

MIDWEST LAND GROUP PRESENTS

22.79 ACRES IN

HAWKINS COUNTY TENNESSEE



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

A HUNTER'S PARADISE - CREEK, HARDWOOD, & TROPHY DEER

Escape to the peace and privacy of east Tennessee with this exceptional 22.79 +/- acre unrestricted tract in Hawkins County, perfectly suited for an off-grid hunting cabin, recreational retreat, or private getaway. Tucked away in a secluded setting and accessed by a deeded legal easement, this property offers the freedom to create exactly what you've been looking for without the restrictions often found elsewhere. A newly constructed road provides easy access to the property and leads to an excellent potential build site ready for your vision.

Hunters will immediately appreciate what this property has to offer. Surrounded by large tracts of forest on every property line, this land creates a natural sanctuary for wildlife and has a long history of producing trophy whitetail deer. The rolling terrain, mature hardwood timber, and diverse habitat provide ideal bedding, feeding, and travel corridors for deer, turkey, and bear, all native wildlife on this tract. Whether you're looking for a seasonal hunting camp or a year-round retreat, this property checks all the boxes.

A picturesque hollow runs the entire length of the property, creating a natural travel route for wildlife while adding character and beauty to the land. Flowing through the hollow is a spring-fed creek that continues to run even during drought conditions, providing a reliable water source for wildlife and enhancing the property's recreational appeal. An established trail system traverses the property, allowing easy access for hiking, hunting, ATV riding, or exploring every corner of your land.

Conveniently located off well-maintained Rocky Hollow Road, this property offers the rare combination of privacy, accessibility, and affordability. With mature hardwoods, rolling topography leading to scenic ridge lines, abundant wildlife, and unrestricted use, this is the type of property that is becoming increasingly difficult to find. Whether you're dreaming of an off-grid cabin, a hunting retreat, or simply a place to escape the noise of everyday life, this Hawkins County gem is ready to make that dream a reality.



PROPERTY FEATURES

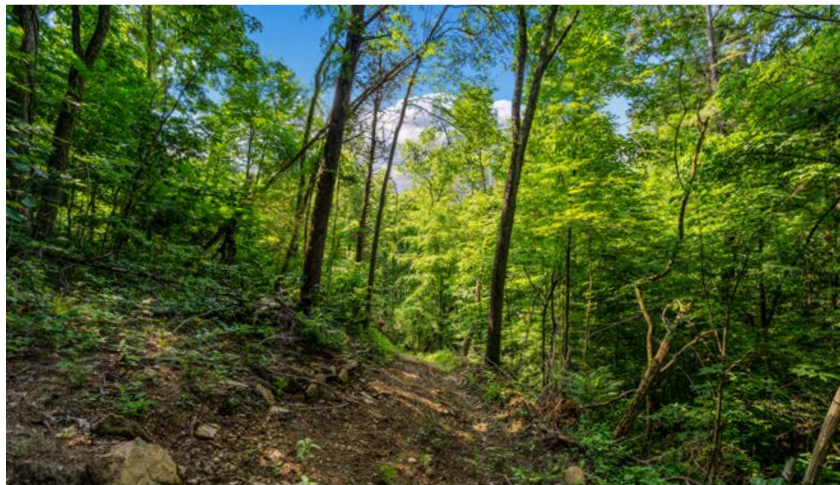
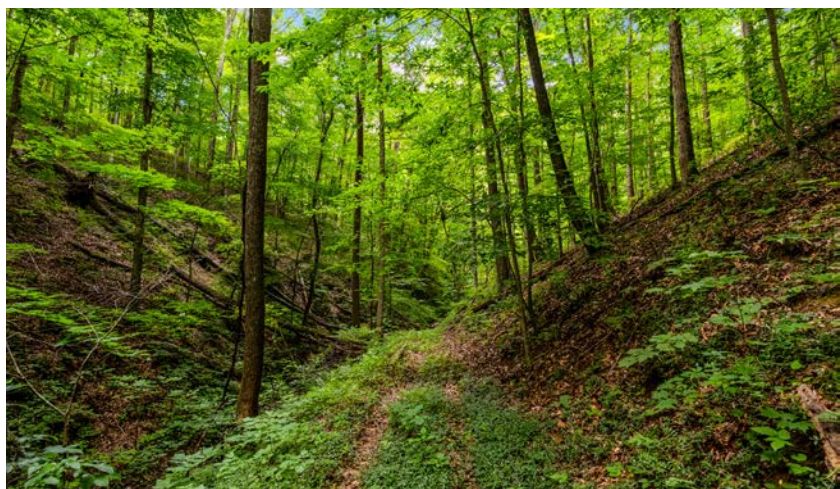
COUNTY: **HAWKINS** | STATE: **TENNESSEE** | ACRES: **22.79**

