

MIDWEST LAND GROUP PRESENTS

73 ACRES IN

COCKE COUNTY TENNESSEE



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

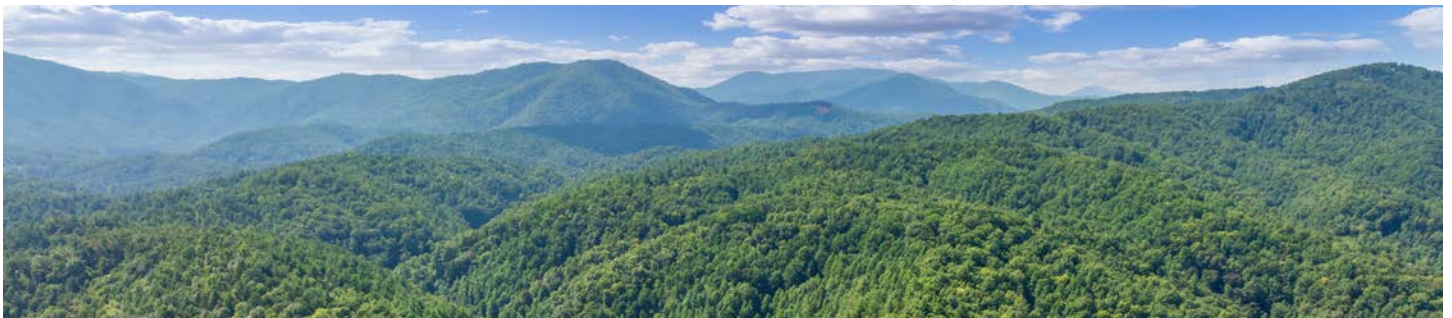
73 ACRES OF SMOKY MOUNTAIN BEAUTY WITH PASTURE, CREEK & BUILD SITES

Offering 73 surveyed acres in the heart of Cocke County, Tennessee, this beautiful mountain property delivers the privacy, peace, and quiet that make East Tennessee living so special. Located on both sides of the well-maintained Bull Mountain Road, the land features more than 3,300 feet of road frontage and an attractive mix of 11.8 acres of open pasture and 61.2 acres of mature Tennessee forest. The year-round waters of Baker Branch flow through the pasture, creating a beautiful natural backdrop for a private mountain home, family retreat, or recreational getaway.

Multiple potential building sites can be found throughout the property, including easily accessible locations within the pasture and more secluded sites higher along the wooded ridge. With only approximately 300 feet of elevation change from the pasture to the mountaintop, the property offers usable mountain terrain without an extreme climb. An easement road follows the property line along the ridge, providing access to the upper portions of the land and opening the possibility of building beneath the canopy of the mature forest. Power is already available along Bull Mountain Road and ready for connection.

Owning land on both sides of the road creates flexibility that is difficult to find in a mountain property of this size. The combination of extensive road frontage, open ground, wooded privacy, flowing water, and multiple potential homesites makes this an outstanding setting for a private estate, family compound, or small cabin retreat. With the proper approvals, several thoughtfully placed cabins could also provide short-term rental income while allowing guests to enjoy the natural beauty and quiet surroundings of the Smoky Mountains.

The property feels wonderfully secluded while remaining convenient to the outdoor recreation and attractions that make this region so desirable. Hiking, state parks, the Cherokee National Forest, and countless Smoky Mountain adventures are all within easy reach. Interstate 40 is only 10 miles away, while world-famous Gatlinburg is approximately 40 miles away, Pigeon Forge is 46 miles away, and Knoxville's McGhee Tyson Airport is about a 1 hour and 28 minute drive. This is an amazing opportunity to own a sizeable and versatile mountain property with pasture, creek frontage, mature timber, excellent access, and genuine long-term potential.



