

MIDWEST LAND GROUP PRESENTS

44 ACRES

HAWKINS COUNTY, TN

340 MELINDA FERRY ROAD, ROGERSVILLE, TENNESSEE 37857



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

44 +/- LAKEFRONT ACRES ON CHEROKEE LAKE - MOUNTAIN VIEWS & BUILD SITES

Tucked away in the rolling hills of beautiful Hawkins County, Tennessee, this rare 44 +/- acre surveyed tract on Cherokee Lake offers the kind of privacy, natural beauty, and development potential that is becoming nearly impossible to find. Covered in mature, untouched hardwoods with towering white oaks, native East Tennessee hardwoods, scattered pines, and hemlocks, this property delivers the perfect blend of seclusion, recreation, and long-term investment potential. A large cleared build site sits near the entrance of the property, while the wooded frontage along the road creates outstanding year-round privacy from the moment you arrive.

This property is already well on its way to being fully functional and ready to enjoy. A well has already been drilled and capped, septic has been permitted, and three separate RV sites have been thoughtfully prepared with septic, water, and power already run to each location. Whether you are looking to create a family retreat, private campground, off-grid getaway, or income-producing RV/cabin development, much of the groundwork has already been completed. The unrestricted nature of the property opens the door to endless possibilities without the limitations often found on lake properties.

A well-maintained internal road system winds throughout the land, providing excellent access to multiple areas of

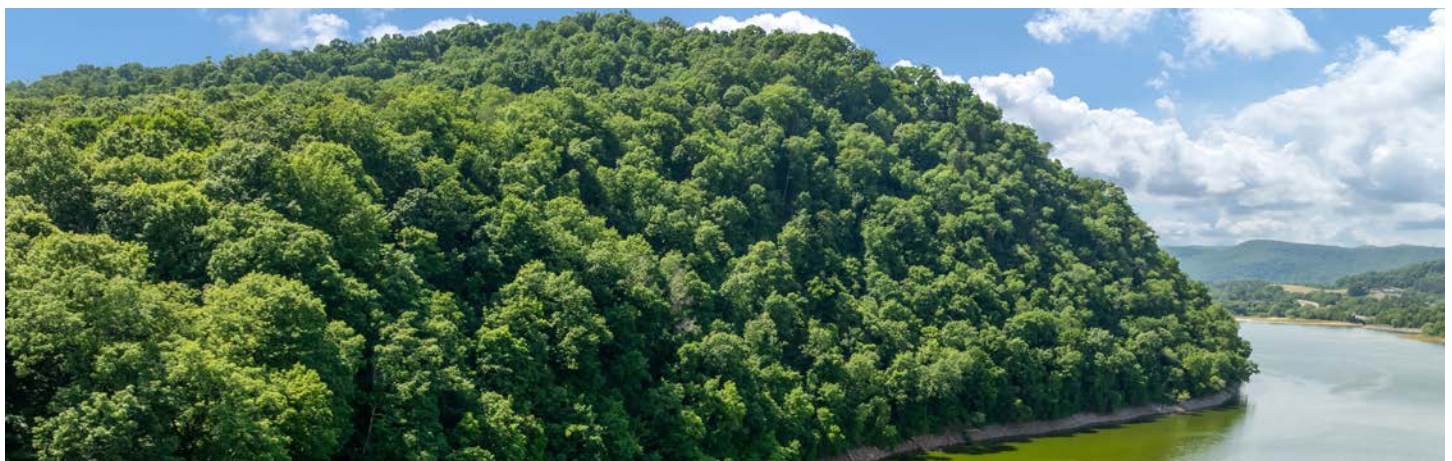
the property. The road climbs to the top of the mountain, where two additional large build sites offer absolutely breathtaking long-range views stretching for miles across the surrounding mountains and countryside. The road system also leads down to the waterfront portion of the property, where approximately 2,000 feet of shoreline borders Cherokee Lake, creating the opportunity for a private dock installation and direct lake access. With a major public boat ramp conveniently located directly across Melinda Ferry Road, enjoying boating, fishing, kayaking, and lake recreation could not be easier.

