

MIDWEST LAND GROUP PRESENTS

108.2 ACRES IN

HANCOCK COUNTY TENNESSEE



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

MOUNTAIN-TOP LIVING ON 108 +/- PRIVATE ACRES

Midwest Land Group is proud to present 108 +/- surveyed acres located just outside the city limits of Sneedville in Hancock County, Tennessee. Positioned atop the mountain, this expansive property features rolling to nearly level terrain, with steeper ground primarily confined near the outer property lines. Numerous potential building sites are found throughout the wooded and open areas, making the property an excellent option for a private family compound, recreational retreat, or permanent residence.

Three separate pasture areas provide opportunities for livestock, income-producing hayfields, or future homesites. A former pond location also offers the potential to reestablish a pond with proper evaluation and improvements. Large white oaks, walnut trees, and other native Tennessee hardwoods cover the property, while fruit trees are located just yards from the cabin. An extensive trail system runs throughout the acreage and is wide enough to accommodate even the largest UTVs. Deer and turkey are abundant, and bear also frequent the property, complementing its long history as a productive hunting ground.

The property includes a 1,500+ square foot home featuring three bedrooms and three full bathrooms. It is well suited for use as a weekend getaway, hunting cabin, or renovation into comfortable guest quarters. A drilled well provides strong water pressure, and an oversized septic system is already installed. A 30'x50' metal workshop offers full electrical service with a dedicated 200-amp panel, providing ample capacity to operate equipment, tools, and machinery.

Access begins along a county-maintained road that extends several hundred feet into the property, followed by a gravel drive leading to the cabin. Situated at the end of a private, winding road stretching more than 2,500 feet, the property offers an exceptional level of privacy and security while remaining only 4.1 miles from downtown Sneedville. Morristown is approximately 35 miles away, and Rogersville is approximately 29 miles away, making this a secluded mountain property that remains convenient to nearby communities.

This property is your perfect opportunity to create that legacy retreat that will last for generations.



PROPERTY FEATURES

COUNTY: **HANCOCK** | STATE: **TENNESSEE** | ACRES: **108.2**

- 108 +/- surveyed acres in Sneedville, Hancock County, Tennessee
- Located within the Sneedville city limits
- Numerous potential building sites in both wooded and pasture areas
- Excellent opportunity for a private family compound
- Three separate pasture areas
- Potential income-producing hayfields
- Suitable for horses, cattle, and other livestock
- Former pond site with potential for restoration
- Rolling to nearly level mountaintop terrain
- Steeper terrain primarily confined near the property boundaries
- Large white oaks, walnut trees, and native Tennessee hardwoods
- Established fruit trees located near the cabin
- Extensive trail system wide enough for large UTVs
- Abundant deer and turkey
- Bear also frequent the property
- Long history of productive hunting
- 1,500+ square foot cabin or home
- Three bedrooms and three full bathrooms
- Ideal as a hunting cabin, weekend getaway, or guest quarters
- Drilled well with strong water pressure
- Oversized septic system already installed
- 30'x50' metal workshop
- Full electrical service with a dedicated 200-amp panel
- County-maintained road extending several hundred feet into the property
- Gravel road leading to the cabin
- Located at the end of a private, winding road spanning more than 2,500 feet
- Exceptional privacy and security
- Approximately 4.1 miles from downtown Sneedville
- Approximately 29 miles from Rogersville
- Approximately 35 miles from Morristown



