

MIDWEST LAND GROUP PRESENTS

78.22 ACRES IN

CARTER COUNTY TENNESSEE

284 BULLDOG HOLLOW RD, ELIZABETHTON, TN 37643



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

TENNESSEE MOUNTAIN LEGACY: 78.22 ACRES BORDERING CHEROKEE NATIONAL FOREST

Tucked away at the end of a private three-quarter-mile gravel drive, this remarkable 78.22 +/- acre mountain estate offers a rare combination of craftsmanship, history, and complete seclusion. At its heart is a 3,036 square foot farmhouse-style residence whose story began with an original smokehouse—an enduring piece of Tennessee heritage that adds character and romance to this one-of-a-kind home. Much of the stone and wood used in its construction was sourced directly from the surrounding acreage, giving the residence an authentic connection to the land.

Inside, the 3 bedroom, 2 bath home feels warm, spacious, and thoughtfully designed. Crown molding and a blend of hardwood and luxury vinyl plank flooring extend throughout the residence. The impressive 27'x27' main living area is anchored by a dramatic floor-to-ceiling stone fireplace with an oversized hearth and wood-burning iron stove insert. A rustic staircase

rises from the spacious entry, while a loft overlooking the living area provides a versatile third bedroom or private guest space. Additional gathering areas include a comfortable family sitting room, formal dining room, and a quiet reading room made for slow mornings and peaceful evenings.

The 19.5' kitchen offers custom cabinetry, tiled countertops, a large center island, and KitchenAid appliances, including a cooktop, convection oven, and matching microwave vent hood. The oversized primary suite measures approximately 23x17 feet, while the spacious second bedroom includes its own small loft area. A barn door adds rustic charm to the laundry room, and a covered porch extending from the main living area overlooks a large stone water fountain, creating a peaceful setting to relax and enjoy the sounds of the surrounding landscape.





Outside, a year-round creek winds through the yard, wraps around the home, and continues across the property. The homesite is completely private, surrounded by gently rising wooded slopes and rolling pasture. Of the 78.22 acres, approximately 23.22 acres are pasture (plenty of room for all your farm animals), 54 acres are wooded, and 1 acre encompasses the homesite. A substantial 48'x70' barn provides multiple stalls and generous storage for tractors, equipment, recreational vehicles, and other necessities. Two wells serve the property, one supplying the residence and the second dedicated to the stone fountain.

The land itself is every bit as impressive as the home. Cherokee National Forest borders the property for approximately 3/4 of a mile, placing thousands of acres of public land within reach for hiking, hunting, horseback riding, and year-round recreation. A winding UTV trail

provides access throughout the acreage, while whitetail deer, wild turkey, and black bear are frequently seen. Chestnut oak, white oak, poplar, hemlock, dogwood, holly, Chinese maple, and weeping cherry trees add seasonal color and natural beauty throughout the property.

With numerous potential building sites across the rolling pasture, this estate offers possibilities well beyond a private mountain residence. It could serve as an exceptional hunting retreat, vacation homestead, multigenerational property, or the foundation for an upscale cabin or tiny-home rental destination. Whether kept as a secluded personal sanctuary or developed into something larger, this is a property where Tennessee history, mountain beauty, and opportunity come together in an extraordinary way.

PROPERTY FEATURES

COUNTY: **CARTER** | STATE: **TENNESSEE** | ACRES: **78.22**

- Approximately 23.22 acres of rolling pasture
- Approximately 54 wooded acres
- Private 1 acre homesite
- Borders Cherokee National Forest for approximately 3/4 of a mile
- Complete privacy and seclusion
- 3/4 mile private gravel driveway
- Year-round creek winding through the property
- Established UTV trail system
- Numerous potential building sites for additional homes or rental cabins
- Abundant whitetail deer, wild turkey, and black bear
- Chestnut oak, white oak, poplar, hemlock, dogwood, holly, Chinese maple, and weeping cherry trees
- Two wells—one serving the residence and one supplying the stone fountain
- Ideal for a private estate, hunting retreat, vacation homestead, or cabin-rental development
- Residence:
 - 3,036 square foot, farmhouse-style home
 - 3 bedrooms and 2 bathrooms
 - Original smokehouse incorporated into the home's construction
 - Wood and stone sourced from the property
 - Crown molding throughout
 - Hardwood and luxury vinyl plank flooring
 - Spacious rustic entryway and staircase
 - Reading room
 - Separate family sitting room
 - Formal dining room
 - Laundry room with sliding barn door