Wildlife thrives throughout this tract with abundant deer, turkey, and black bear regularly roaming the property, making it an incredible private hunting retreat or recreational escape. With multiple potential build sites scattered throughout the acreage, the property is perfectly suited for mini-cabins, glamping setups, tiny homes, or a completely private mountain estate overlooking the lake. Conveniently located just 5 miles from Rogersville, approximately 30 minutes to Morristown, and only about 1 hour and 20 minutes from Pigeon Forge and the Great Smoky Mountains, this property offers the rare opportunity to own unrestricted waterfront mountain land in one of East Tennessee's most sought-after recreational areas.

PROPERTY FEATURES

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

- 44 surveyed acres in beautiful Hawkins County, TN
- Unrestricted land with unlimited development potential
- Approximately 2,000 feet of shoreline on Cherokee Lake
- Mostly wooded tract with mature, untouched hardwoods
- Large mature white oaks throughout the property
- Additional native East Tennessee hardwoods, pines, and hemlocks
- Large, cleared future build site near the road frontage
- Wooded roadside buffer offering excellent year-round privacy
- Well already drilled and capped
- Permitted septic system already in place
- Three prepared RV sites with septic, water, and power pre-run
- Well-maintained road system throughout the property
- Roads provide easy access to multiple areas of the land
- Two additional mountaintop build sites with incredible long-range mountain views
- Multiple potential cabin or off-grid build locations throughout the property
- Excellent setup for campground, RV park, glamping retreat, or mini-cabin development
- Ideal private hunting retreat or recreational property
- Abundant wildlife, including deer, turkey, and black bear
- Road system leads directly to the waterfront portion of the property
- Potential for private dock installation on Cherokee Lake
- Major public boat ramp located directly across Melinda Ferry Road
- Excellent fishing, boating, kayaking, and lake recreation nearby
- Potential for mini-farm, family compound, or investment property
- Just 5 miles to Rogersville for shopping and everyday conveniences
- Approximately 30 minutes to Morristown for major shopping and medical facilities
- Approximately 1 hour and 20 minutes to Pigeon Forge and the Great Smoky Mountains



UNLIMITED DEVELOPMENT POTENTIAL

Covered in mature, untouched hardwoods with towering white oaks, native East Tennessee hardwoods, scattered pines, and hemlocks, this property delivers the perfect blend of seclusion, recreation, and long-term investment potential.