1,500+ SQUARE FOOT CABIN



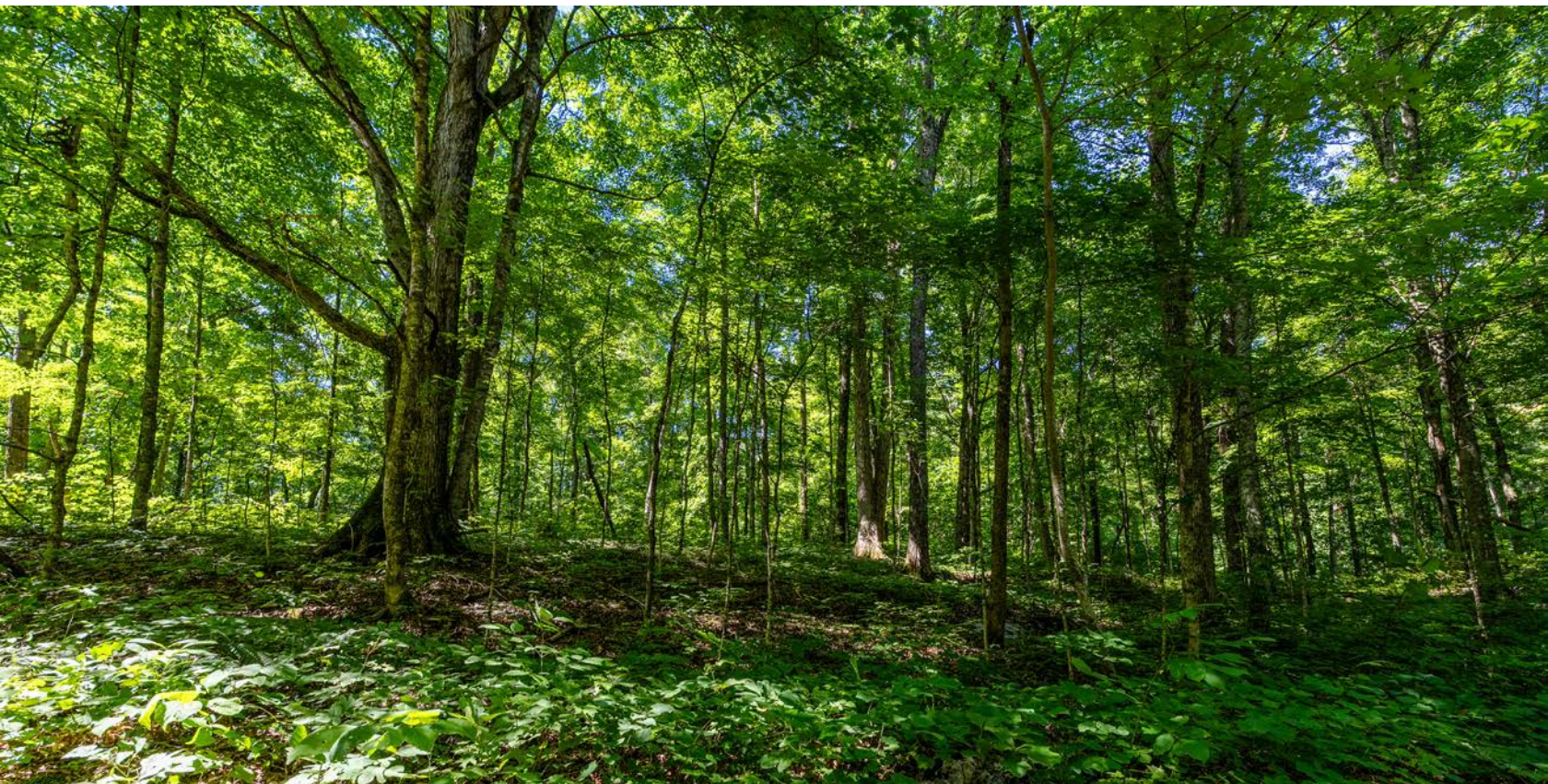
ESTABLISHED FRUIT TREES



THREE SEPARATE PASTURE AREAS



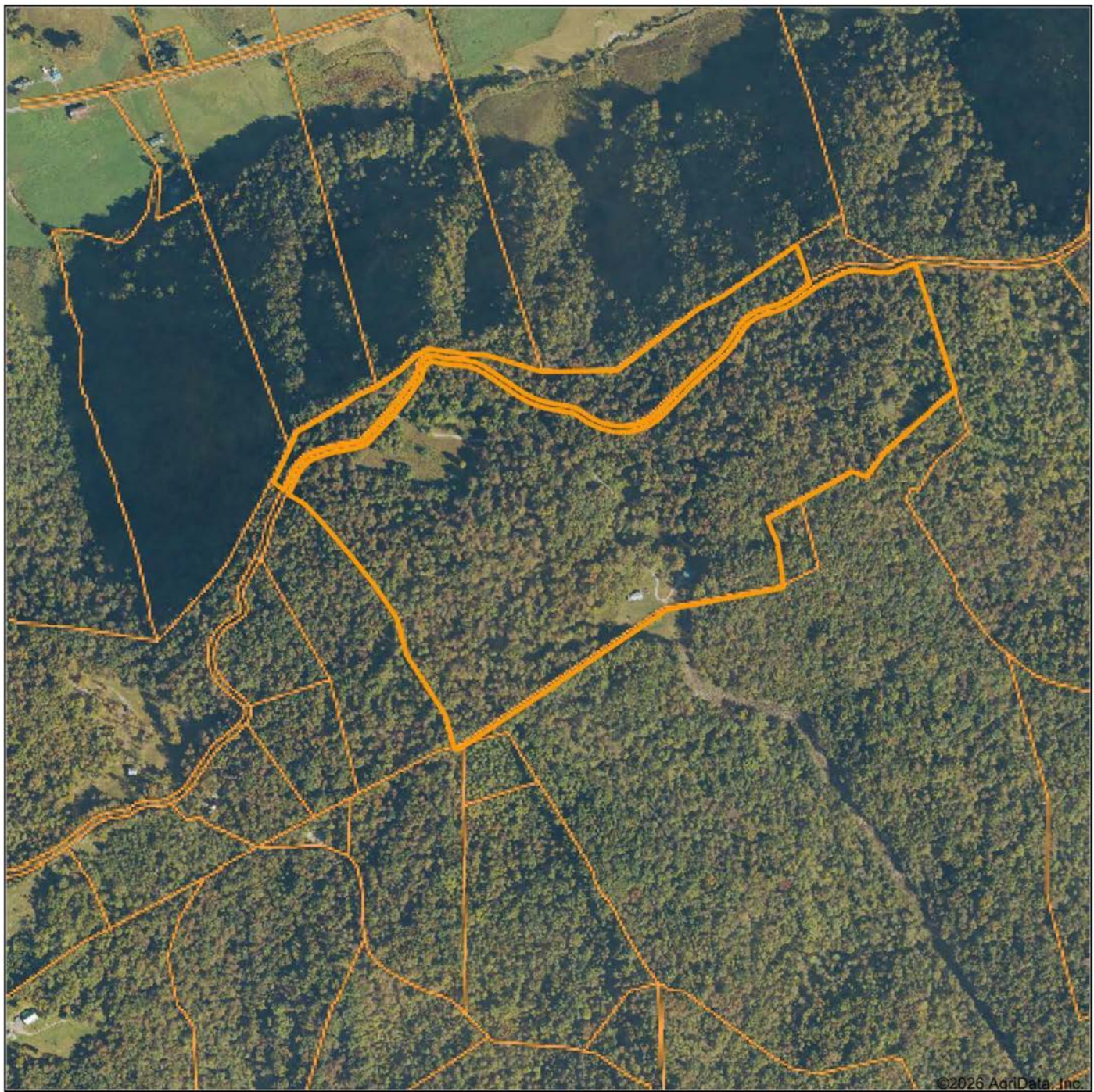
WHITE OAKS, WALNUT, & HARDWOODS



ADDITIONAL PHOTOS



AERIAL MAP



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Boundary Center: 36° 34' 3.72, -83° 11' 22.14

0ft 756ft 1513ft



Maps Provided By:



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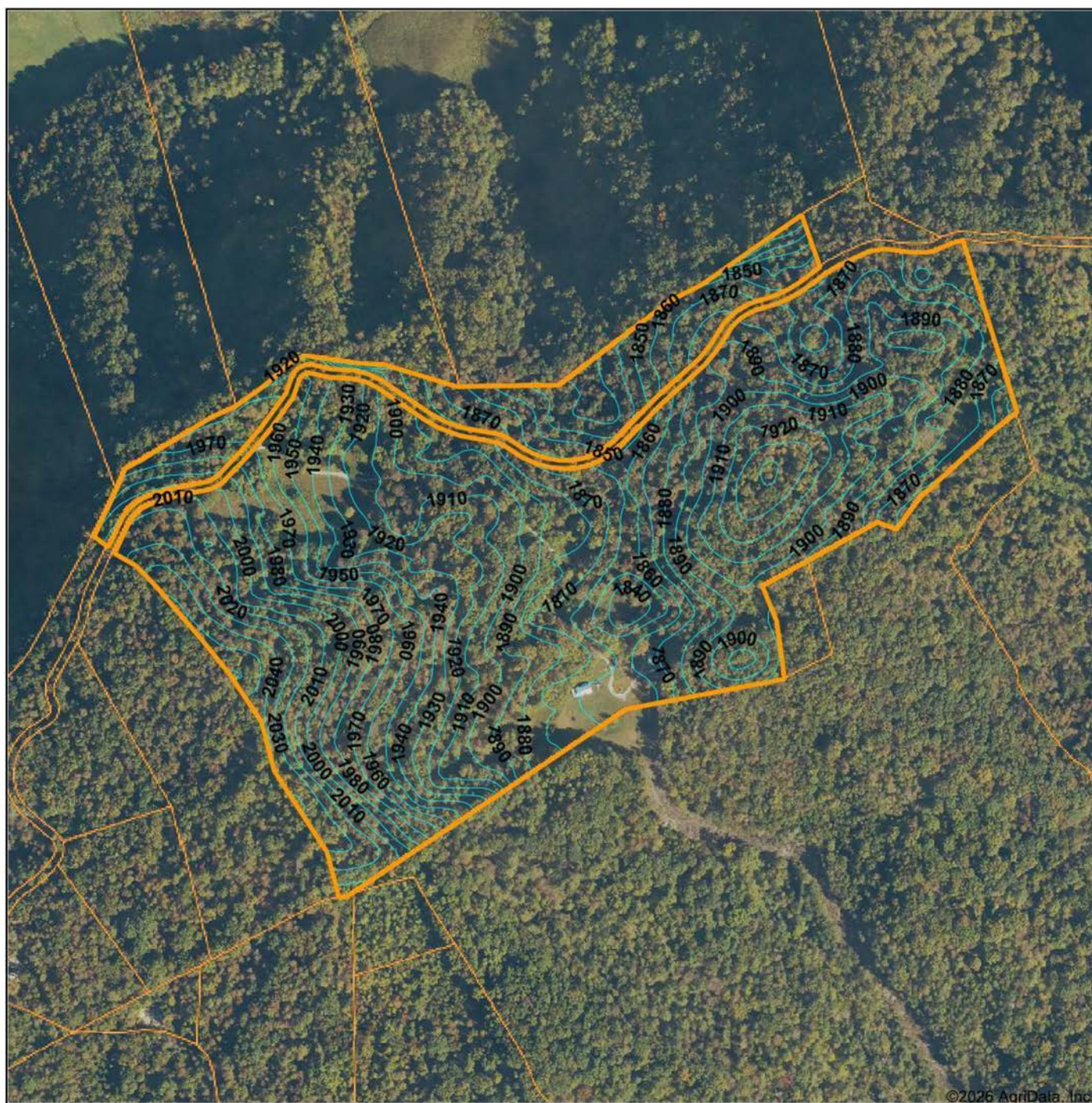
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Hancock County
Tennessee