FEATURES CONTINUED

- Residence continued:
 - Kitchen:
 - Approximately 19.5'×11.8'
 - Large center island
 - Custom cabinetry
 - Tiled countertops
 - KitchenAid cooktop and convection oven
 - Matching microwave vent hood
 - Open and functional entertaining space
 - Living Areas and Bedrooms:
 - Main living room measuring approximately 27.26'×27.71'
 - Dramatic floor-to-ceiling stone fireplace
 - Oversized stone hearth
 - Wood-burning iron stove insert
 - Family sitting room measuring approximately 11.68'×21.9'
 - Dining room measuring approximately 15.6'×11.4'
 - Primary bedroom measuring approximately 23.23'×17.05'
 - Second bedroom measuring approximately 19.3'×13.2'
 - Small private loft adjoining the second bedroom
 - Loft above the main living area serving as a third bedroom
 - Third-bedroom loft measuring approximately 17.3'×8.1'
- Outdoor Improvements:
 - Covered porch measuring approximately 23.1'×5.7'
 - Porch overlooking a large stone water fountain
 - Pea-gravel parking area
 - 48'×70' barn
 - Multiple livestock stalls
 - Large equipment and recreational-vehicle storage areas
 - Rolling pastures surrounded by gently rising wooded slopes



3,036 SQ. FT. FARMHOUSE-STYLE HOME

At the heart of the property is a 3,036 square foot farmhouse-style residence whose story began with an original smokehouse—an enduring piece of Tennessee heritage that adds character and romance to this one-of-a-kind home.



APPROXIMATELY 19.5'×11.8' KITCHEN



SEPARATE FAMILY SITTING ROOM



OVERSIZED PRIMARY SUITE

The oversized primary suite measures approximately 23x17 feet, while the spacious second bedroom includes its own small loft area.

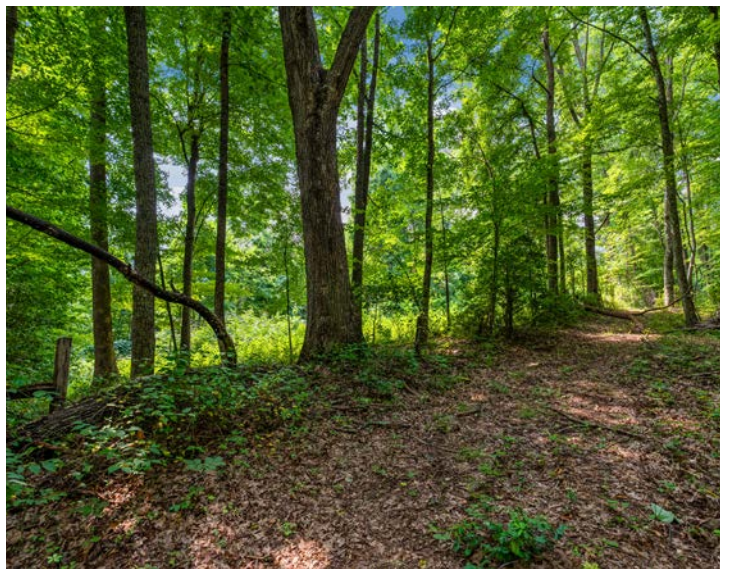
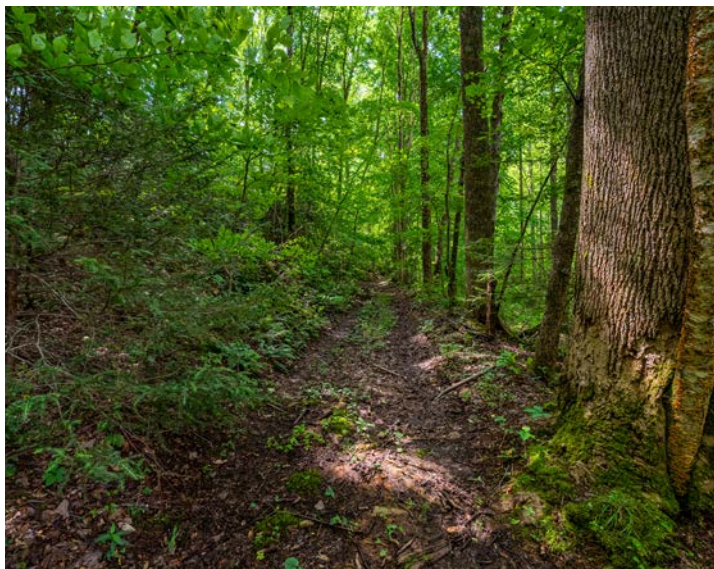