- Unrestricted acres
- Perfect for an off-grid cabin, hunting retreat, or recreational getaway
- Excellent potential build site
- Surrounded by forested properties providing exceptional privacy
- Prime wildlife habitat with a long history of trophy whitetail harvests
- Abundant deer, turkey, and other east Tennessee wildlife
- Deeded and legal easement access
- Newly constructed road leading into the property
- Established trail system throughout the property
- Beautiful main hollow running the entire length of the tract
- Spring-fed creek flowing through the property
- Creek remains active even during drought conditions
- Mature hardwood timber throughout
- Rolling topography with multiple ridge lines
- Ideal terrain for hunting, hiking, and ATV use
- Excellent natural travel corridors for wildlife
- Private and secluded setting
- Located off well-maintained Rocky Hollow Road
- Great opportunity for a self-sufficient, off-grid lifestyle
- Affordable recreational and hunting property
- Rare combination of privacy, access, water, and wildlife habitat

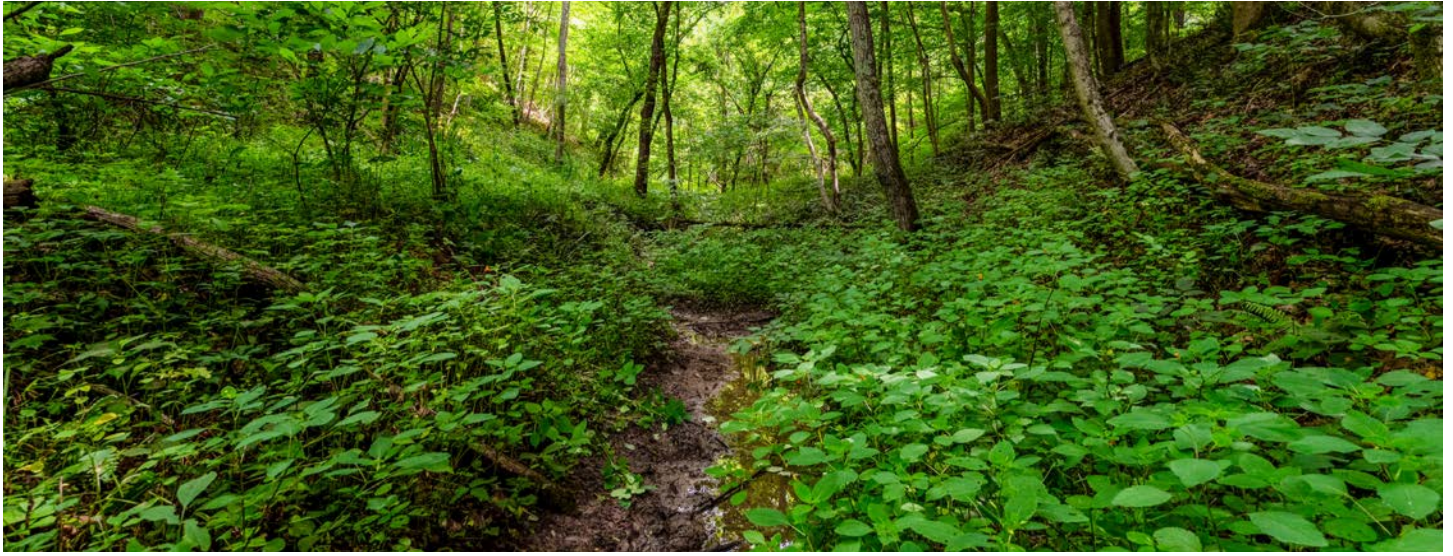


ROLLING TOPOGRAPHY

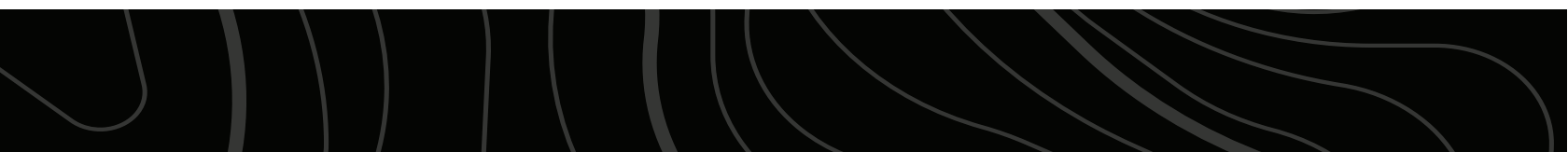
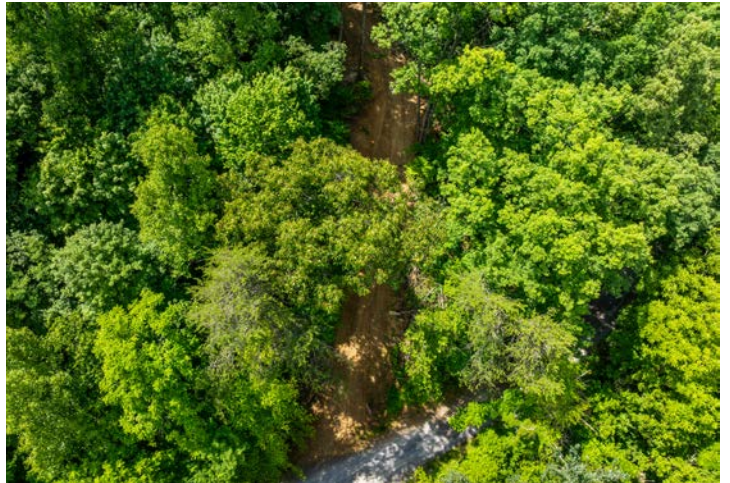
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CREEK

