from town. With direct access from Wattenbarger Gap Road, a well-maintained county road, you'll have easy, reliable entry year-round.

One of the standout features of this property is the flexibility it offers with three distinct build sites. At the base, you'll find an easily accessible homesite right off the road. Further in, a second site sits tucked into the middle of the property, offering total privacy and seclusion, ideal for a quiet cabin retreat. At the top, a third build site opens up to incredible elevated views, giving you that "top of the mountain" feel that East Tennessee buyers are always chasing. An old logging road already winds its way through the property, providing a solid foundation for access to each of these

locations with just a little clearing and maintenance. Water features add even more character, with a small spring and seasonal creeks weaving through the landscape. The land is absolutely loaded with wildlife, making it a prime hunting tract for deer, turkey, and even bear. Whether you're looking for your own private hunting retreat, a family getaway, or a potential investment with cabin rentals, this property checks all the boxes.

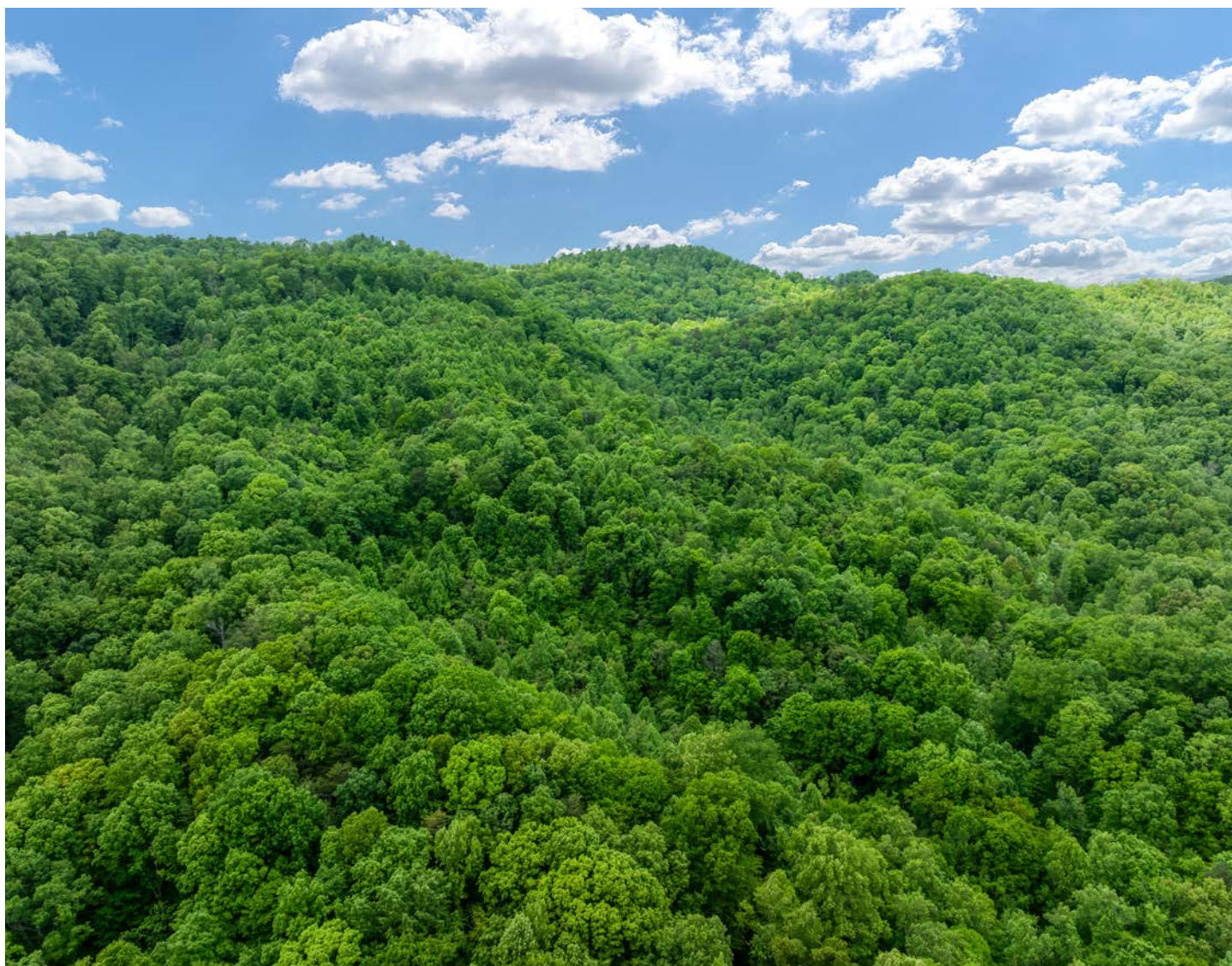
Location is another major advantage. You're less than 10 minutes from Interstate 81 (Exit 36), making travel simple and convenient. Greeneville is just 25 minutes away for everyday essentials, while Johnson City, offering major shopping, dining, and the region's level 1 trauma center, is only a 40-minute drive. And when it's time for entertainment or tourism, you're just over an hour from Pigeon Forge, with Gatlinburg right beyond. This is a rare opportunity to own a sizable, usable tract with strong access, multiple build options, and serious long-term potential in East Tennessee.