PRIVATE 1 ACRE HOMESITE

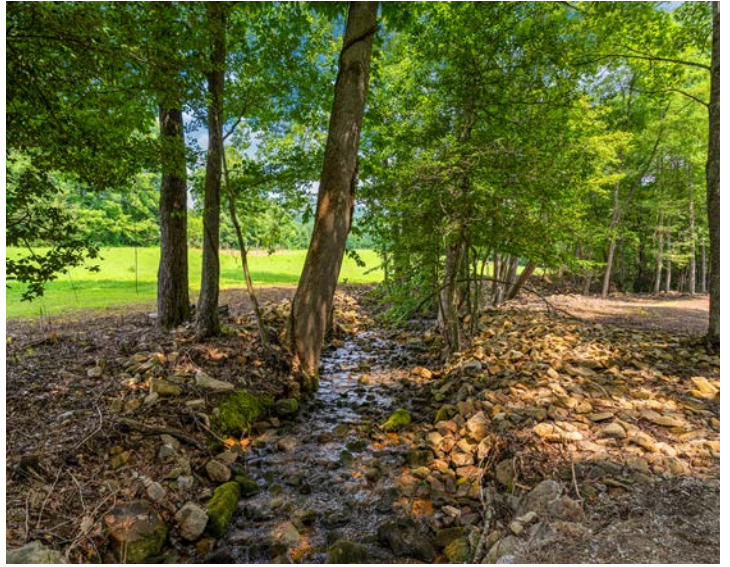
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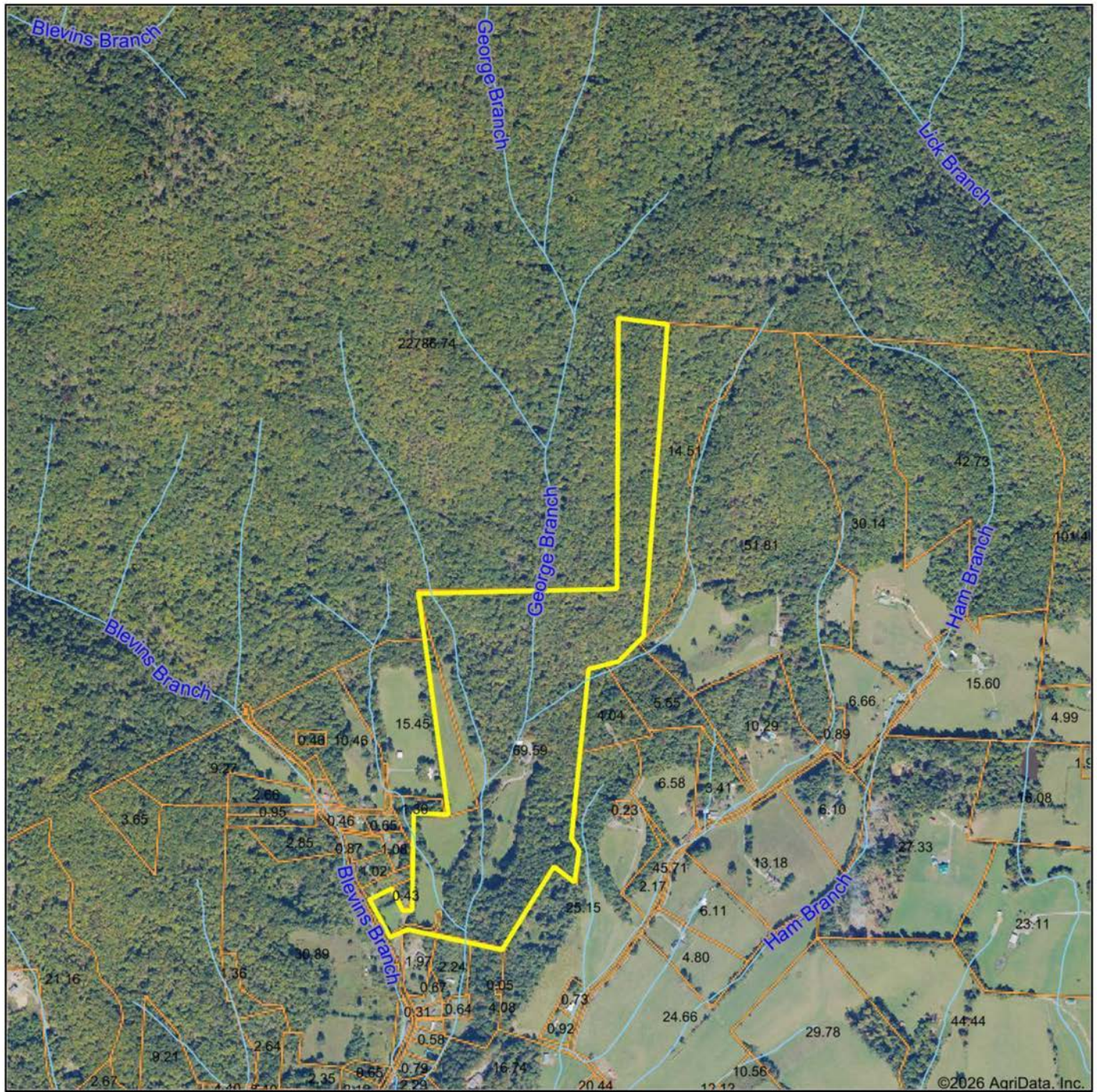
PRIVATE GRAVEL DRIVE & TRAIL SYSTEM



