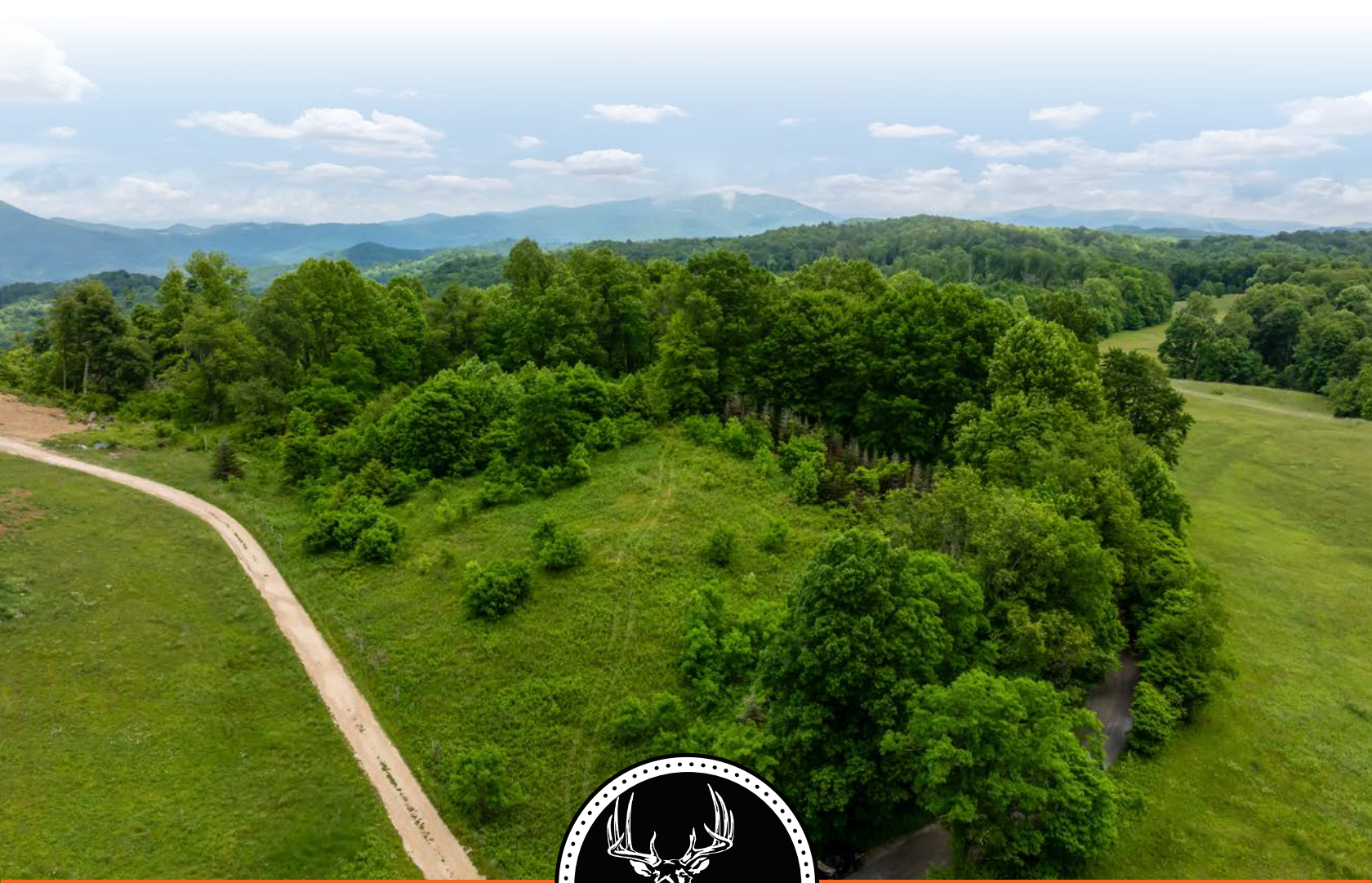


MIDWEST LAND GROUP PRESENTS

22 ACRES IN

CARTER COUNTY TENNESSEE



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

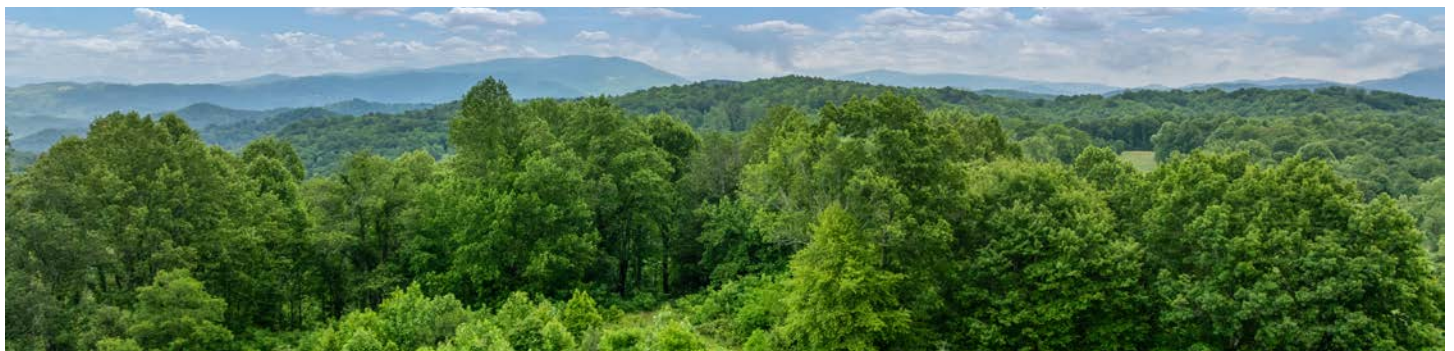
ROAN MOUNTAIN BEAUTY

Welcome to an extraordinary opportunity to own 22 pristine mountaintop acres in the highly sought-after Roan Mountain area of East Tennessee. Situated within the beautiful Old Vineyard Farms community, this property offers a rare combination of privacy, natural beauty, and breathtaking scenery. Depending on the placement of your future cabin or mountain home, you'll enjoy both forward-facing and rear-facing views that showcase the rolling mountains of North Carolina, the surrounding countryside, and the majestic Cherokee National Forest. Surrounded by picturesque pastureland and mature woodland, this setting delivers the peaceful mountain lifestyle buyers dream about.

For those seeking the perfect cabin retreat, this property is ready to bring that vision to life. A well-maintained paved road leads to a meticulously maintained county gravel road, providing easy year-round access while preserving the secluded mountain atmosphere, perfect for off-grid living. The property's elevated homesite offers the ideal setting for a private mountain getaway, family retreat, or forever home surrounded by some of the most beautiful scenery East Tennessee has to offer.

Outdoor enthusiasts will find endless adventure right outside their door. A trail system winds throughout the hollow, allowing owners to explore and enjoy the land without ever leaving the property. Wildlife is abundant, with frequent sightings of deer, turkey, and black bear. The Appalachian Trail is located less than three miles away, offering world-class hiking opportunities, while Roan Mountain State Park is just a short 20-minute drive. Nearby attractions include Laurel Fork Falls, Beech Mountain Ski Resort, and the crystal-clear waters of Watauga Lake, making this a true four-season destination.

With Roan Mountain's famous annual rhododendron blooms drawing thousands of visitors each year, this property also presents exceptional investment potential. Whether you're looking to build a luxury mountain cabin, a private retreat, or a high-demand Airbnb rental, the location, views, and recreational opportunities combine to create an opportunity that is becoming increasingly difficult to find in today's market. If you've been searching for a place where mountain views, privacy, wildlife, and income potential all come together, this remarkable 22-acre tract deserves your attention.