PROPERTY FEATURES

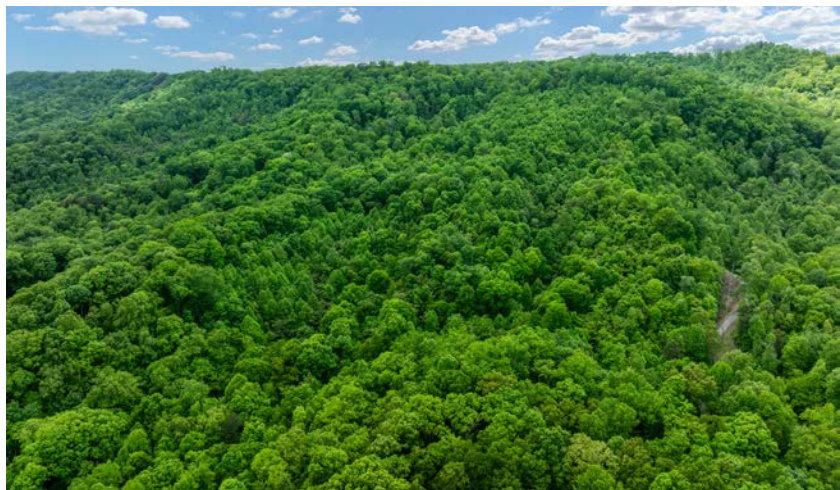
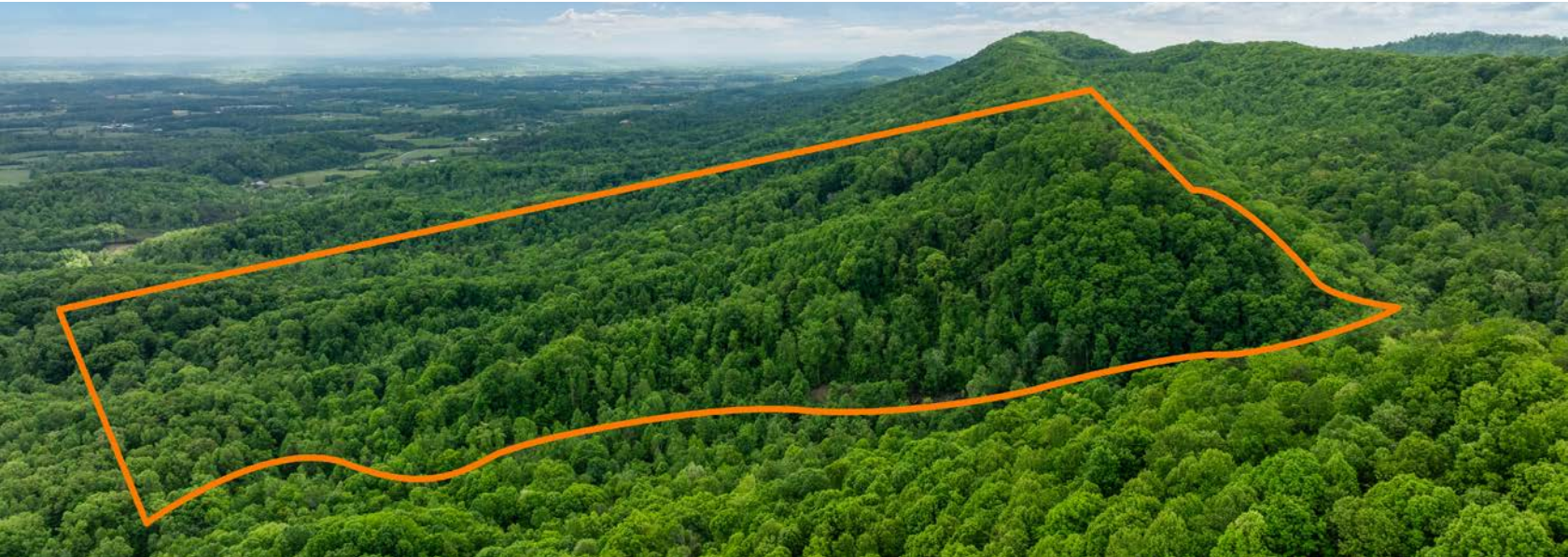
COUNTY: **GREENE** | STATE: **TENNESSEE** | ACRES: **34**