PROPERTY FEATURES

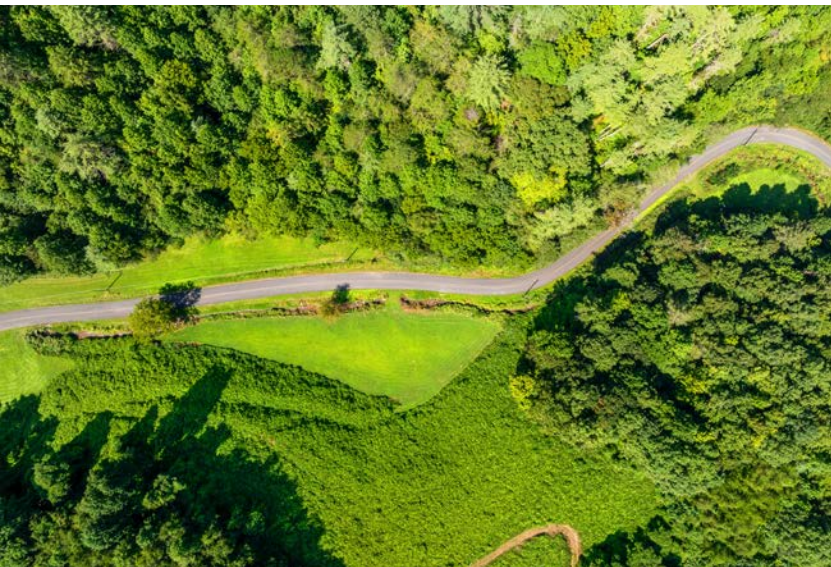
COUNTY: **COCKE** | STATE: **TENNESSEE** | ACRES: **73**

- Located in the beautiful Smoky Mountains
- Property lies on both sides of Bull Mountain Road
- More than 3,300 feet of road frontage
- Well-maintained paved road access
- 11.8 acres of open pastureland
- 61.2 acres of mature Tennessee forest
- Multiple potential building sites
- Easily accessible pasture homesites
- Private wooded homesites along the mountain and ridge
- Year-round Baker Branch flowing through the pasture
- Easement road along the ridge for access to upper portions
- Approximately 300 feet of elevation change from pasture to mountaintop
- Power available at the road and ready for connection