3 PREPARED RV SITES

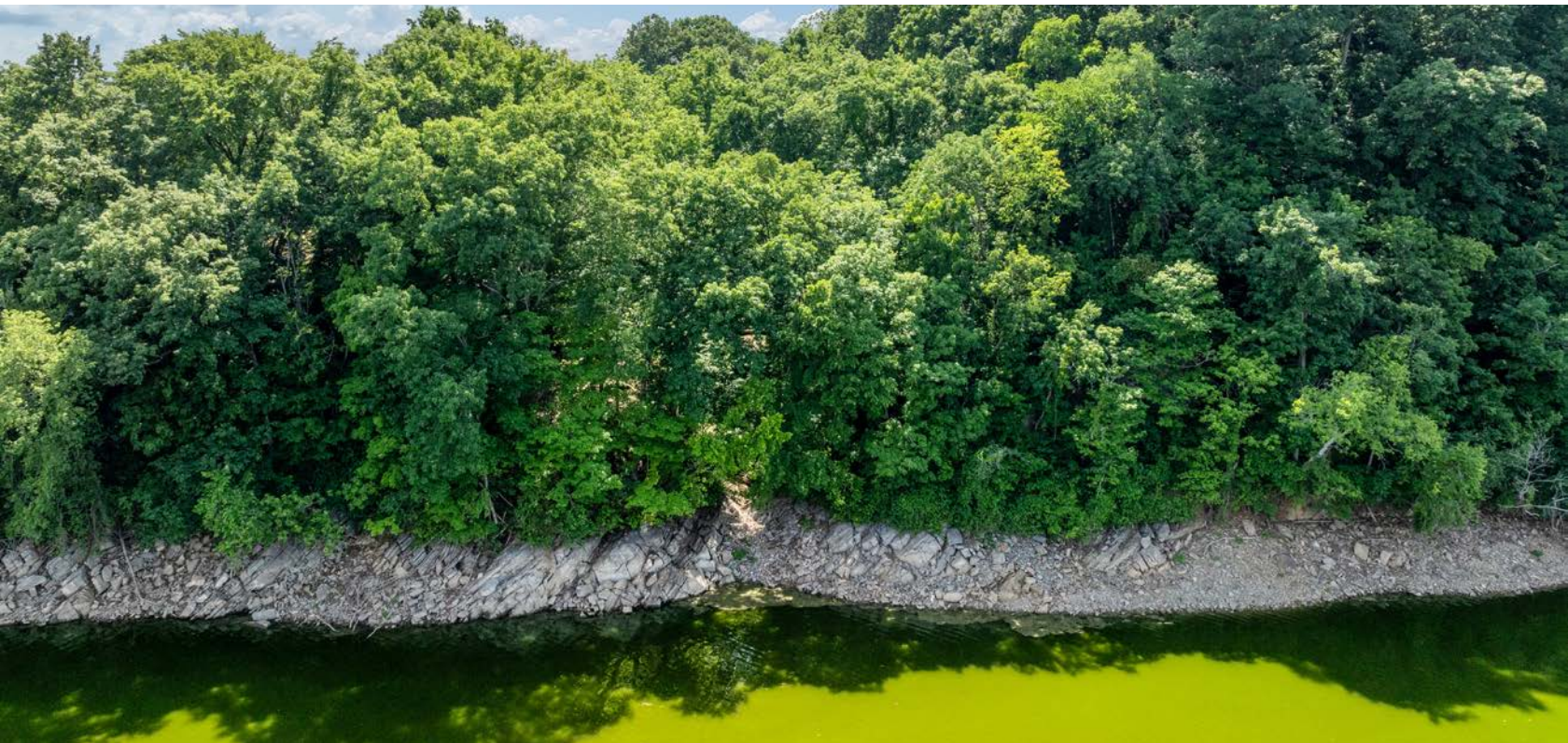


LARGE, CLEARED FUTURE BUILD SITE



APPROXIMATELY 2,000 FEET OF SHORELINE

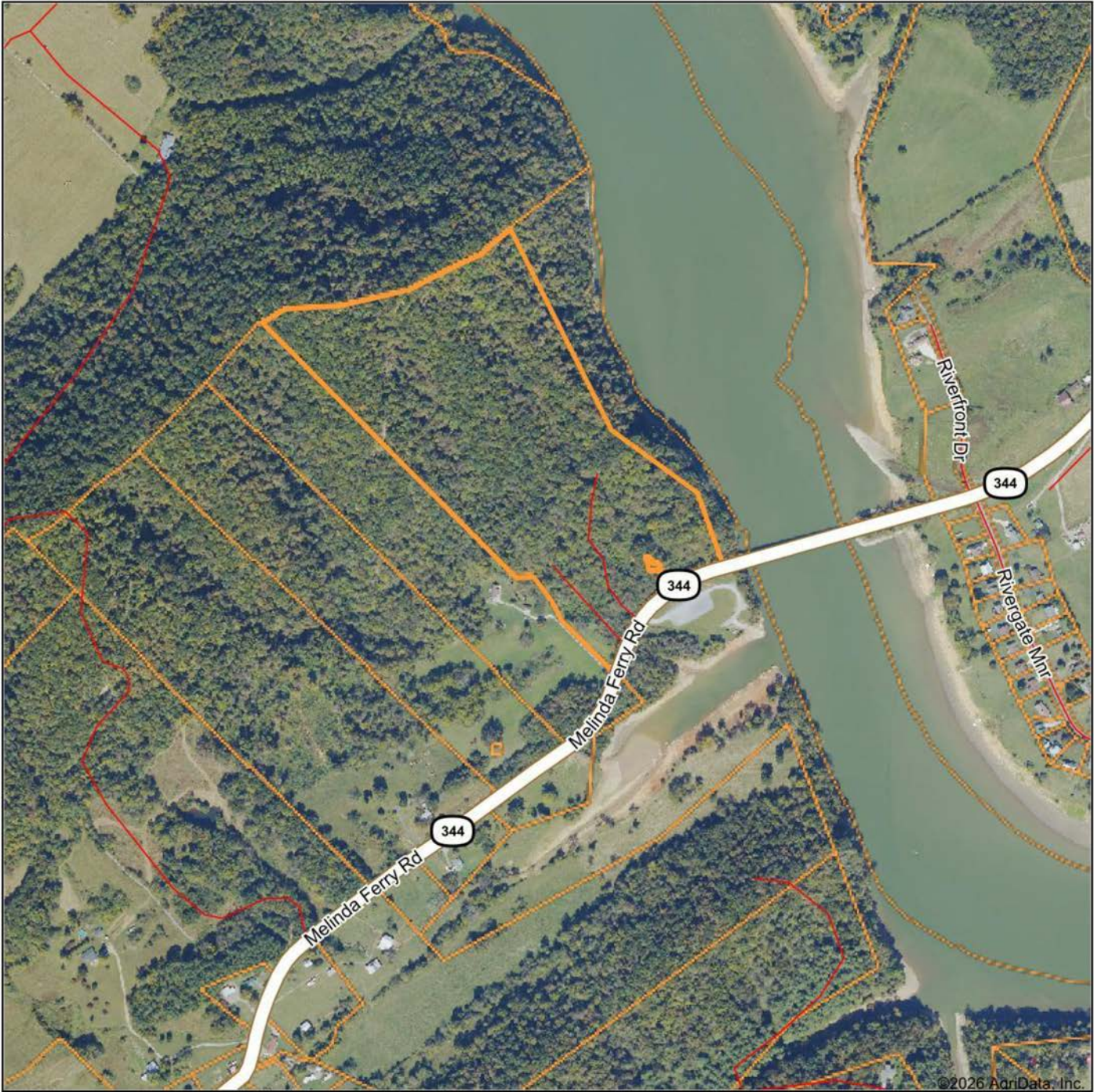
The road system leads down to the waterfront portion of the property, where approximately 2,000 feet of shoreline borders Cherokee Lake, creating the opportunity for a private dock installation and direct lake access.



ADDITIONAL PHOTOS



AERIAL MAP



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Boundary Center: 36° 22' 16.35, -83° 5' 8.53

0ft 756ft 1513ft



Maps Provided By:



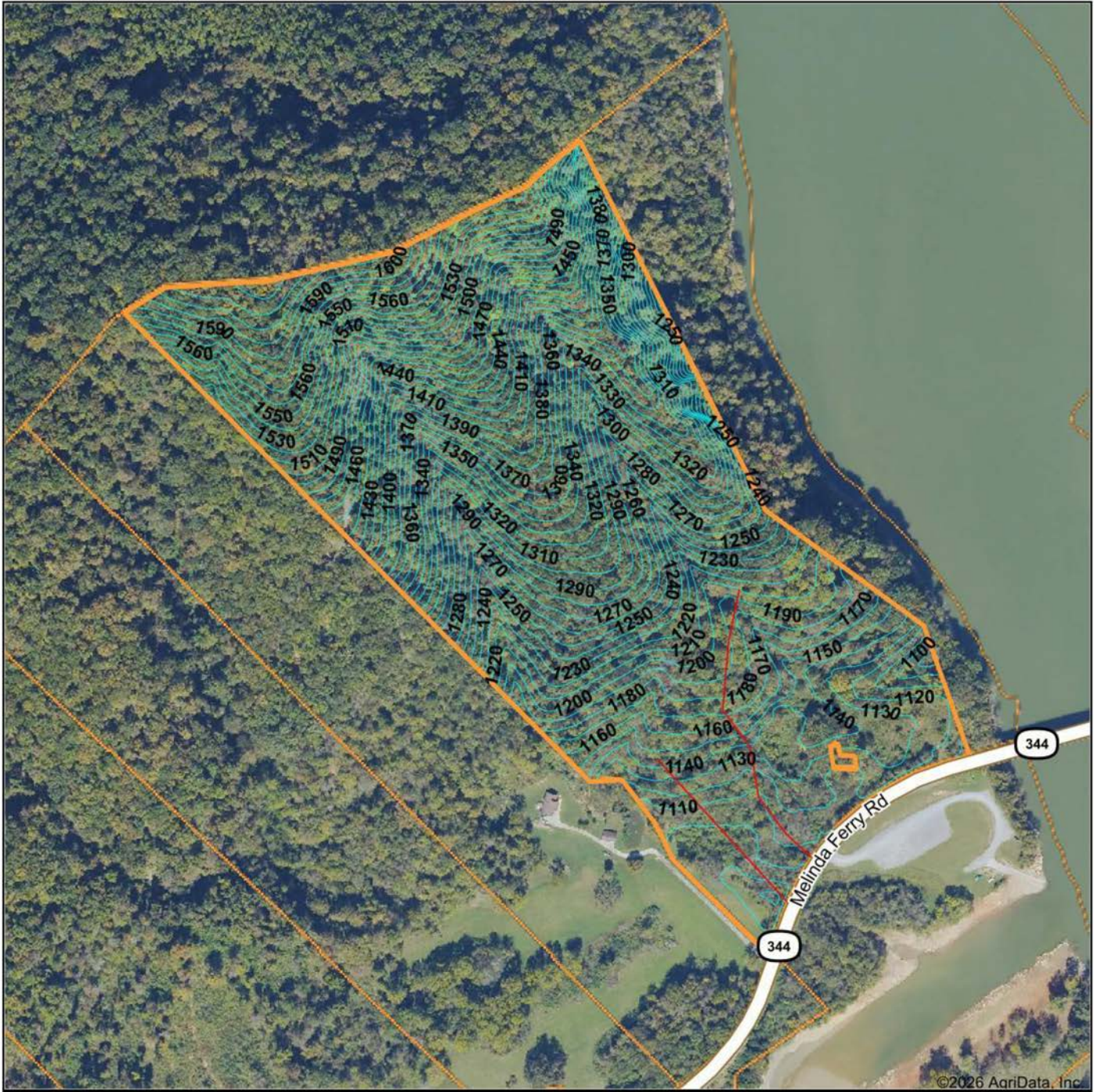
CUSTOMIZED ONLINE MAPPING
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Hawkins County
Tennessee



4/23/2026

TOPOGRAPHY MAP



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Maps Provided By:



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Source: USGS 1 meter dem

Interval(ft): 10.0

Min: 1,075.5

Max: 1,635.1

Range: 559.6

Average: 1,312.3

Standard Deviation: 150.75 ft

0ft 411ft 822ft

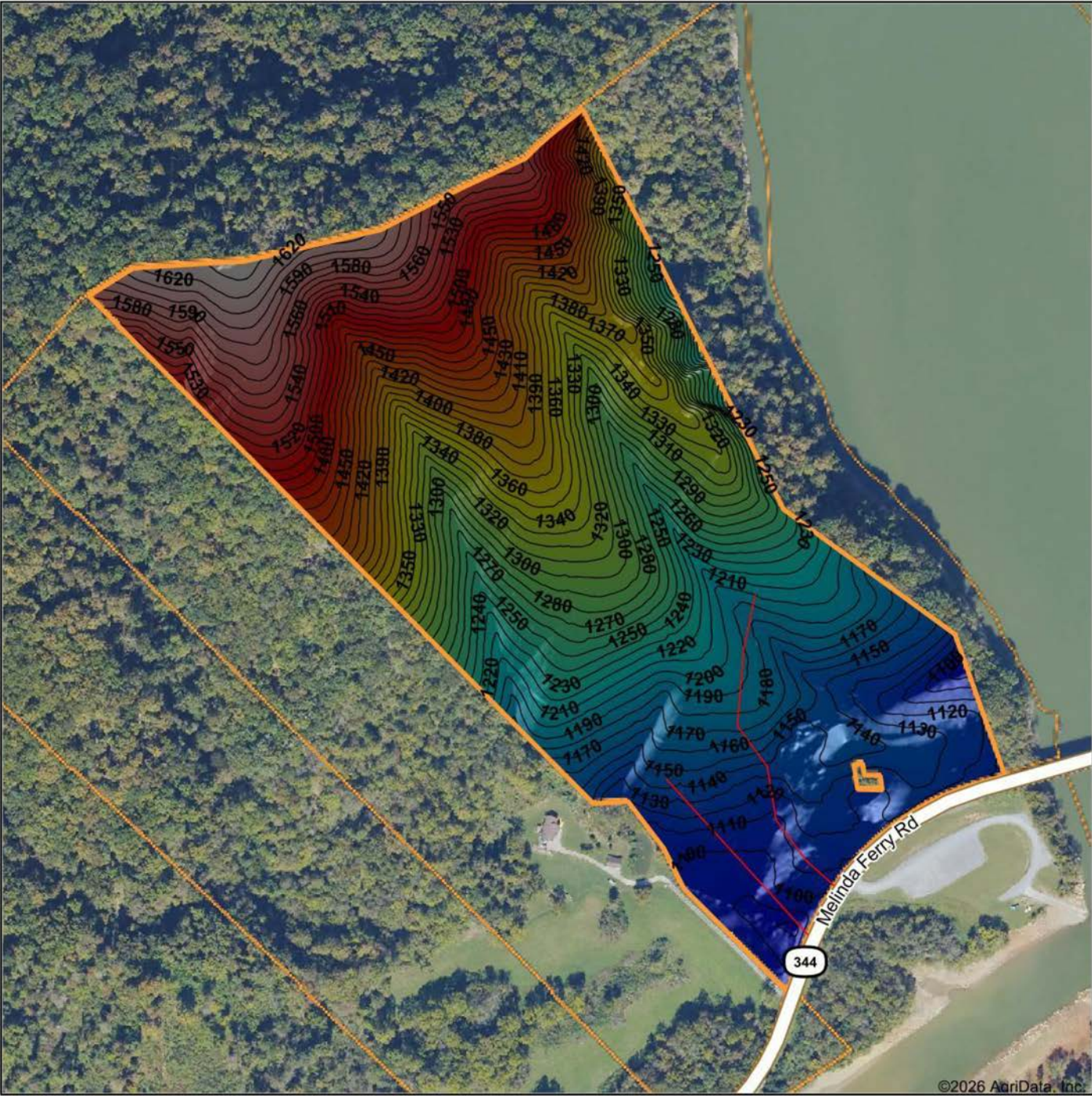


4/23/2026

Hawkins County
Tennessee

Boundary Center: 36° 22' 16.35, -83° 5' 8.53

HILLSHADE MAP



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Low Elevation High



Maps Provided By:



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Source: USGS 1 meter dem
 Interval(ft): 10
 Min: 1,075.5
 Max: 1,635.1
 Range: 559.6
 Average: 1,312.3
 Standard Deviation: 150.75 ft