- Fully wooded tract: white oak, red oak, poplar & cedar
- Direct access from Wattenbarger Gap Road (well-maintained county road)
- Excellent year-round accessibility
- Three distinct build sites
- Lower site with easy access from the road
- Private mid-property site for total seclusion
- Elevated top site with incredible mountain views
- Existing logging road throughout property (needs light clearing/maintenance)
- Electricity available at the road
- Ideal for primary residence, cabin retreat, or multiple build opportunities
- Loaded with wildlife: deer, turkey, and bear
- Excellent private hunting tract
- Less than 10 minutes to Interstate 81 (Exit 36)
- Approximately 25 minutes to Greeneville, TN
- Approximately 40 minutes to Johnson City (shopping, dining, level 1 trauma center)
- Just over an hour to Pigeon Forge and Gatlinburg



FULLY WOODED TRACT

Covered in large timber, including white oak, red oak, poplar, and scattered cedar, this property delivers that classic East Tennessee mountain feel with a peaceful setting that's perfect for getting off the grid without being too far from town.



EXISTING LOGGING ROAD

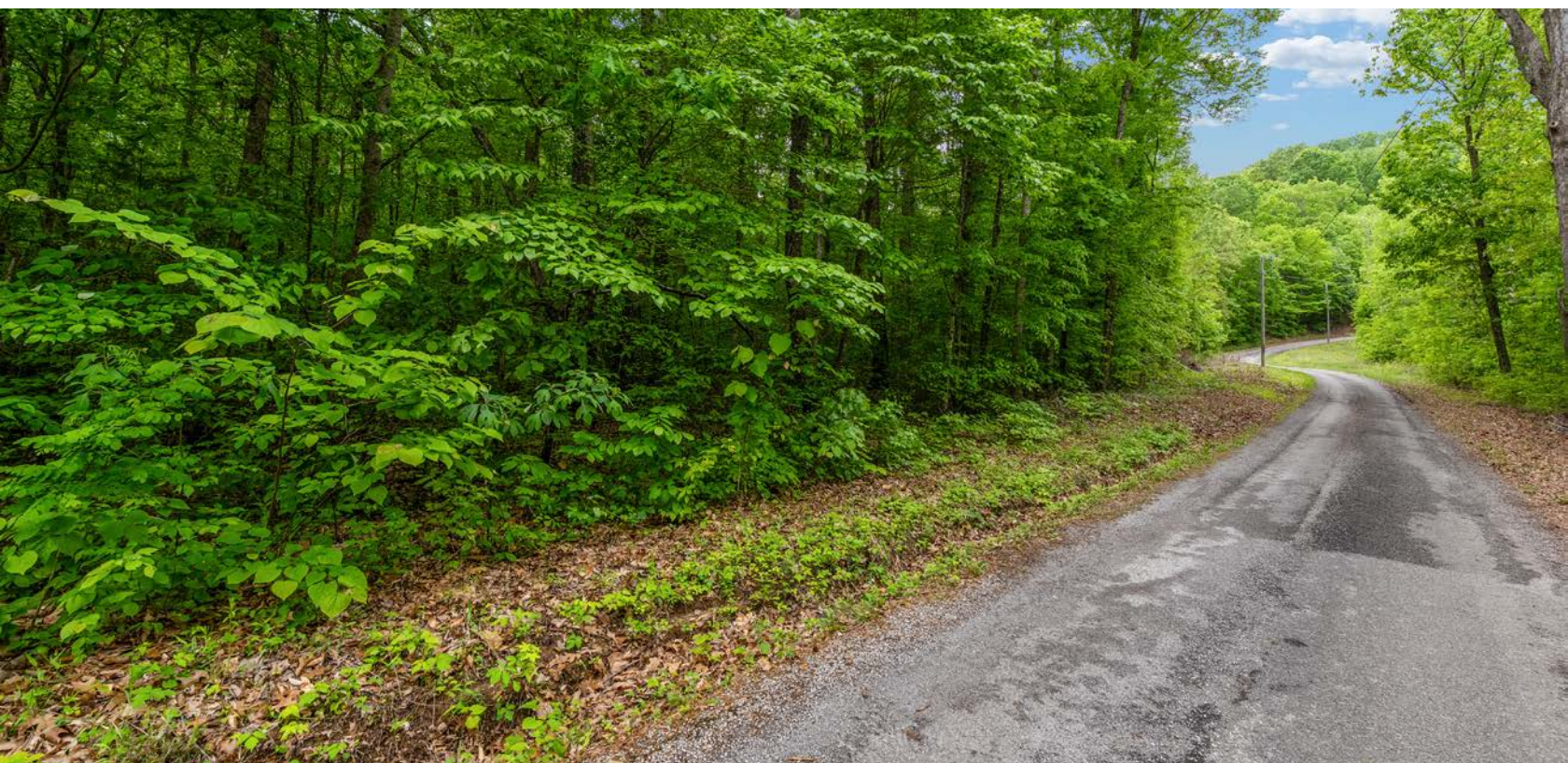
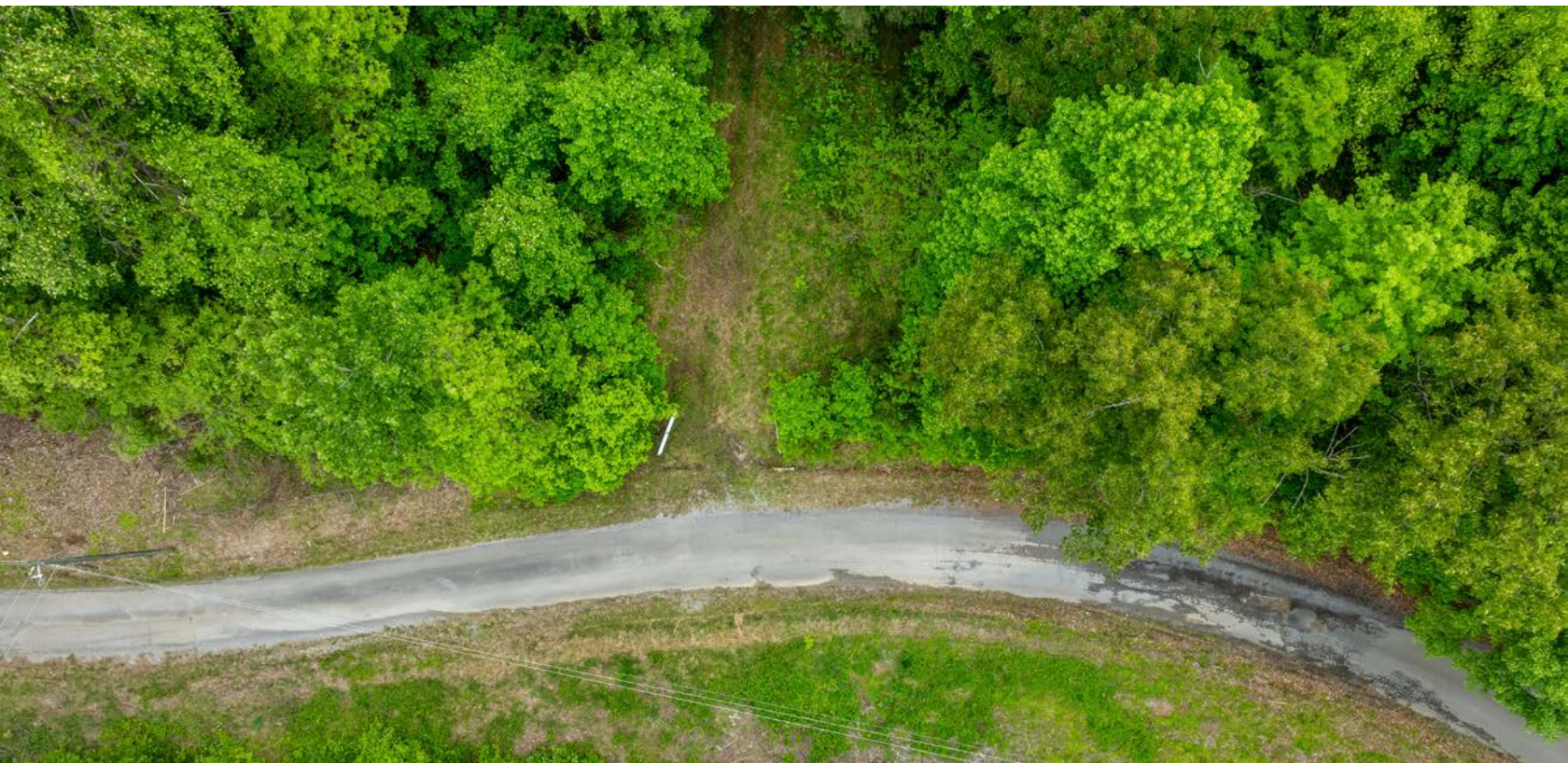