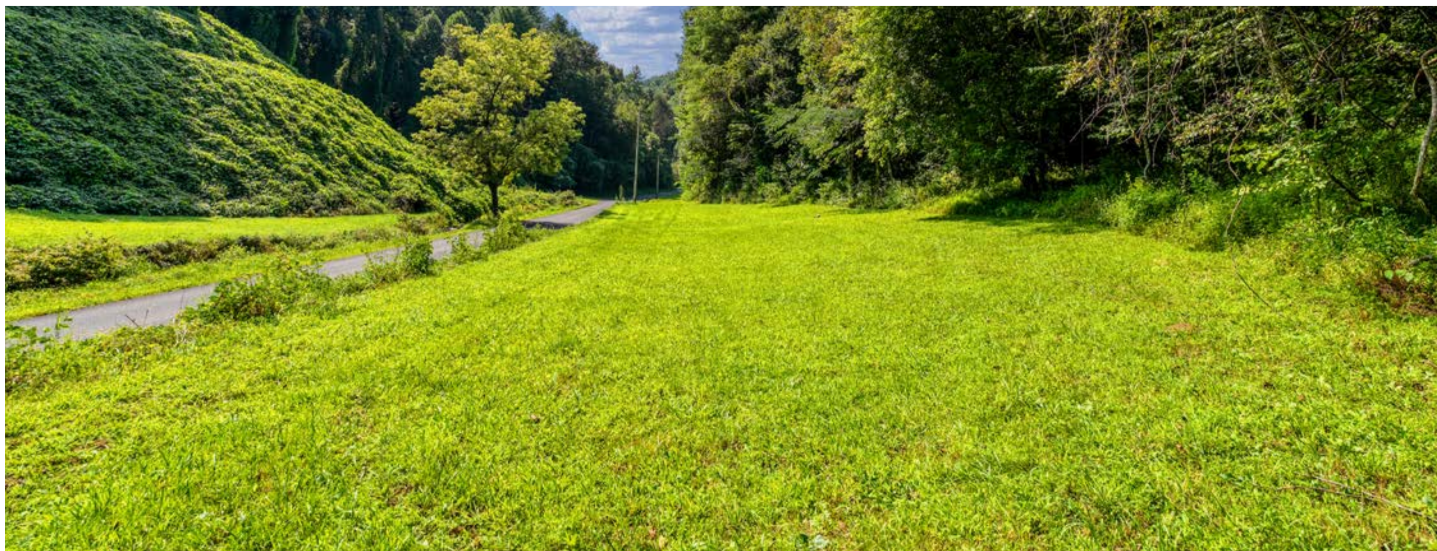


LIES ON BOTH SIDES OF PAVED ROAD

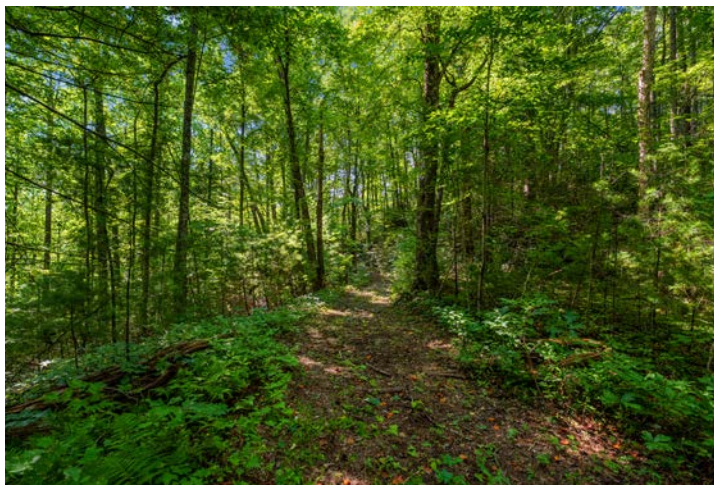
Located on both sides of the well-maintained Bull Mountain Road, the land features more than 3,300 feet of road frontage and an attractive mix of 11.8 acres of open pasture and 61.2 acres of mature Tennessee forest.



11.8 ACRES OF OPEN PASTURELAND



61.2 ACRES OF MATURE TENNESSEE FOREST



EASEMENT ROAD ALONG THE RIDGE

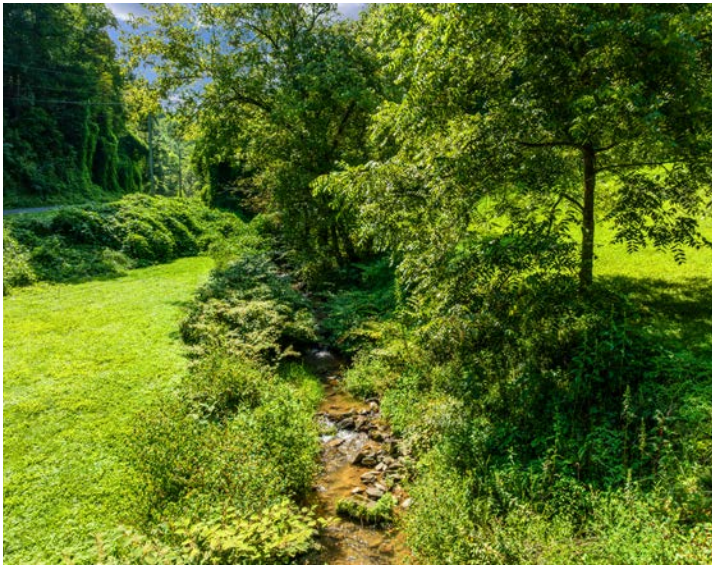
An easement road follows the property line along the ridge, providing access to the upper portions of the land and opening the possibility of building beneath the canopy of the mature forest.



