

MIDWEST LAND GROUP PRESENTS

15.02 ACRES IN

WASHINGTON COUNTY TENNESSEE



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

BUILD, HUNT & LIVE - 15 ACRES OF EAST TENNESSEE BEAUTY

Located in the highly sought-after area of Washington County, this beautiful 15.02 +/- acre tract offers the perfect combination of usable pasture, privacy, mountain views, and ready-to-build convenience. Featuring mostly rolling pastureland with approximately 3-4 wooded acres, this property delivers the ideal setup for someone looking to build a dream home, mini farm, or private East Tennessee retreat. From the moment you enter the private gravel driveway, you'll immediately appreciate the peaceful setting and thoughtful preparation that has already gone into making this property ready for its next owner.

The rolling pasture creates multiple possibilities for a homesite while capturing beautiful mountain views across the surrounding countryside. Whether you envision a modern farmhouse, barndominium, or custom estate, the groundwork has already been completed to help you move forward quickly. Water and a connected water meter are already in place at the road, and the property has already been approved for a septic system permit - saving valuable time and expense. This truly is a turn-key property where all you

need to do is bring your house plans and start building. For outdoor lovers, the wooded section of the property offers an added bonus with excellent wildlife habitat and a private place to hunt or explore right on your own land. Deer and turkey are frequently seen throughout the property, giving you the feel of country living while still maintaining the convenience of nearby town access. The combination of open pasture and wooded acreage creates a balanced property that is both practical and recreational.

Conveniently positioned on Horseshoe Bend Road, this property offers quick access to both Interstate 26 and Interstate 81, making travel throughout East Tennessee and Western North Carolina simple and efficient. You're only 11 minutes from the charm and history of Jonesborough, approximately 25 minutes from Johnson City for major shopping, dining, and medical facilities, and within easy driving distance to both Asheville and Sevierville. Ready-to-build properties with this level of preparation, privacy, and location in Washington County are becoming increasingly difficult to find.



PROPERTY FEATURES

COUNTY: **WASHINGTON** | STATE: **TENNESSEE** | ACRES: **15.02**

- 15.02 surveyed acres in coveted Washington County
- Mostly open rolling pasture with beautiful mountain views
- Approximately 3-4 wooded acres for added privacy and recreation
- Excellent wildlife habitat with daily deer and turkey sightings
- Private installed gravel road leading directly to the build site
- Ready-to-build property - just bring your house plans
- Water and water meter already connected at the road
- Septic permit already approved
- Ideal property for a custom home, mini farm, or private retreat
- Rolling topography provides multiple potential homesite options
- Peaceful country setting with a balance of pasture and woods
- Private wooded area perfect for hunting or outdoor recreation
- Convenient access to Interstate 26 and Interstate 81
- Easy travel to Asheville and Sevierville
- Approximately 11 minutes to historic Jonesborough
- Approximately 25 minutes to Johnson City for shopping, dining, and medical facilities
- Located on county-maintained Horseshoe Bend Road
- Turn-key East Tennessee homesite opportunity in a highly desirable location



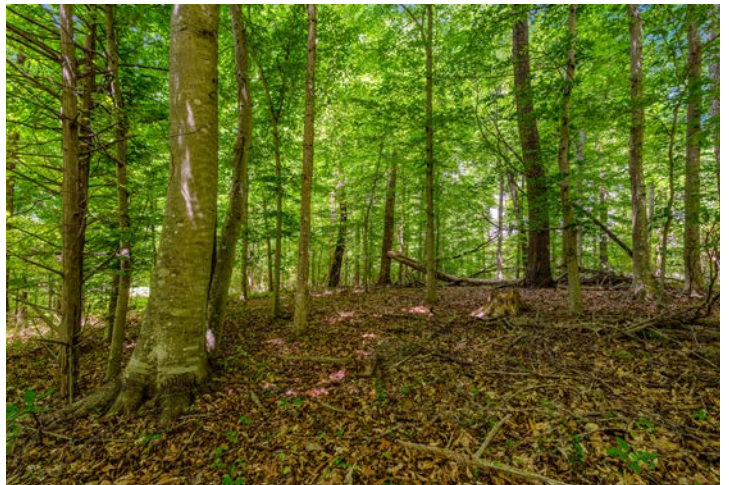
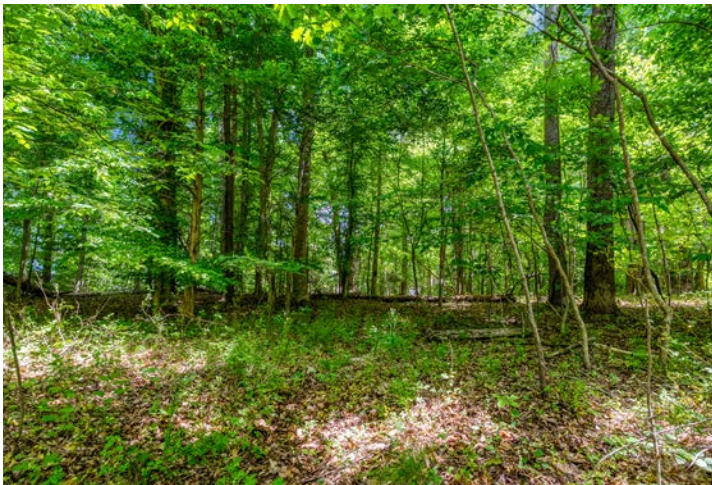
OPEN ROLLING PASTURE