ROLLING PASTURE & WOODED ACRES



AERIAL MAP



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Boundary Center: 36° 28' 15.28, -82° 1' 42.86

0ft 1066ft 2132ft



Maps Provided By:



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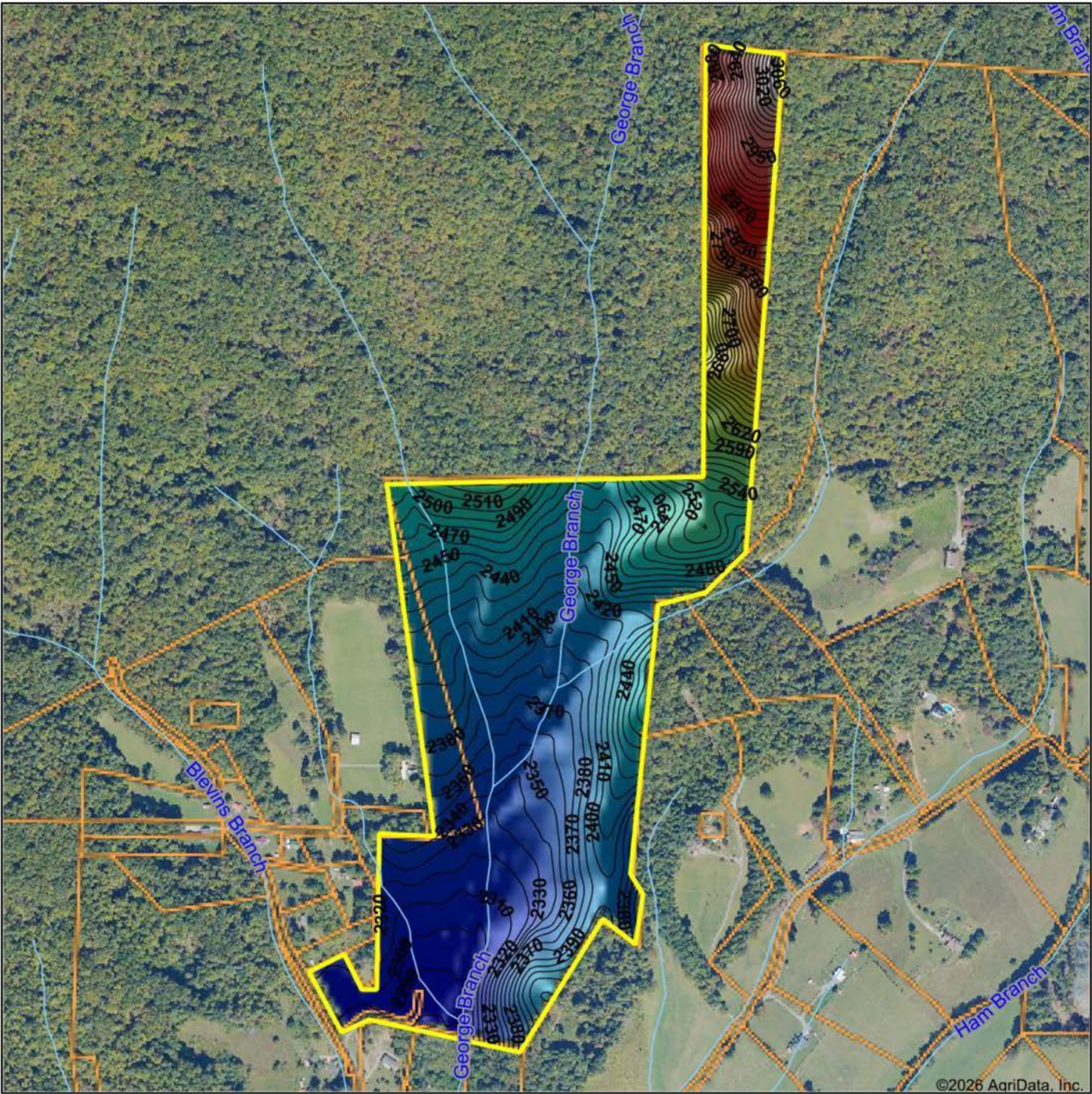
www.AgriDataInc.com

