

MIDWEST LAND GROUP PRESENTS

5.2 ACRES IN

CARTER COUNTY TENNESSEE



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

CREEKSIDE BARNDOMINIUM BORDERING THE CHEROKEE NATIONAL FOREST

Set along beautiful Laurels Road in Carter County, this one-of-a-kind barndominium offers comfortable living, room to expand, and direct access to the East Tennessee outdoors. The 36'x60' structure features 1,080 finished square feet with two bedrooms and one bathroom, plus an additional 1,080 square-foot covered carport and garage area ideal for vehicles, equipment, ATVs, boats, or workshop space. Its open-concept design connects the main living area to a spacious kitchen with abundant cabinetry, generous counter space, and a large pantry, creating an inviting place to entertain family and friends.

Inside, rough-finished wood-plank walls, polished concrete floors, barn-style doors, and a patchwork corrugated-metal ceiling give the home unmistakable rustic character. The soaring ceiling adds volume to the living space, while the stone fireplace surround and antler-inspired lighting complete the lodge-style

atmosphere. Whether used as a full-time residence, weekend retreat, hunting camp, or temporary home while building, this barndominium offers a warm and distinctive setting that feels right at home in the mountains.

The property includes 5.2 recently surveyed acres bordering the Cherokee National Forest, placing miles of outdoor recreation and some of Tennessee's finest hunting practically in your backyard. Deer and turkey are frequent visitors to the property, while walking trails provide room for exploring with your four-legged companions. Year-round Dry Creek runs through the acreage, enhancing the peaceful mountain setting and offering a dependable water source for livestock. Rolling pasture, mountain views, and ample usable ground also create excellent potential for horses, a personal mini-farm, gardens, or additional outdoor improvements.



The groundwork has already been completed for a future three bedroom home. A separate septic system is installed, city water is connected, and 400-amp electrical service is in place with 200 amps serving the existing barndominium and another 200 amps reserved for future construction. Live comfortably in the barndominium while building your dream home, then convert the existing space into the ultimate man cave, entertainment center, guest quarters, workshop, or storage area for all your recreational equipment. It could also make an appealing personal retreat with short-term rental potential when not in use, subject to applicable regulations.

A shared, winding driveway creates a beautiful approach to the property and adds to its private country setting.

Despite the quiet surroundings, the location remains convenient, being only 13 minutes from Johnson City, 17 minutes from Elizabethton, and just over an hour from Asheville, North Carolina. Numerous state and national parks, along with abundant hiking and biking trails, are also within easy reach.

This property delivers a rare combination of finished living space, garage and workshop capacity, future building infrastructure, usable acreage, flowing water, mountain scenery, and direct access to the Cherokee National Forest. Whether your plans include building, hunting, homesteading, entertaining, or simply enjoying the East Tennessee lifestyle, this exceptional property is ready to make those plans a reality.



PROPERTY FEATURES

COUNTY: **CARTER** | STATE: **TENNESSEE** | ACRES: **5.2**

- 5.2 surveyed acres in Carter County, Tennessee
- Borders the Cherokee National Forest
- 36'x60' barndominium
- 1,080 square feet of finished living space
- Two bedrooms and one full bathroom
- Additional 1,080 square foot carport and garage area
- Open-concept kitchen and living area
- Large kitchen with abundant cabinetry
- Spacious pantry
- Rustic, rough-finished wood-plank walls
- Corrugated-metal ceilings
- Polished concrete floors
- Stone fireplace surround
- City water connected
- Year-round Dry Creek flowing through the property
- Walking trails throughout the acreage
- Frequent deer and turkey sightings
- Rolling pasture and mountain views
- Room for horses, livestock, gardens, or a mini-farm
- Septic system installed for an additional three bedroom home
- Power and water ready for future construction
- 400-amp electrical service
- 200 amps serving the existing barndominium
- Additional 200 amps available for a future home
- Shared, winding driveway with a scenic approach
- Recent property survey completed in 2022
- Ideal as a primary residence, hunting retreat, or weekend getaway
- Potential temporary residence while building a dream home
- Future use as guest quarters, entertainment space, man cave, or workshop
- Short-term rental potential, subject to applicable regulations
- Approximately 13 minutes to Johnson City
- Approximately 17 minutes to Elizabethton
- Just over one hour to Asheville, North Carolina
- Convenient to numerous state and national parks
- Excellent access to hiking, biking, hunting, and outdoor recreation



30'X60' BARNDOMINIUM

The structure features 1,080 finished square feet with two bedrooms and one bathroom. Rough-finished wood-plank walls, polished concrete floors, barn-style doors, and a patchwork corrugated-metal ceiling give the home unmistakable rustic character.



YEAR-ROUND DRY CREEK



ROLLING PASTURE AND MOUNTAIN VIEWS



POTENTIAL SECOND HOMESITE

The groundwork has already been completed for a future three bedroom home. A separate septic system is installed, city water is connected, and 400-amp electrical service is in place with 200 amps serving the existing barndominium and another 200 amps reserved for future construction.