PRIVATE GRAVEL ROAD



3-4 WOODED ACRES



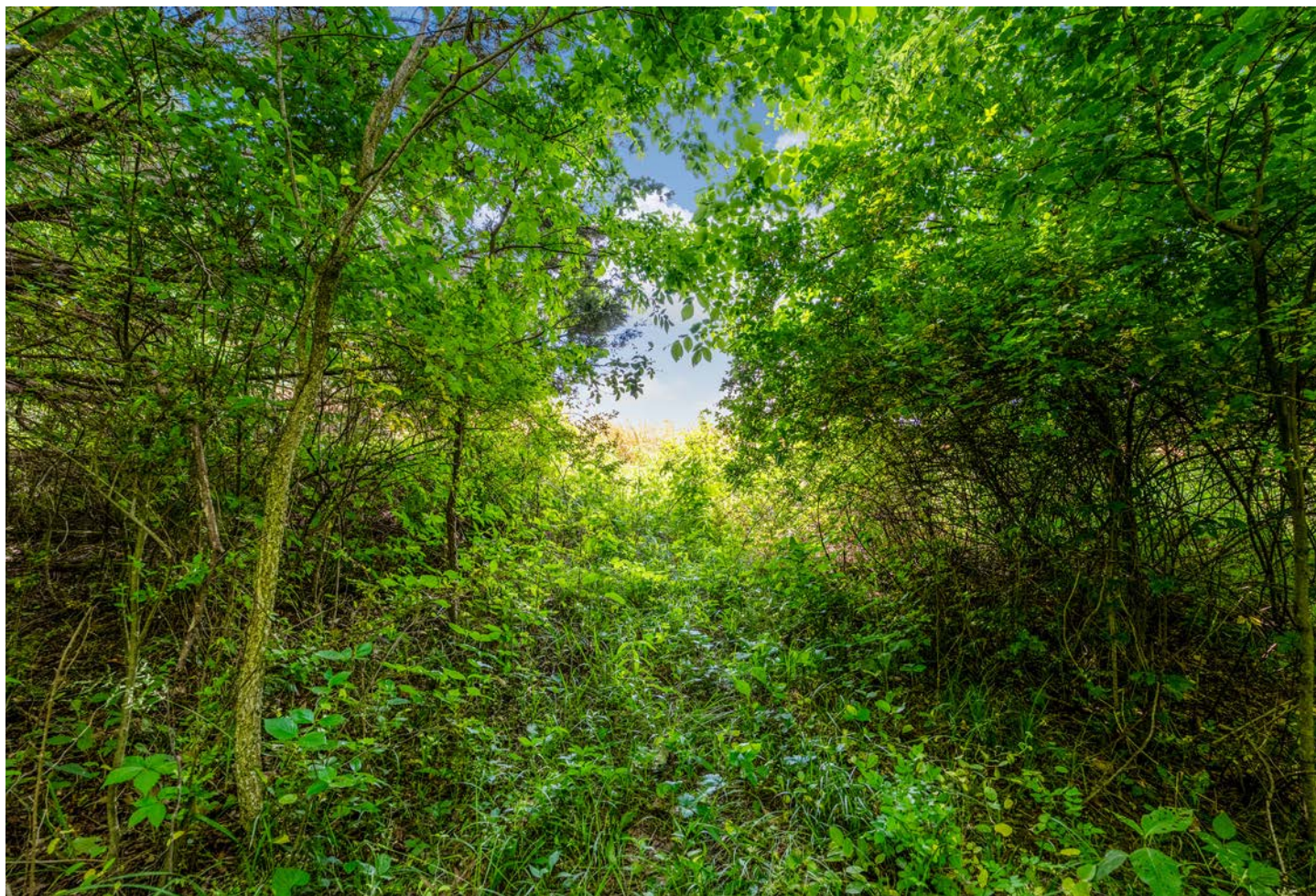
READY-TO-BUILD HOMESITES

The rolling pasture creates multiple possibilities for a homesite while capturing beautiful mountain views across the surrounding countryside. Water and a connected water meter are already in place at the road, and the property has already been approved for a septic system permit - saving valuable time and expense.



EXCELLENT WILDLIFE HABITAT

For outdoor lovers, the wooded section of the property offers an added bonus with excellent wildlife habitat and a private place to hunt or explore right on your own land. Deer and turkey are frequently seen throughout the property, giving you the feel of country living while still maintaining the convenience of nearby town access.



AERIAL MAP