LOADED WITH WILDLIFE



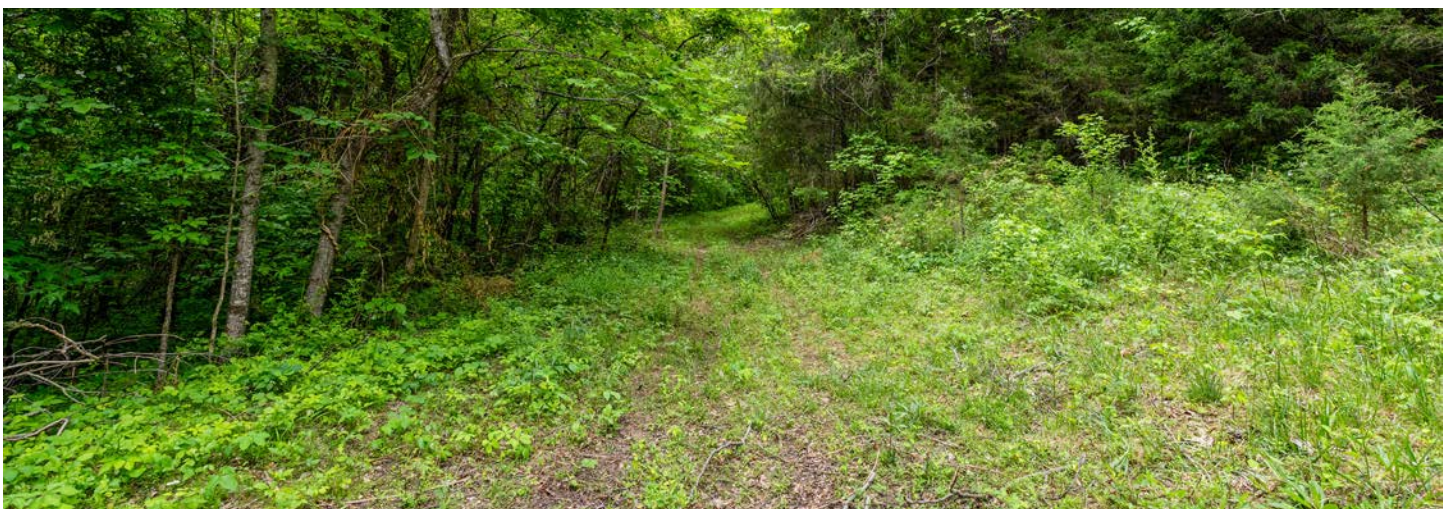
EXCELLENT ACCESSIBILITY

With direct access from Wattenbarger Gap Road, a well-maintained county road, you'll have easy, reliable entry year-round.



THREE DISTINCT BUILD SITES

At the base, you'll find an easily accessible homesite right off the road. Further in, a second site sits tucked into the middle of the property, offering total privacy and seclusion, ideal for a quiet cabin retreat. At the top, a third build site opens up to incredible elevated views, giving you that "top of the mountain" feel that East Tennessee buyers are always chasing.



