

MIDWEST LAND GROUP PRESENTS

42.6 ACRES IN

HANCOCK COUNTY TENNESSEE



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

42.6 SURVEYED ACRES OF PRIME HUNTING LAND WITH CABIN POTENTIAL

Midwest Land Group is proud to present 42.6 surveyed acres located just outside Sneedville in Hancock County, Tennessee. With more than 1,700 feet of frontage along Brooks Road, this nearly 100% wooded tract offers convenient access while maintaining the privacy and seclusion expected from an East Tennessee mountain property.

An old access road and previous building site near Brooks Road provide a practical location for a cabin, hunting camp, or permanent residence. Power is available at the road, offering the flexibility to build with traditional utilities or create a fully off-grid retreat. Keeping improvements near the road would allow the remaining acreage to stay undisturbed as huntable woodland and valuable wildlife habitat.

The mountainous terrain is covered in mature timber that may offer future income potential, while areas at or near the upper elevations could provide long-range views with selective clearing. Deer and turkey are abundant, and bear also call this property home. With its established habitat, extensive road frontage, and blank-slate potential, this tract is well-suited for a private hunting retreat, recreational getaway, or secluded cabin property.

Located approximately 5.7 miles from Sneedville and 26 miles from Rogersville, the property offers rural privacy without sacrificing access to nearby towns and everyday necessities. Whether your plans include building a mountain cabin, managing timber, hunting, or creating an off-grid escape, these 42.6 acres provide a strong foundation for making the property your own.



PROPERTY FEATURES

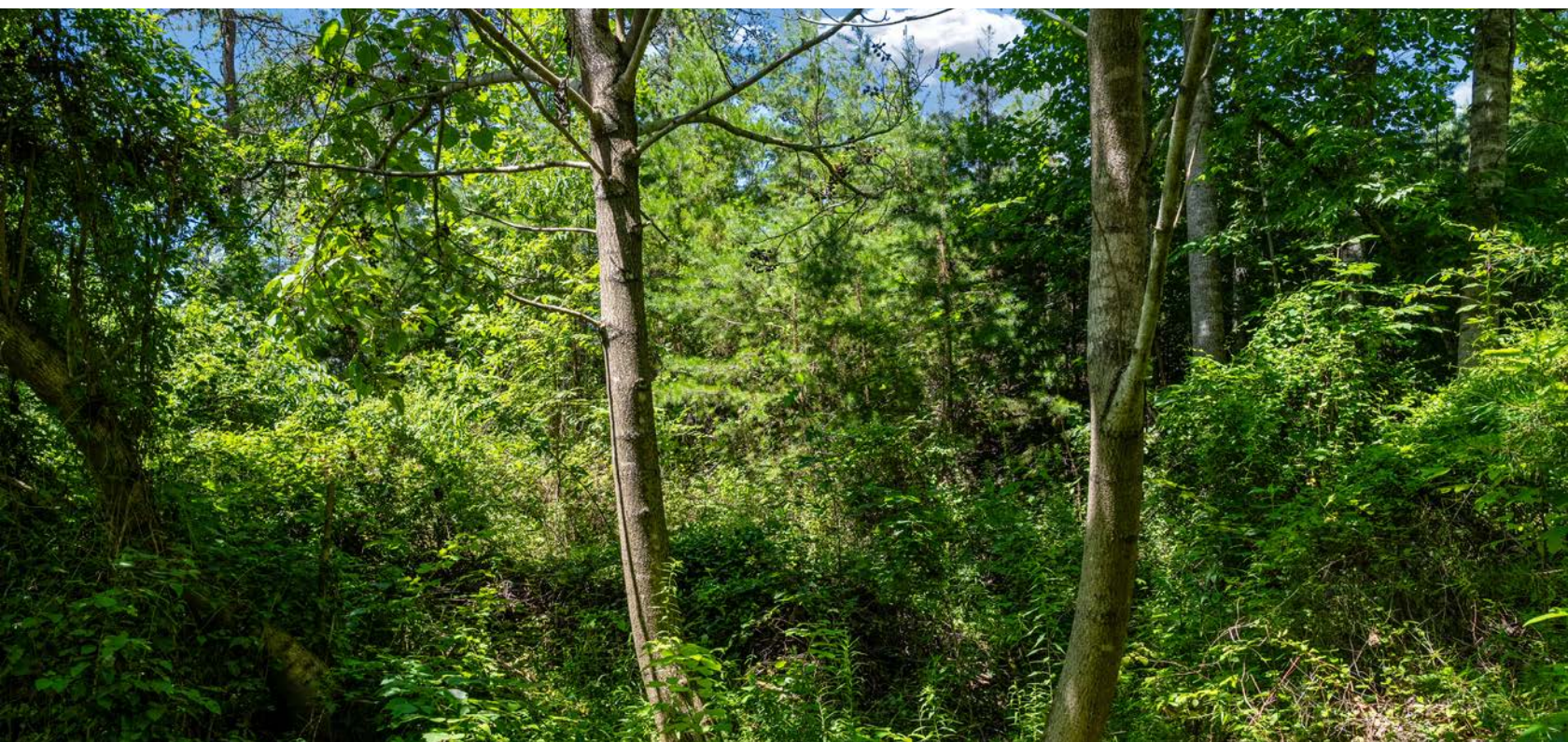
COUNTY: **HANCOCK** | STATE: **TENNESSEE** | ACRES: **42.6**