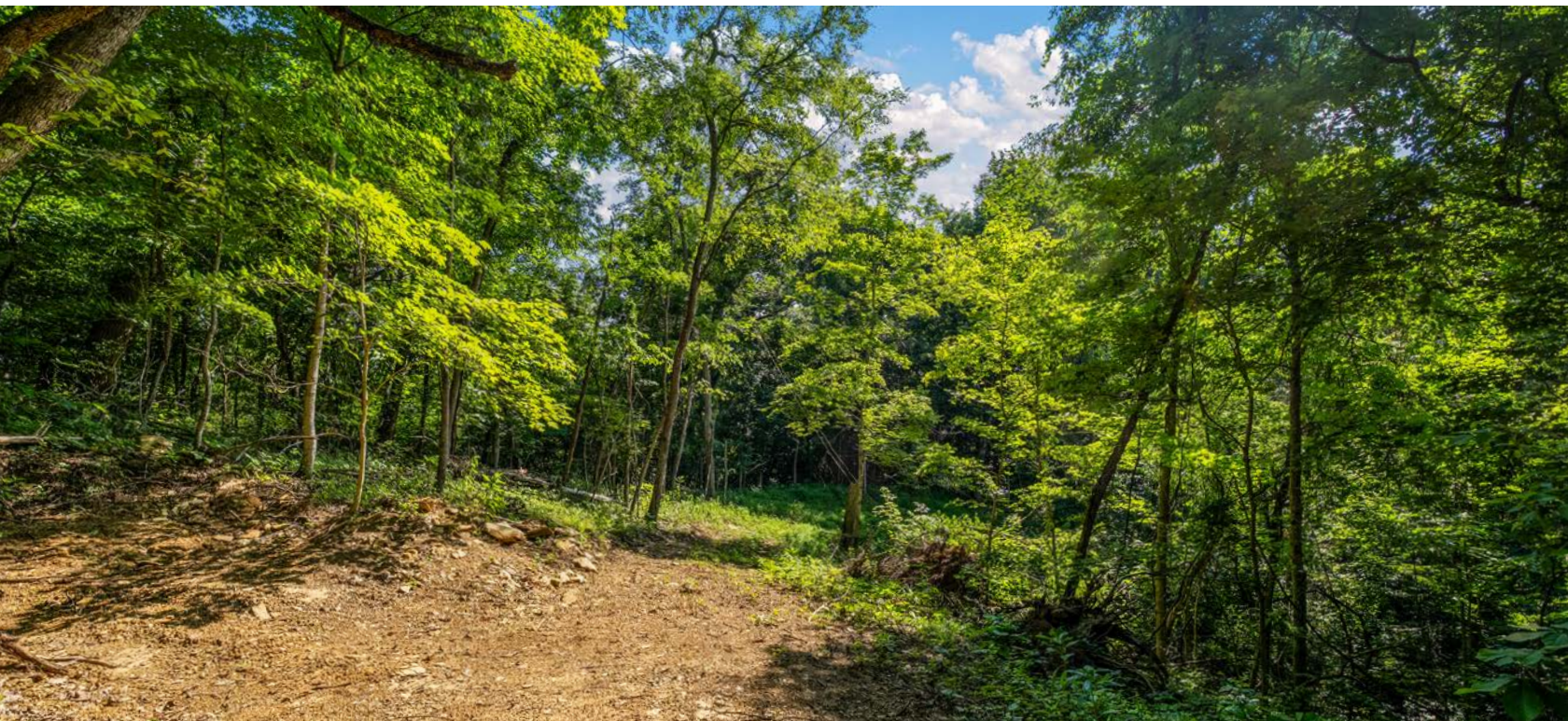


NEWLY CONSTRUCTED ROAD AND TRAILS



EXCELLENT POTENTIAL BUILD SITE

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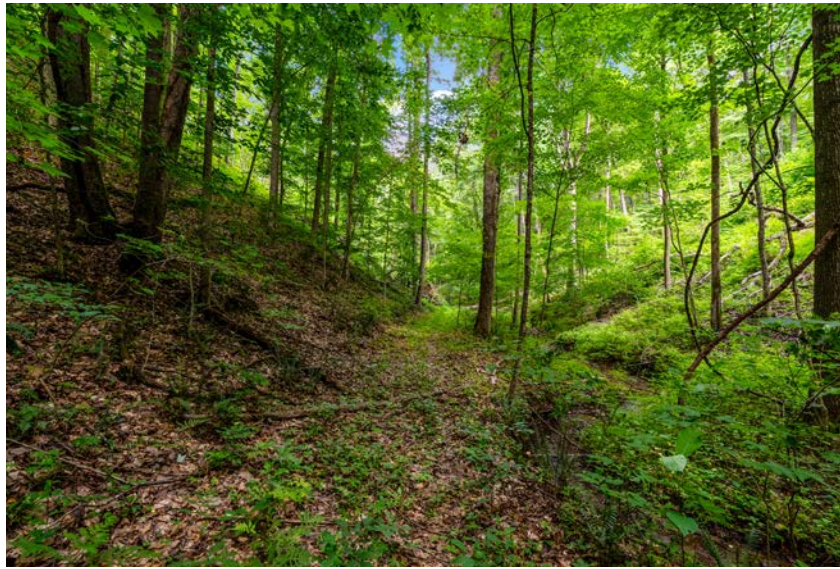