AERIAL MAP



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Boundary Center: 36° 20' 49.22, -82° 52' 10.73

0ft 445ft 890ft



Maps Provided By:



CUSTOMIZED ONLINE MAPPING
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Greene County
Tennessee



9/23/2025

TOPOGRAPHY MAP



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Maps Provided By:



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Source: USGS 1 meter dem

Interval(ft): 10.0

Min: 1,360.8

Max: 1,955.4

Range: 594.6

Average: 1,630.8

Standard Deviation: 147.7 ft

0ft 374ft 748ft

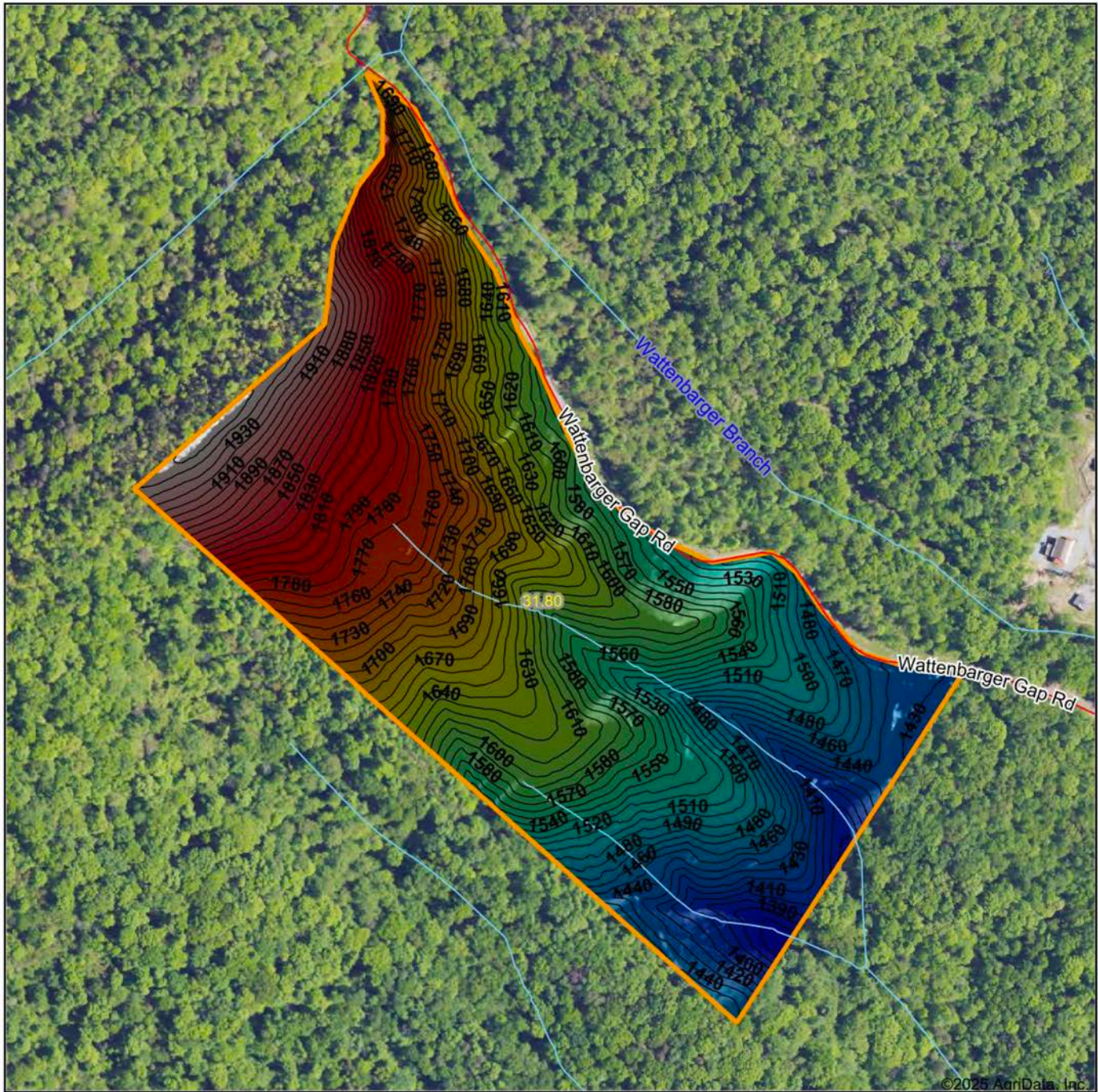


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Greene County
Tennessee

Boundary Center: 36° 20' 49.22, -82° 52' 10.73

HILLSHADE MAP



©2025 AgriData, Inc.