- 42.6 surveyed acres in Hancock County, Tennessee
- Located just outside Sneedville
- More than 1,700 feet of frontage along Brooks Road
- Nearly 100% wooded
- Mountainous East Tennessee terrain
- Ideal for a private hunting retreat
- Excellent cabin or recreational property
- Abundant deer and turkey
- Bear also frequent the property
- Mature timber with potential future income
- Potential long-range views near the upper elevations
- Old access road already in place
- Previous building site located near Brooks Road
- Convenient and accessible location for future construction
- Power available at the road
- Excellent potential for traditional or off-grid living
- Opportunity to build near the road while preserving the remaining acreage as wildlife habitat
- Blank slate for personal development and land management
- Approximately 5.7 miles from Sneedville
- Approximately 26 miles from Rogersville



NEARLY 100% WOODED

The mountainous terrain is covered in mature timber that may offer future income potential, while areas at or near the upper elevations could provide long-range views with selective clearing.



1,700+ FEET OF ROAD FRONTAGE



POTENTIAL BUILD SITE

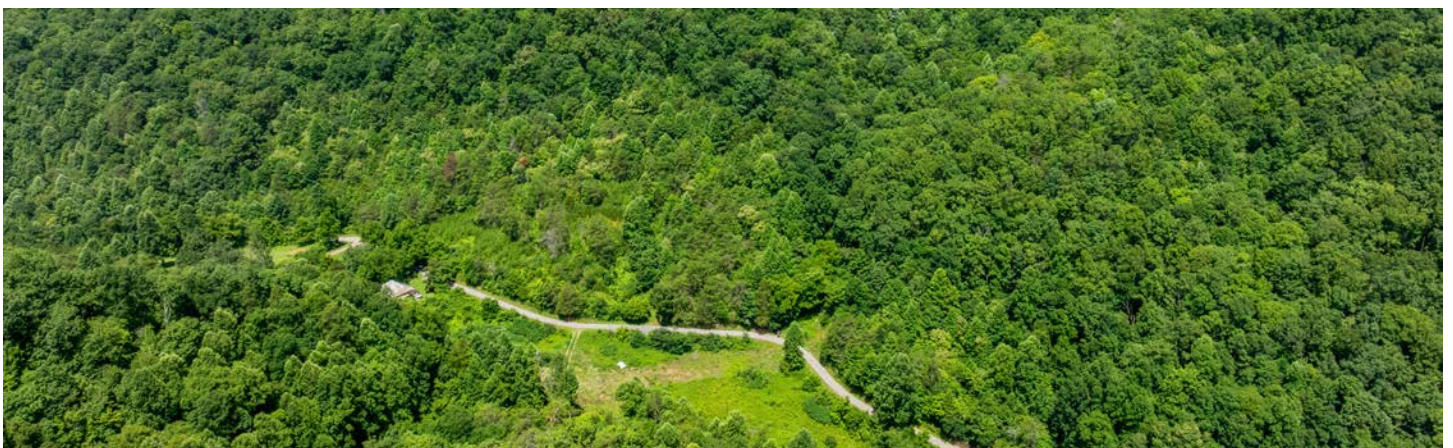


POTENTIAL LONG-RANGE VIEWS

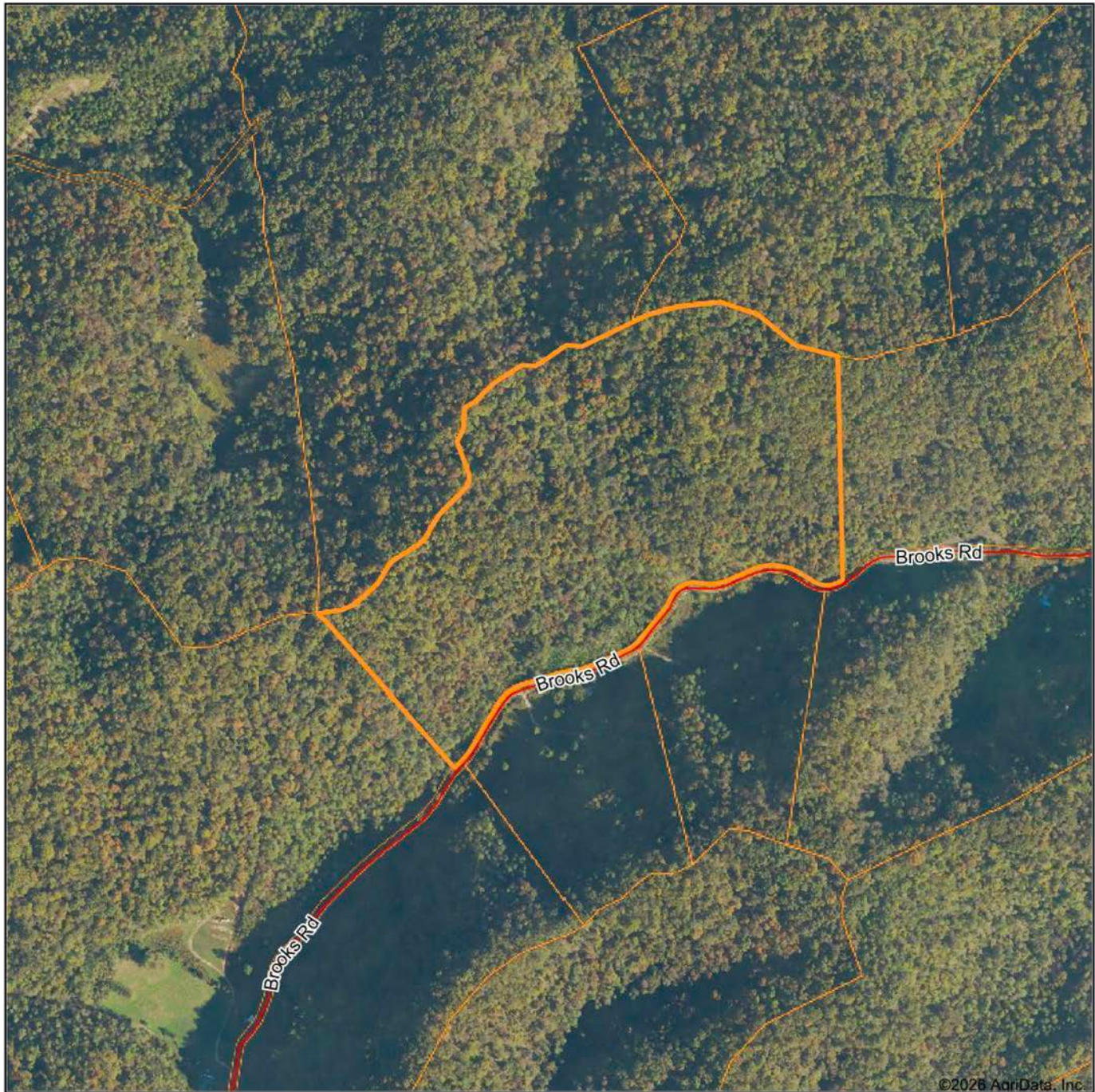


ABUNDANT DEER AND TURKEY

Deer and turkey are abundant, and bear also call this property home. With its established habitat, extensive road frontage, and blank-slate potential, this tract is well-suited for a private hunting retreat, recreational getaway, or secluded cabin property.



AERIAL MAP



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Maps Provided By:



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Boundary Center: 36° 32' 33.74, -83° 9' 58.99