5/25/2026

TOPOGRAPHY MAP



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CUSTOMIZED ONLINE MAPPING

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Source: USGS 10 meter dem

Interval(ft): 10.0

Min: 1,813.4

Max: 2,061.1

Range: 247.7

Average: 1,917.1

Standard Deviation: 54.07 ft

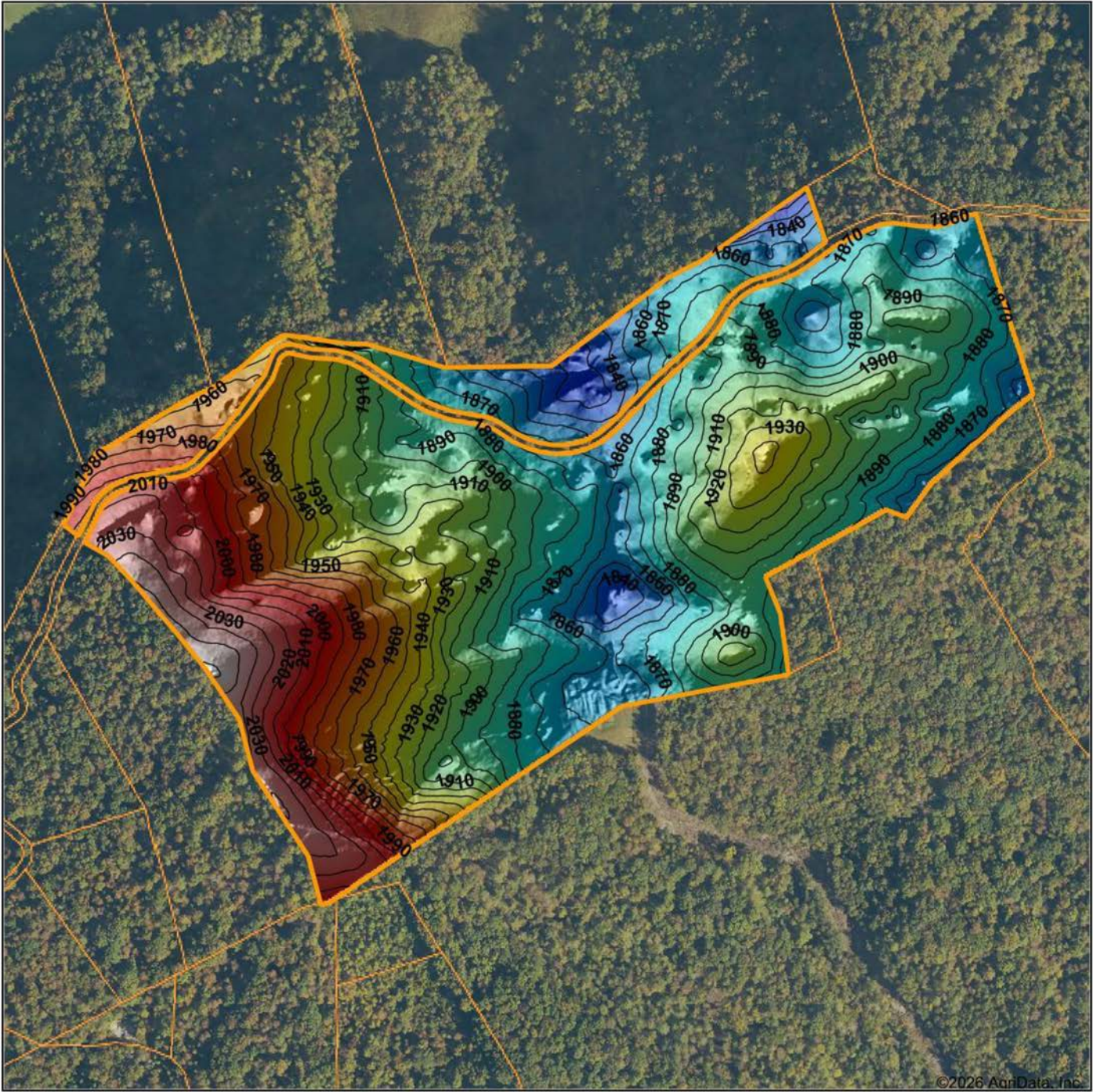


5/25/2026

**Hancock County
Tennessee**

Boundary Center: 36° 34' 3.72, -83° 11' 22.14

HILLSHADE MAP



Low Elevation High



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Source: USGS 1 meter dem
Interval(ft): 10
Min: 1,813.4
Max: 2,061.1
Range: 247.7
Average: 1,917.1
Standard Deviation: 54.07 ft