Low Elevation High



Maps Provided By:



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Source: USGS 1 meter dem

Interval(ft): 10

Min: 1,360.8

Max: 1,955.4

Range: 594.6

Average: 1,630.8

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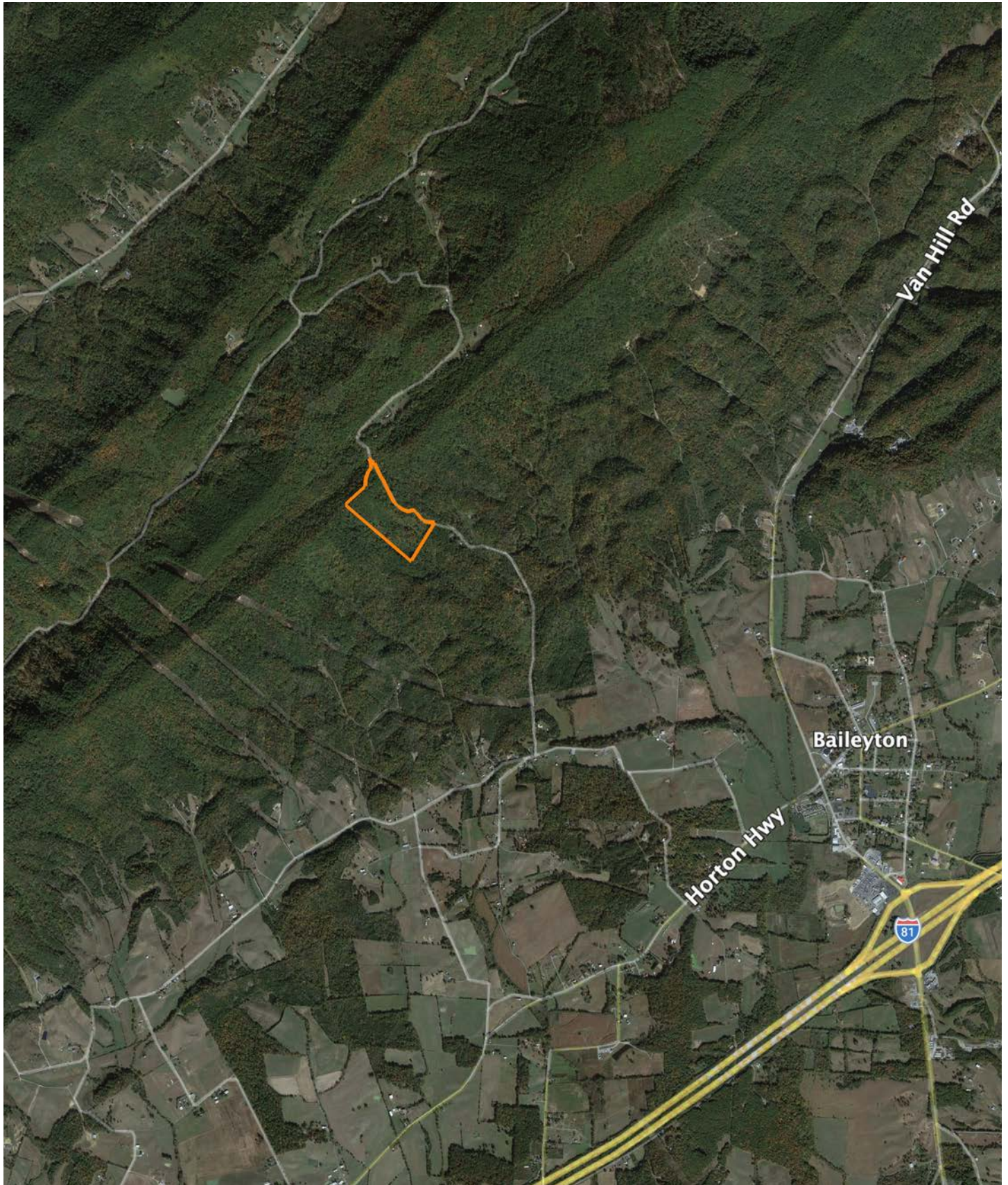


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Greene County
Tennessee

Boundary Center: 36° 20' 49.22, -82° 52' 10.73

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

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