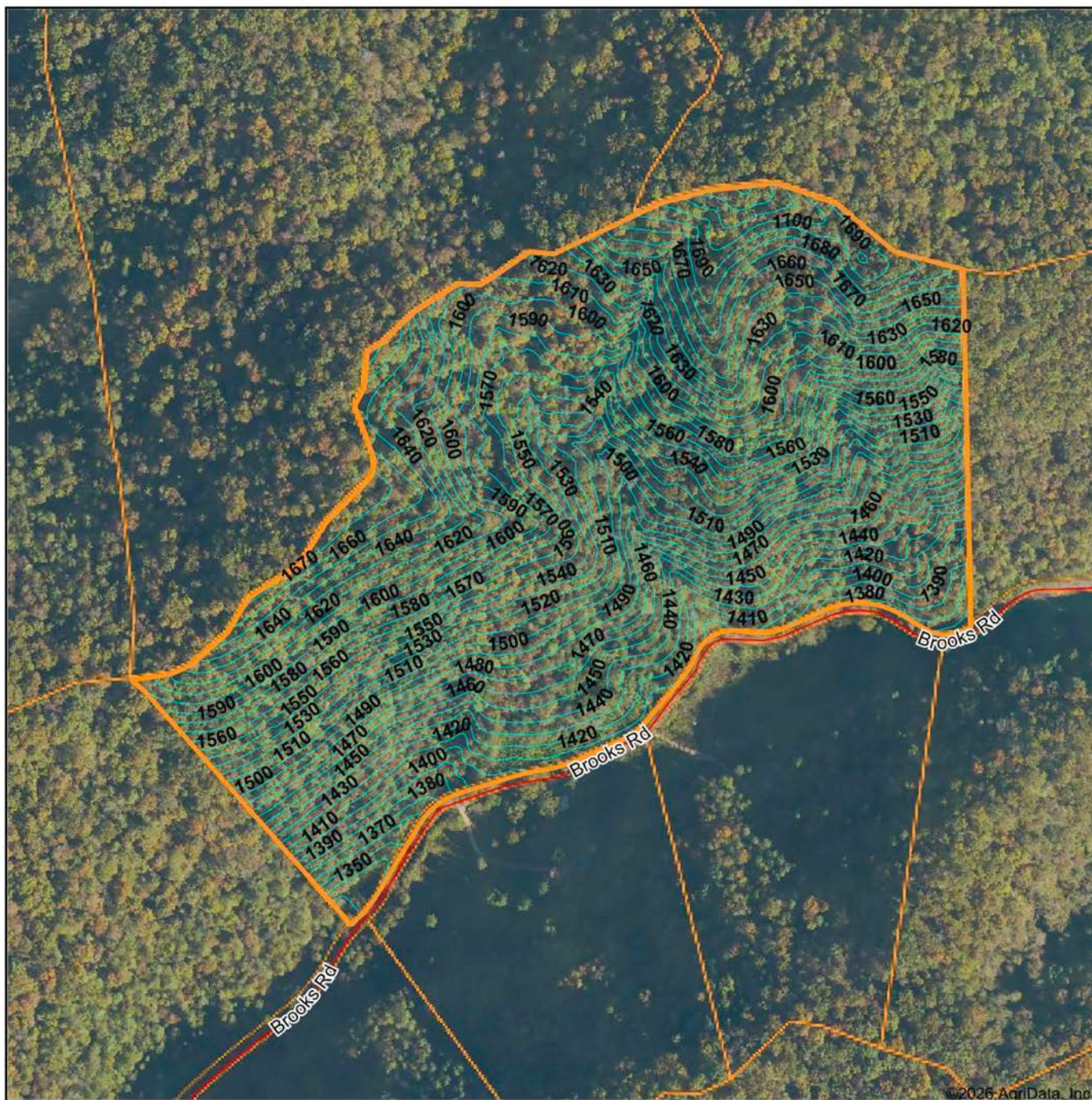
**Hancock County
Tennessee**

0ft 588ft 1177ft



4/28/2026

TOPOGRAPHY MAP



Maps Provided By:



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Source: USGS 1 meter dem

Interval(ft): 10.0

Min: 1,322.9

Max: 1,731.3

Range: 408.4

Average: 1,543.0

Standard Deviation: 91.17 ft

0ft 371ft 741ft



4/28/2026

Hancock County
Tennessee

Boundary Center: 36° 32' 33.74, -83° 9' 58.99

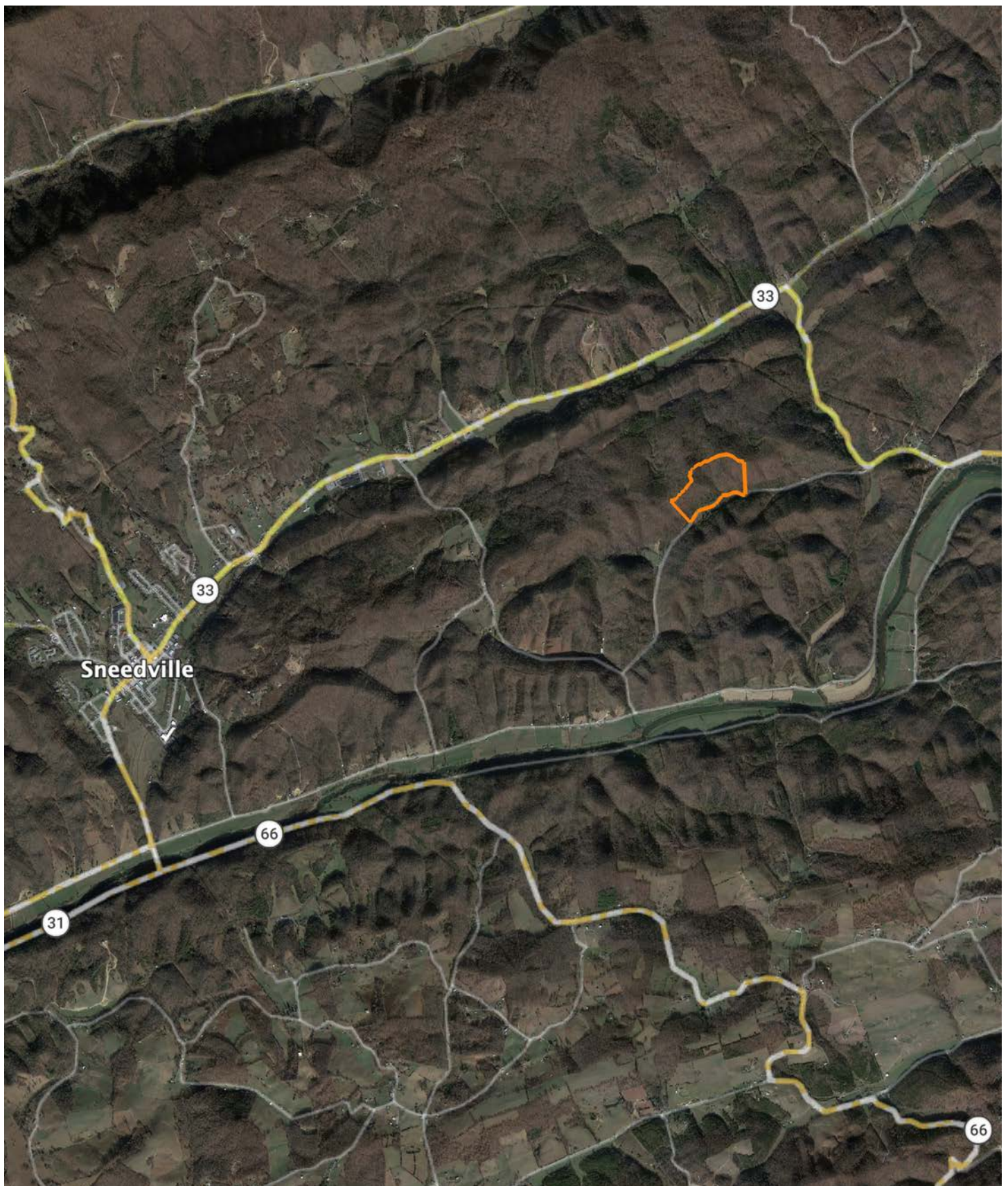
This topographic map displays a forested area with contour lines indicating elevation. The map is overlaid on an aerial photograph. The central area shows a peak with a contour line labeled 1690. The terrain slopes down towards the south and east. Brooks Rd is labeled at the bottom right. The map includes numerous contour lines with numerical labels such as 1690, 1680, 1670, 1660, 1650, 1640, 1630, 1620, 1610, 1600, 1590, 1580, 1570, 1560, 1550, 1540, 1530, 1520, 1510, 1500, 1490, 1480, 1470, 1460, 1450, 1440, 1430, 1420, 1410, 1400, 1390, 1380, 1370, 1360, 1350, 1340, 1330, 1320, 1310, 1300, 1290, 1280, 1270, 1260, 1250, 1240, 1230, 1220, 1210, 1200, 1190, 1180, 1170, 1160, 1150, 1140, 1130, 1120, 1110, 1100, 1090, 1080, 1070, 1060, 1050, 1040, 1030, 1020, 1010, 1000, 990, 980, 970, 960, 950, 940, 930, 920, 910, 900, 890, 880, 870, 860, 850, 840, 830, 820, 810, 800, 790, 780, 770, 760, 750, 740, 730, 720, 710, 700, 690, 680, 670, 660, 650, 640, 630, 620, 610, 600, 590, 580, 570, 560, 550, 540, 530, 520, 510, 500, 490, 480, 470, 460, 450, 440, 430, 420, 410, 400, 390, 380, 370, 360, 350, 340, 330, 320, 310, 300, 290, 280, 270, 260, 250, 240, 230, 220, 210, 200, 190, 180, 170, 160, 150, 140, 130, 120, 110, 100, 90, 80, 70, 60, 50, 40, 30, 20, 10, 0. The map is oriented with North at the top.



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Boundary Center: 36° 32' 33.74, -83° 9' 58.99

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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