ABUNDANT WILDLIFE

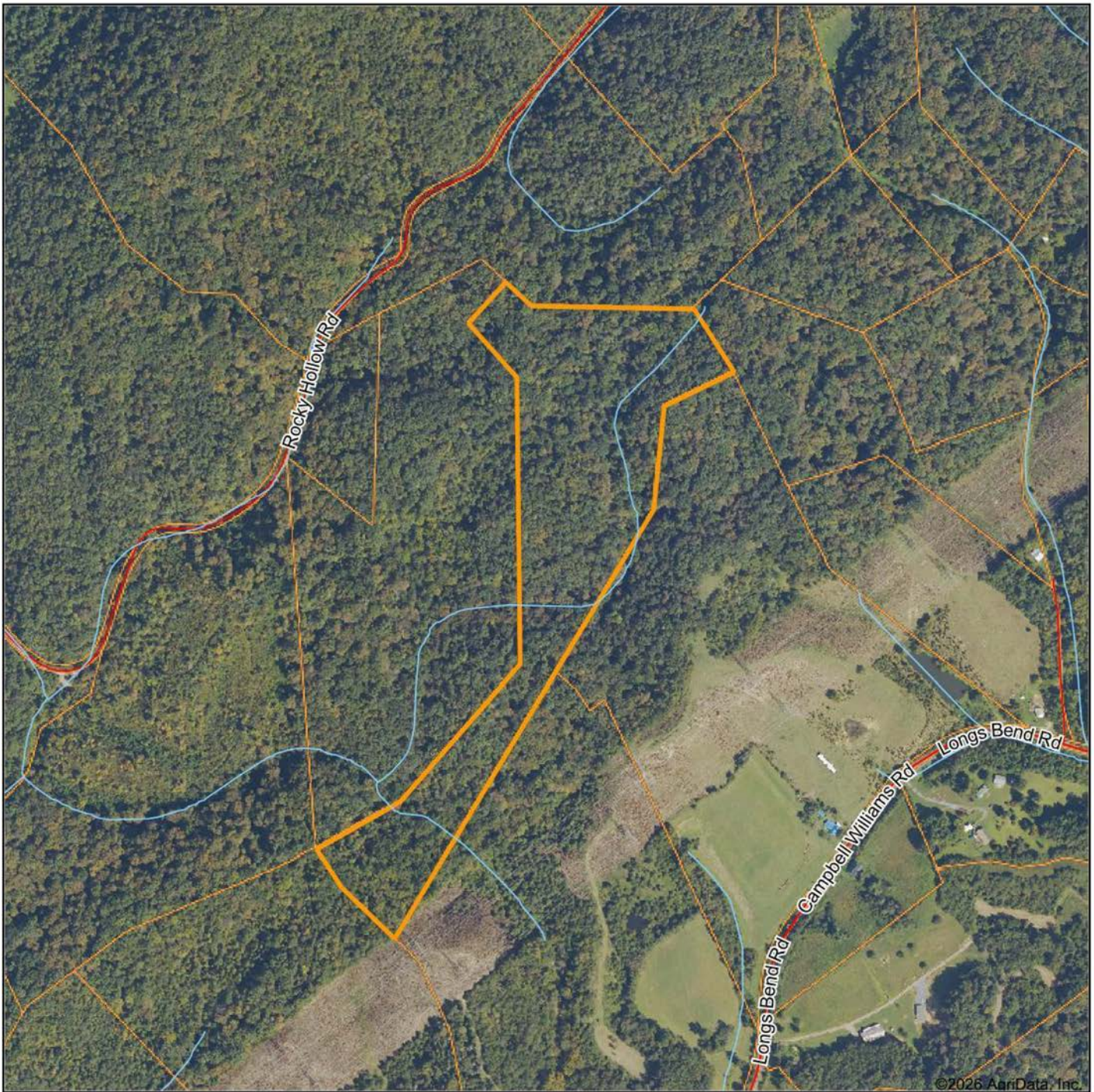
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ADDITIONAL PHOTOS



AERIAL MAP



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Boundary Center: 36° 26' 13.67, -82° 51' 5.85



Maps Provided By:



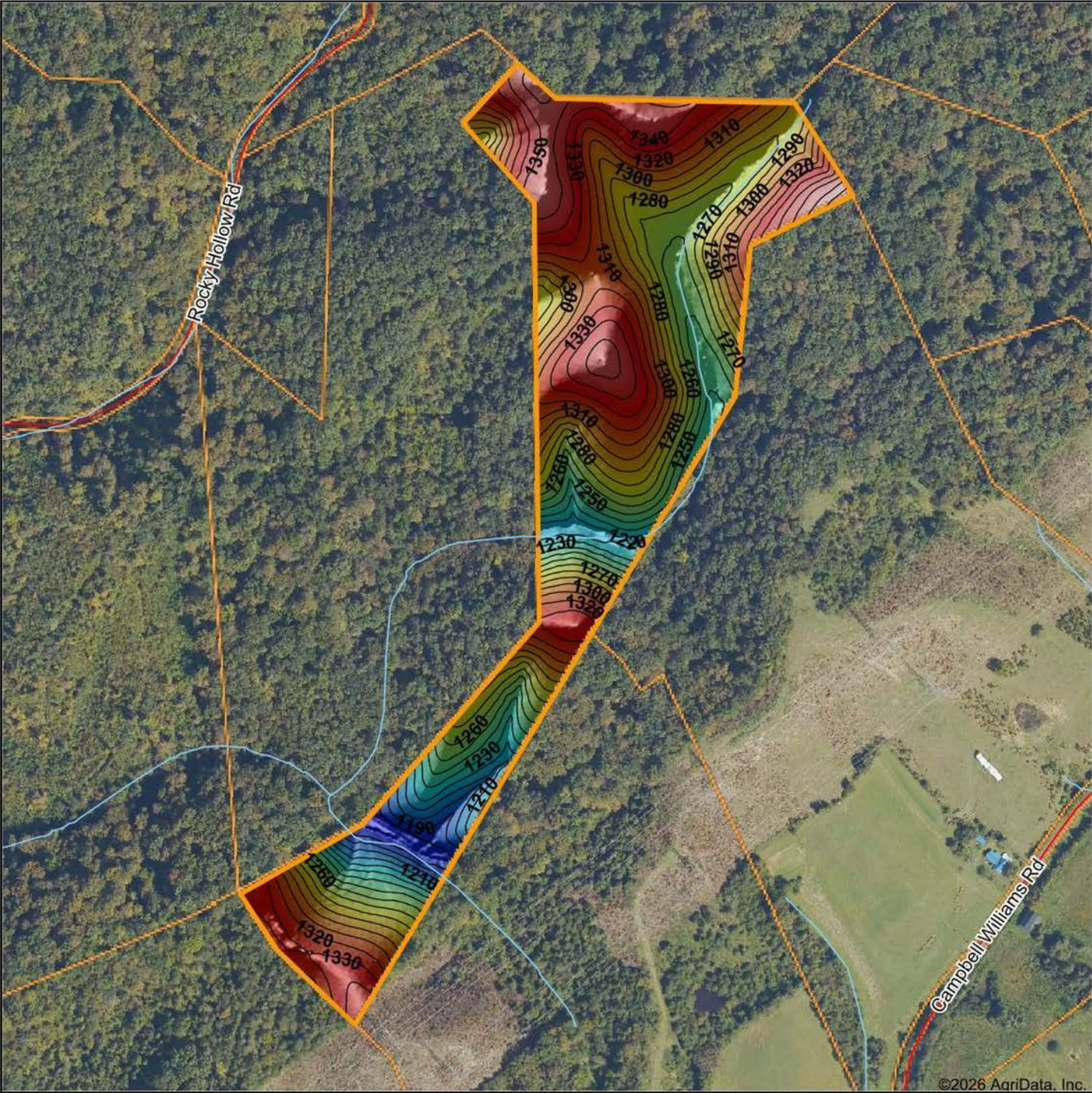
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**Hawkins County
Tennessee**

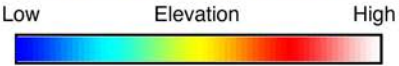


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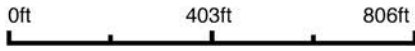
HILLSHADE MAP



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Source: USGS 1 meter dem
 Interval(ft): 10
 Min: 1,170.0
 Max: 1,388.2
 Range: 218.2
 Average: 1,289.0
 Standard Deviation: 43.77 ft