PROPERTY FEATURES

COUNTY: **CARTER** | STATE: **TENNESSEE** | ACRES: **22**

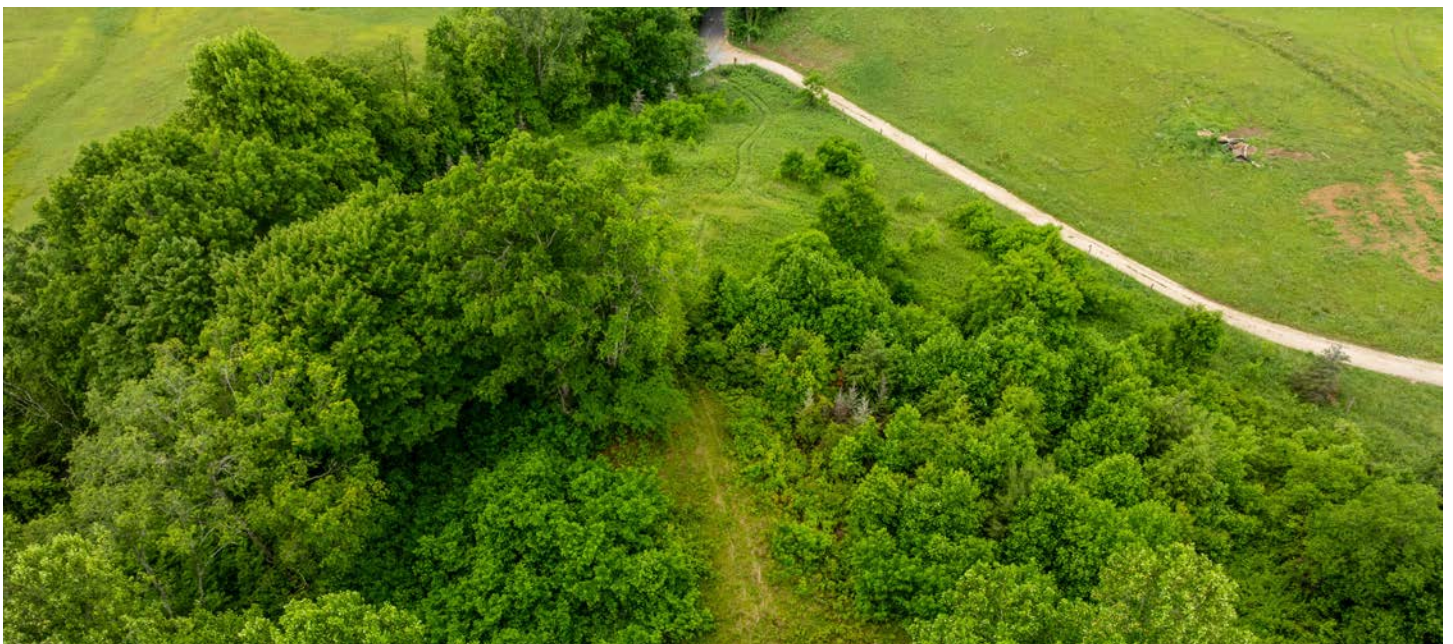
- 22 +/- acres of beautiful mountain land in the Roan Mountain area
- Located in the scenic Old Vineyard Farms community
- Potential unmatched long-range views of the North Carolina mountains
- Overlooks the Cherokee National Forest
- Unique build site offering both front-facing and rear-facing mountain views
- Ideal property for a private mountain cabin or full-time residence
- Excellent Airbnb, vacation rental, or investment opportunity
- Peaceful and private mountaintop setting
- Surrounded by picturesque pastureland and mature woodland
- Abundant wildlife, including deer, turkey, and black bear
- Established trail system throughout the hollow
- Endless hiking opportunities directly on the property
- Appalachian Trailhead located less than 3 miles away
- Well-maintained paved road access
- County-maintained gravel road leading to the property
- Incredible year-round recreational opportunities
- Located in the famous Roan Mountain Region
- Annual rhododendron blooms attract thousands of visitors each year
- Strong potential for short-term rental income
- Approximately 20 minutes to Roan Mountain State Park
- Approximately 17 minutes to Laurel Fork Falls
- Approximately 30 minutes to Beech Mountain Ski Resort
- Just over 30 miles to Watauga Lake
- Convenient access to hiking, fishing, skiing, and outdoor recreation
- Rare combination of views, privacy, wildlife, and accessibility
- Perfect for a mountain getaway, homestead, or investment property