Carter County
Tennessee



8/11/2026

HILLSHADE MAP



Low Elevation High



Maps Provided By:



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Source: USGS 10 meter dem

Interval(ft): 10

Min: 2,275.8

Max: 3,088.6

Range: 812.8

Average: 2,461.2

Standard Deviation: 173.06 ft

0ft 671ft 1341ft

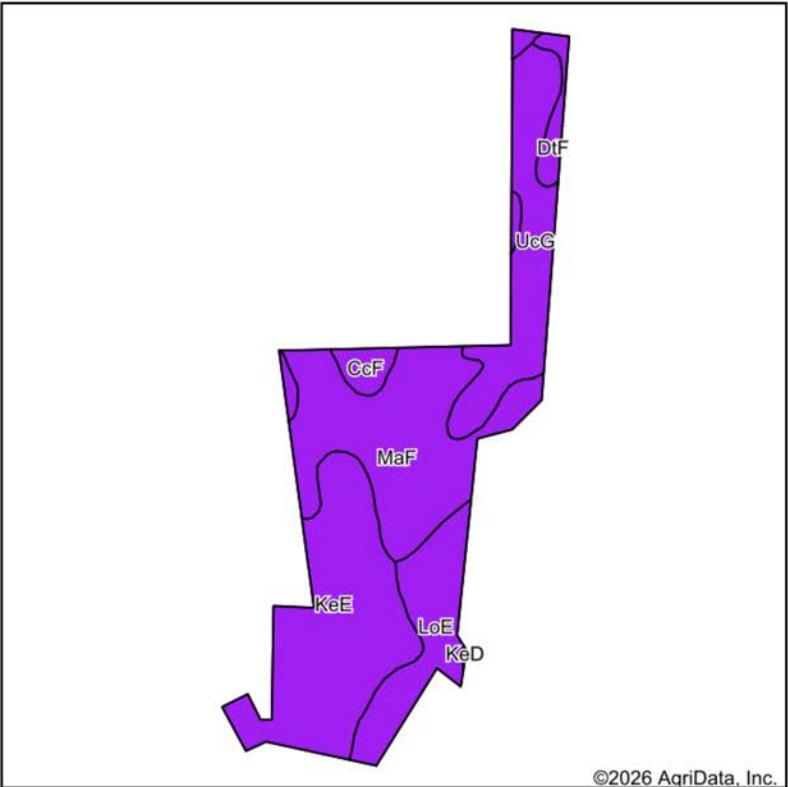


8/11/2026

**Carter County
Tennessee**

Boundary Center: 36° 28' 15.28, -82° 1' 42.86

SOILS MAP



State: **Tennessee**
County: **Carter**
Location: **36° 28' 15.28, -82° 1' 42.86**
Township: **Stony Creek**
Acres: **72.21**
Date: **8/11/2026**



Maps Provided By:



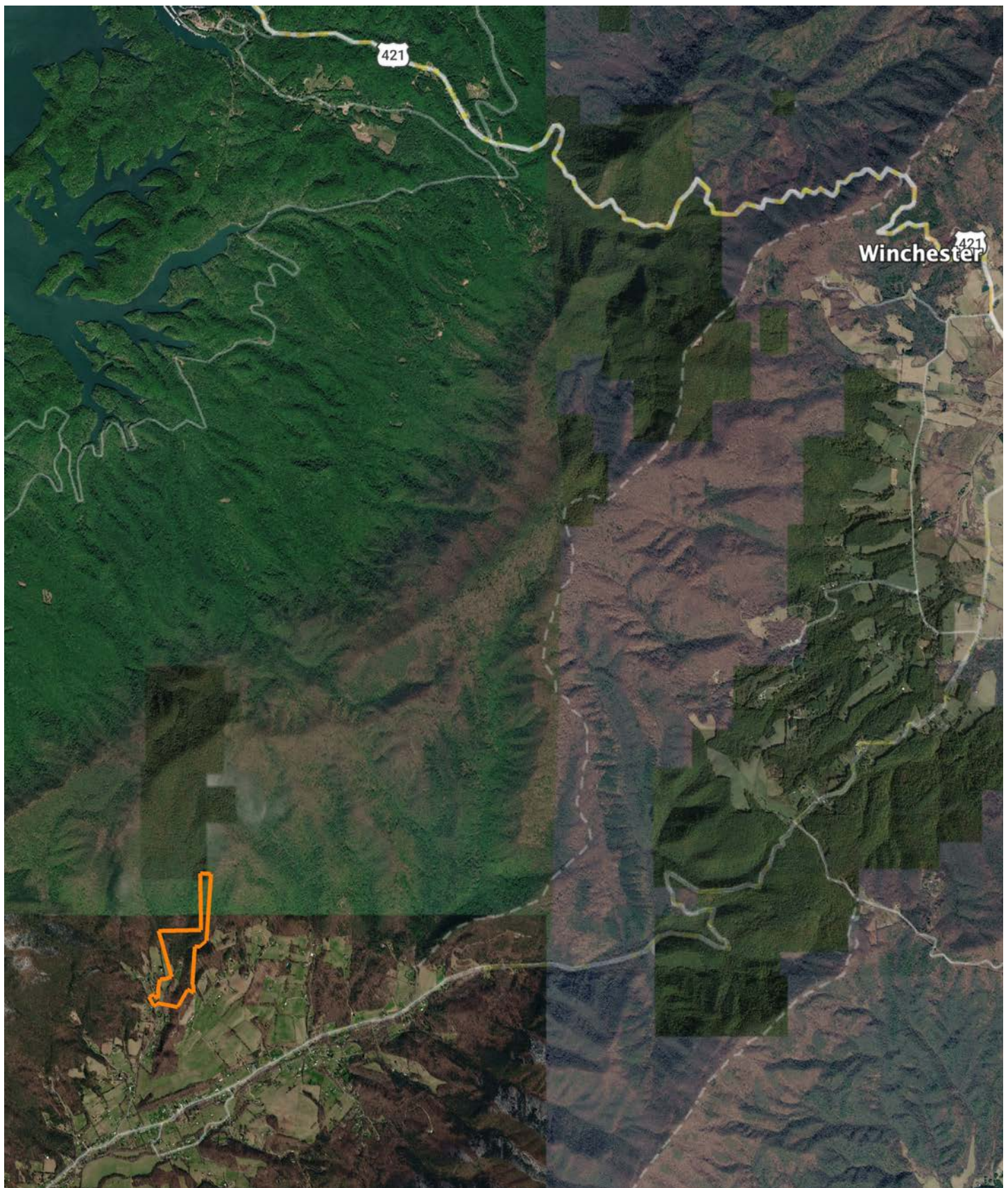
Soils data provided by USDA and NRCS.

Area Symbol: TN019, Soil Area Version: 23									
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans
KeE	Keener loam, 20 to 35 percent slopes	23.09	32.0%		> 6.5ft.	Vle	12	12	6
MaF	Maymead loam, 35 to 50 percent slopes	22.73	31.5%		> 6.5ft.	Vlle	11	10	4
UcG	Unicoi-Rock outcrop complex, 50 to 80 percent slopes	12.76	17.7%		1.5ft. (Lithic bedrock)	Vlls	5	5	1
LoE	Lonon loam, 20 to 35 percent slopes	9.56	13.2%		> 6.5ft.	Vle	12	12	6
CcF	Cataska channery silt loam, 35 to 50 percent slopes	2.26	3.1%		1.6ft. (Paralithic bedrock)	Vlls	7	6	2
DtF	Ditney sandy loam, 35 to 50 percent slopes	1.81	2.5%		2.3ft. (Lithic bedrock)	Vlle	8	8	3
Weighted Average						6.55	*n 10.2	*n 9.8	*n 4.3

*n: The aggregation method is "Weighted Average using all components"
*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

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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