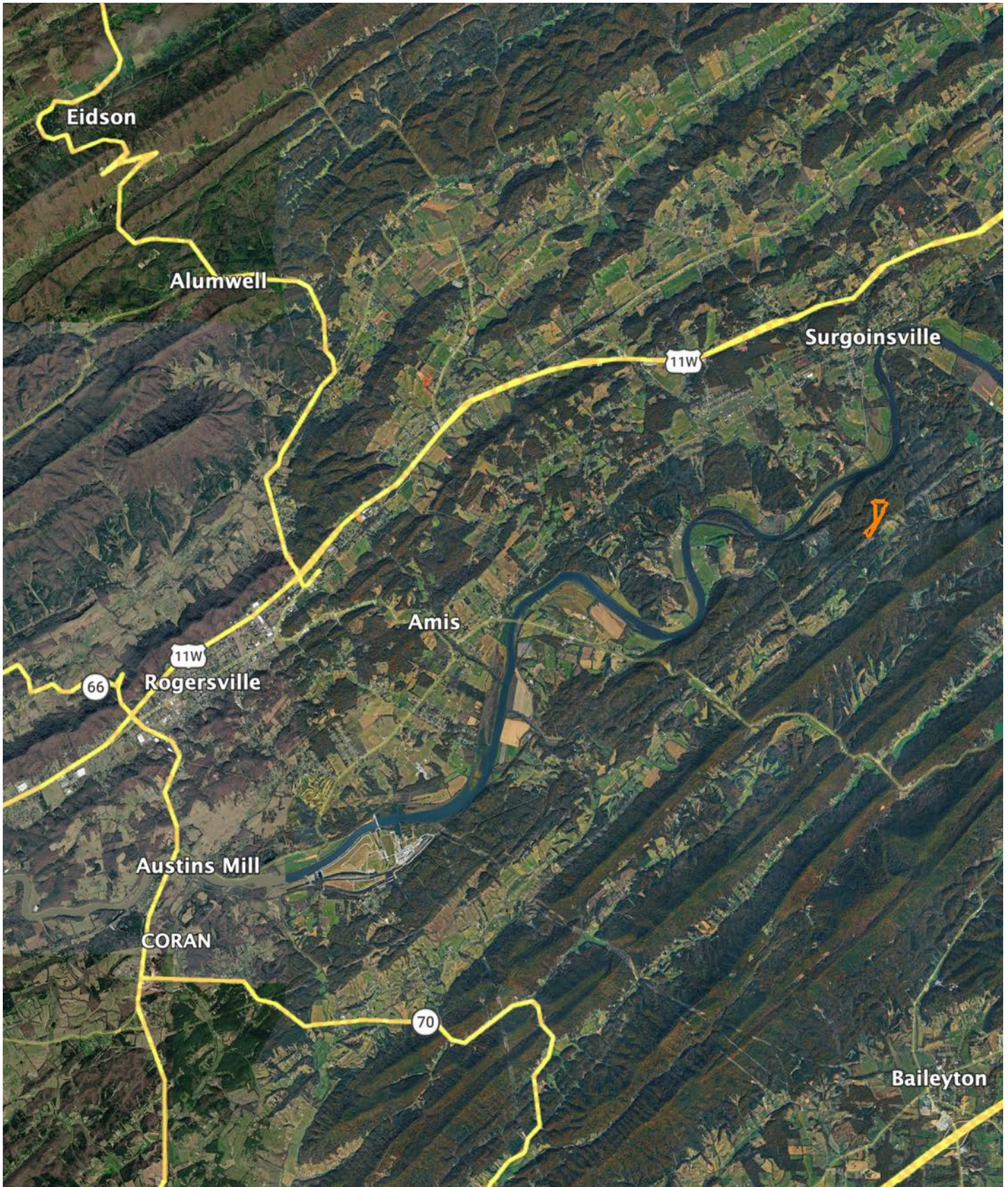
Hawkins County
 Tennessee

Boundary Center: 36° 26' 13.67, -82° 51' 5.85



Maps Provided By:
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 CUSTOMIZED ONLINE MAPPING
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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

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