ROAN MOUNTAIN AREA



BUILD SITE WITH MOUNTAIN VIEWS



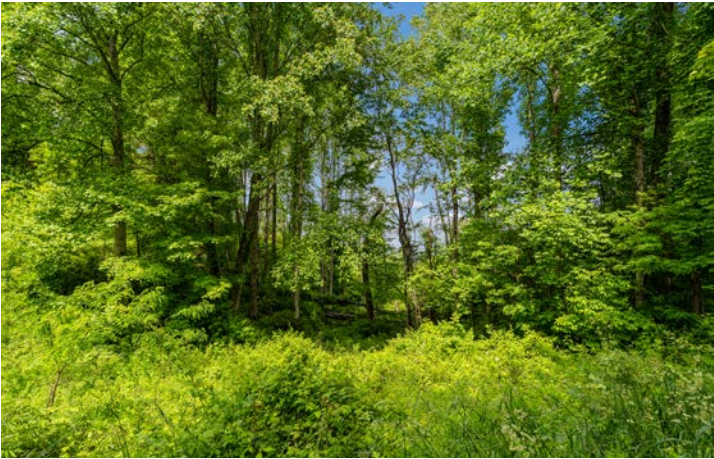
ESTABLISHED TRAIL SYSTEM



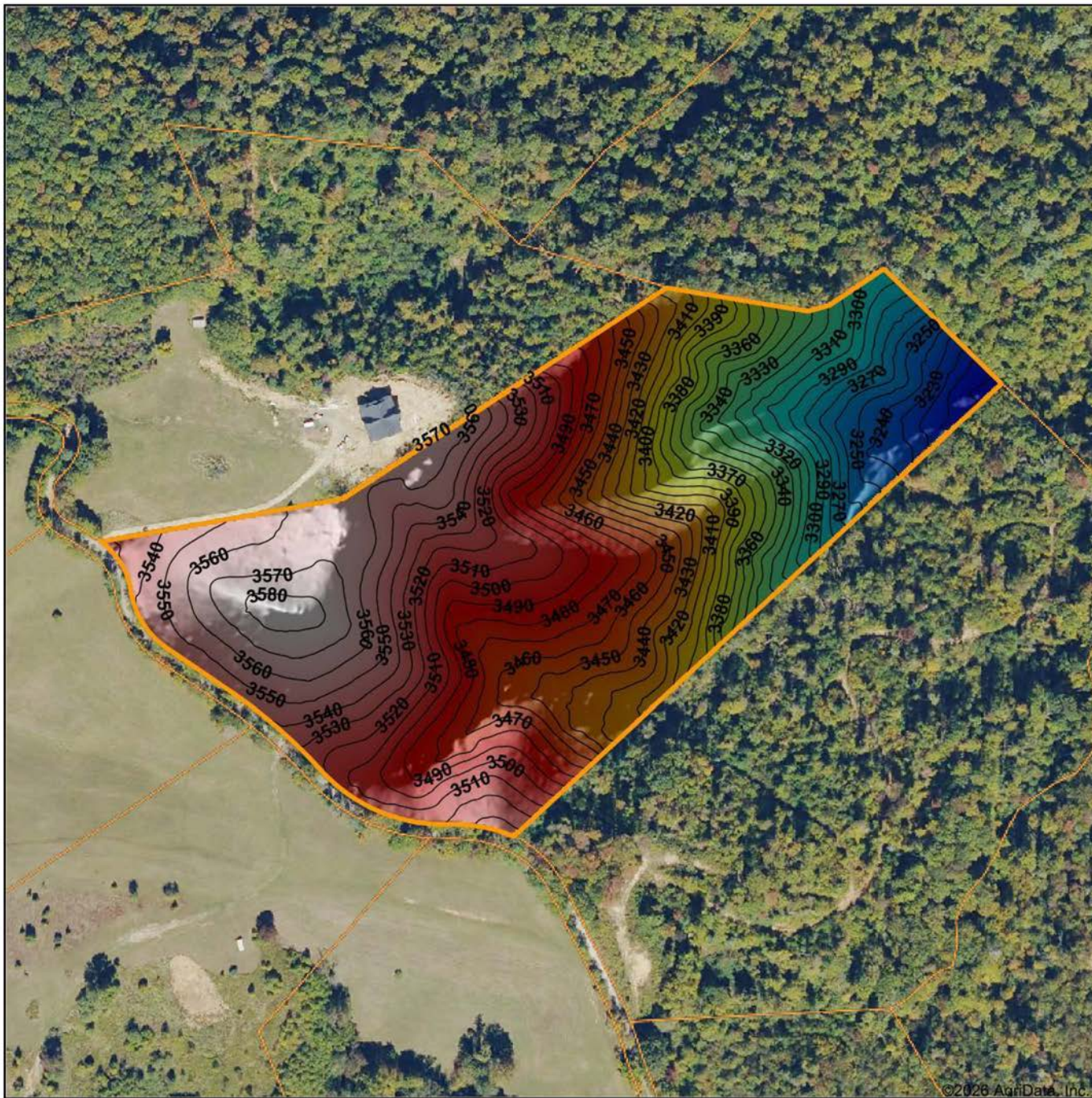
MAINTAINED ROAD ACCESS



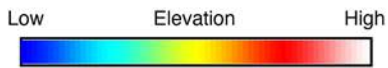
YEAR-ROUND RECREATIONAL OPPORTUNITIES



HILLSHADE MAP



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Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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Source: USGS 1 meter dem
 Interval(ft): 10
 Min: 3,195.0
 Max: 3,584.6
 Range: 389.6
 Average: 3,448.5
 Standard Deviation: 99.48 ft