0ft 533ft 1067ft

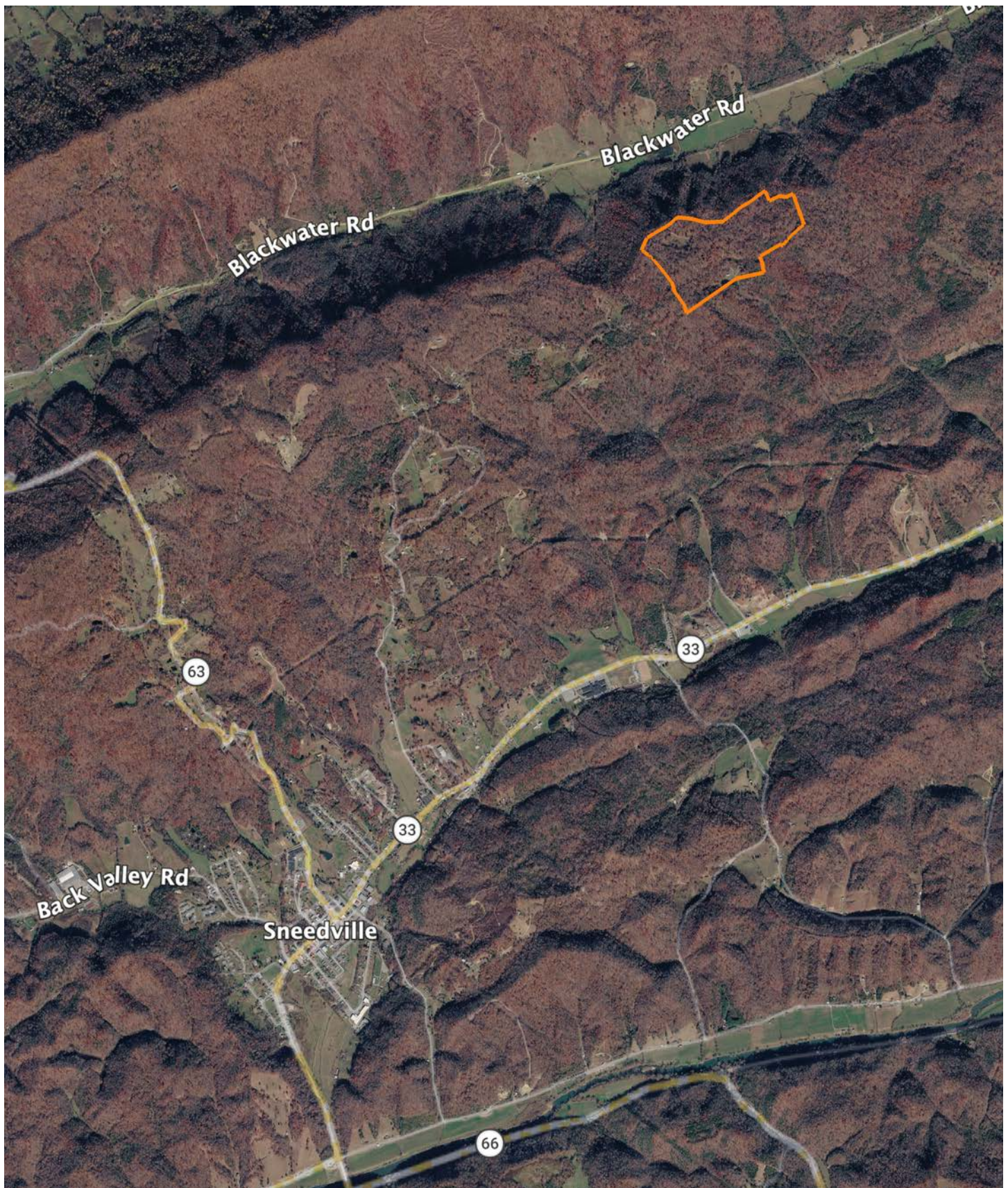


5/25/2026

**Hancock County
Tennessee**

Boundary Center: 36° 34' 3.72, -83° 11' 22.14

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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