ADDITIONAL PHOTOS



AERIAL MAP



Maps Provided By:



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Boundary Center: 36° 15' 18.69, -82° 16' 36.91

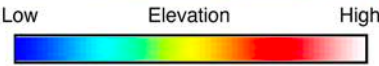
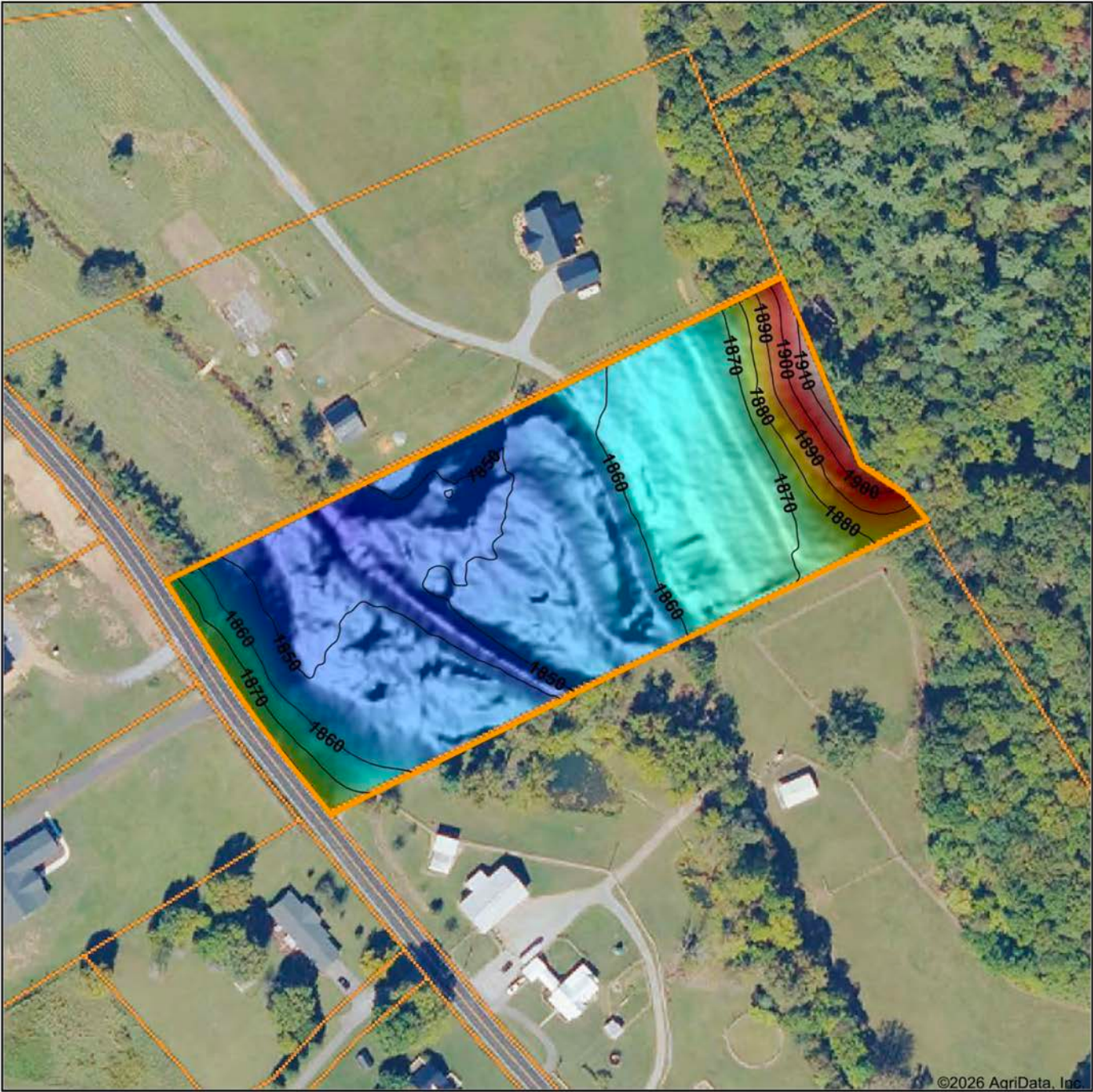
0ft 252ft 504ft



**Carter County
Tennessee**

7/29/2026

HILLSHADE MAP



Maps Provided By:

surety
CUSTOMIZED ONLINE MAPPING

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Source: USGS 1 meter dem
Interval(ft): 10
Min: 1,843.7
Max: 1,919.5
Range: 75.8
Average: 1,860.3
Standard Deviation: 13.62 ft

0ft 171ft 342ft



7/29/2026

**Carter County
Tennessee**

Boundary Center: 36° 15' 18.69, -82° 16' 36.91

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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