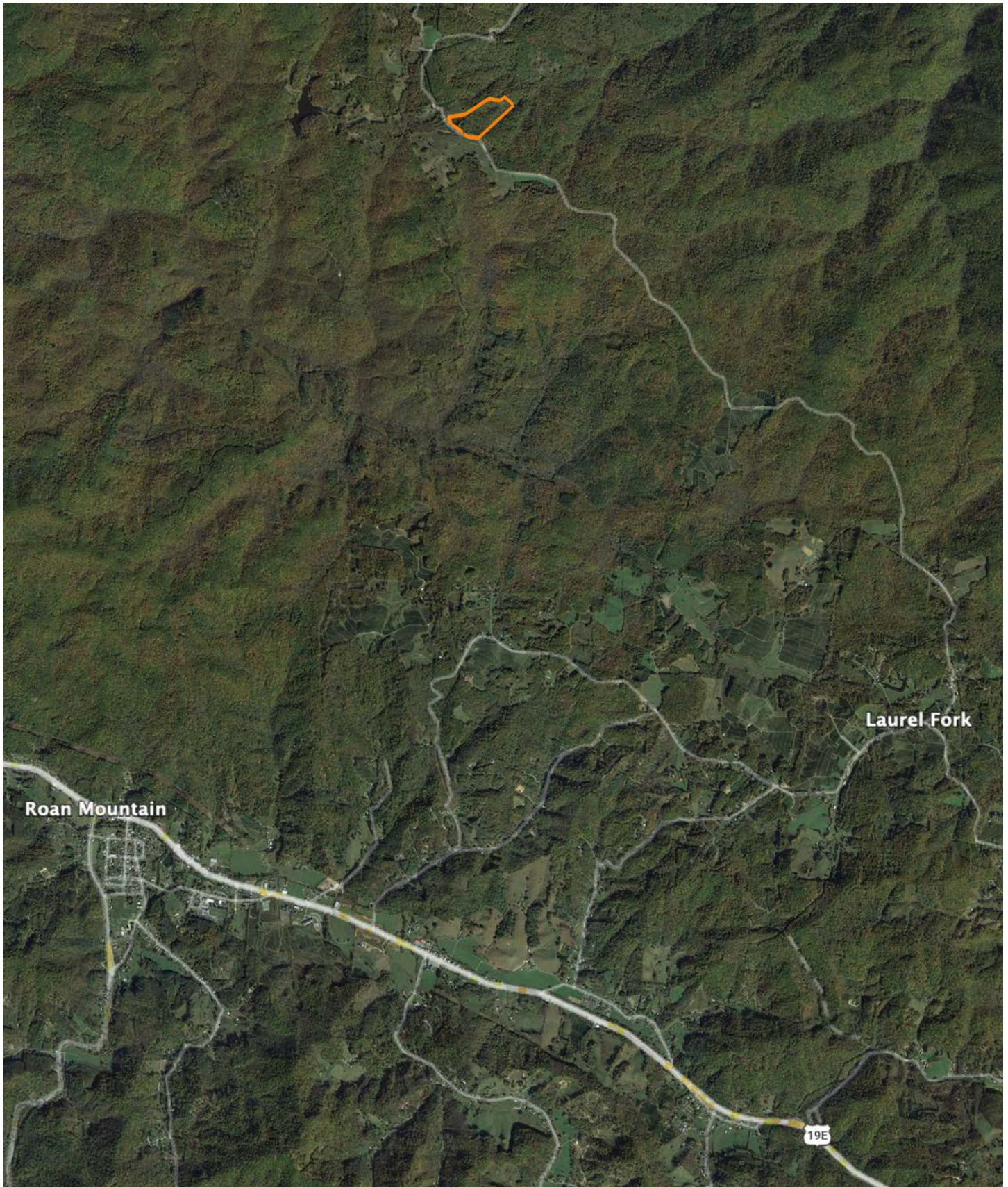


5/25/2026

**Carter County
 Tennessee**

Boundary Center: 36° 14' 54.39, -82° 2' 24.78

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

423.525.8275

JMitchem@MidwestLandGroup.com



MidwestLandGroup.com

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