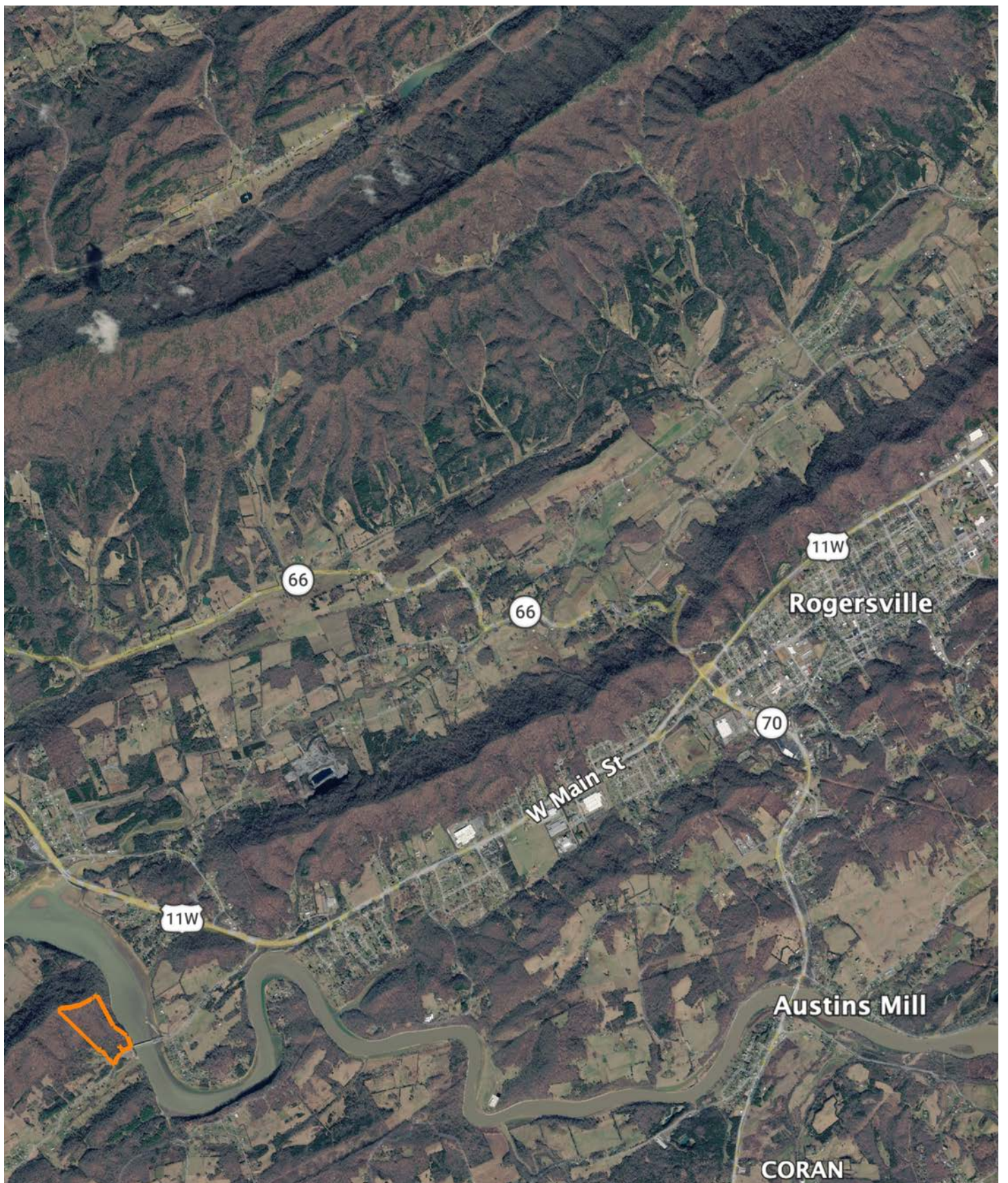


4/23/2026

Hawkins County
 Tennessee

Boundary Center: 36° 22' 16.35, -83° 5' 8.53

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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