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Boundary Center: 36° 19' 22.52, -82° 31' 30.33

0ft 588ft 1177ft



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Washington County
Tennessee



5/13/2026

HILLSHADE MAP



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Low Elevation High



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Source: USGS 1 meter dem

Interval(ft): 10

Min: 1,500.1

Max: 1,574.4

Range: 74.3

Average: 1,551.3

Standard Deviation: 10.6 ft

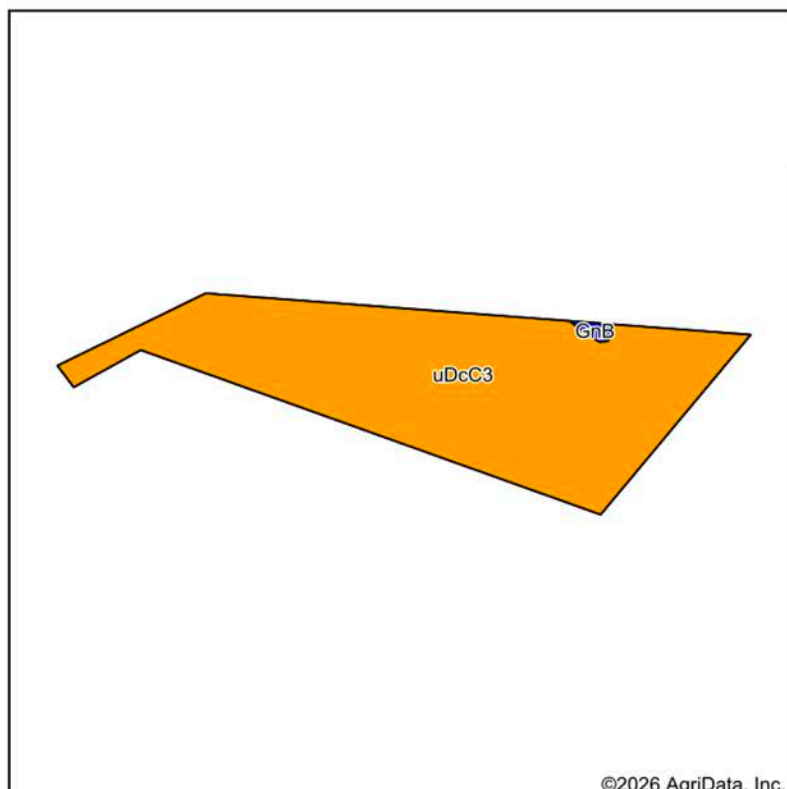


5/13/2026

Washington County
Tennessee

Boundary Center: 36° 19' 22.52, -82° 31' 30.33

SOILS MAP



State: **Tennessee**
 County: **Washington**
 Location: **36° 19' 22.52, -82° 31' 30.33**
 Township: **Sulphur Springs**
 Acres: **15.61**
 Date: **5/13/2026**





Maps Provided By:

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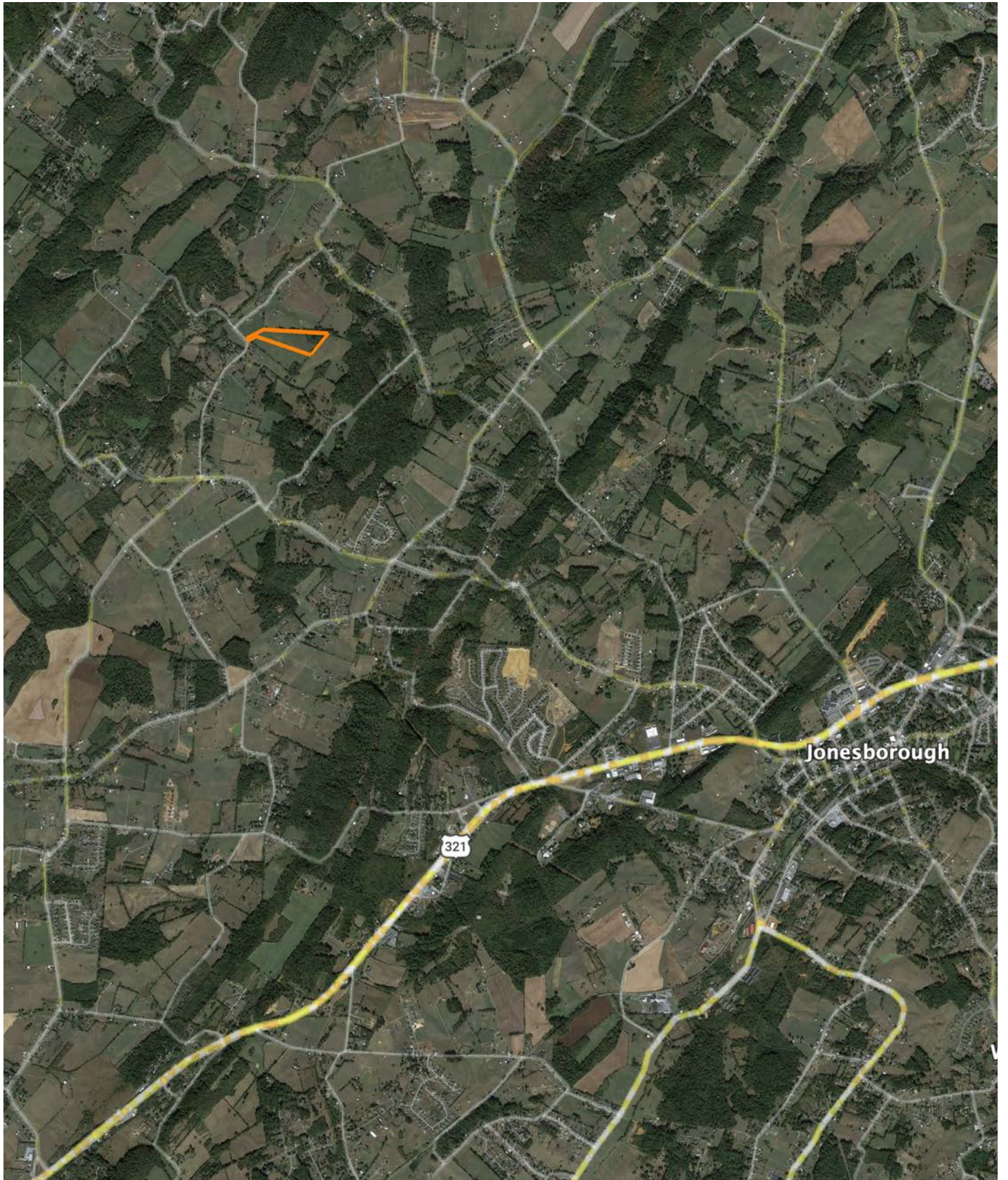
Soils data provided by USDA and NRCS.

Area Symbol: TN179, Soil Area Version: 24

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans
uDcC3	Dewey-Collegedale complex, 6 to 15 percent slopes, severely eroded	15.51	99.4%		> 6.5ft.	IIIe	61	56	40
GnB	Greendale silt loam, 0 to 6 percent slopes, rarely flooded	0.10	0.6%		> 6.5ft.	Ile	82	76	60
Weighted Average						2.99	*n 61.1	*n 56.1	*n 40.1

*n: The aggregation method is "Weighted Average using all components"
 *c: Using Capabilities Class Dominant Condition Aggregation Method

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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