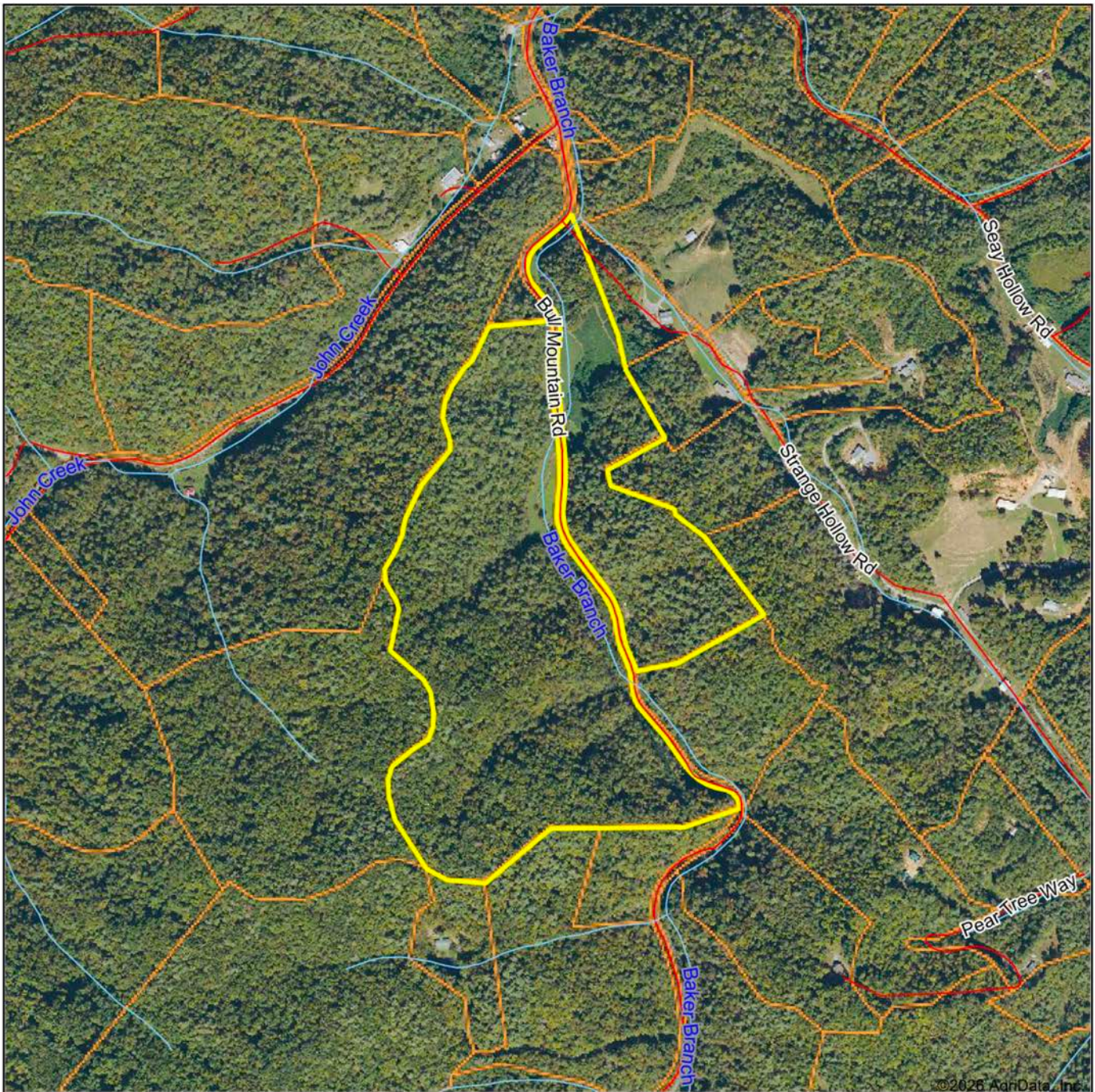
YEAR-ROUND BAKER BRANCH



ADDITIONAL PHOTOS



AERIAL MAP



Maps Provided By:



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Boundary Center: 35° 51' 42.64, -83° 1' 49.67

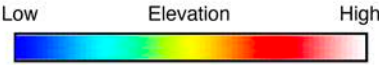
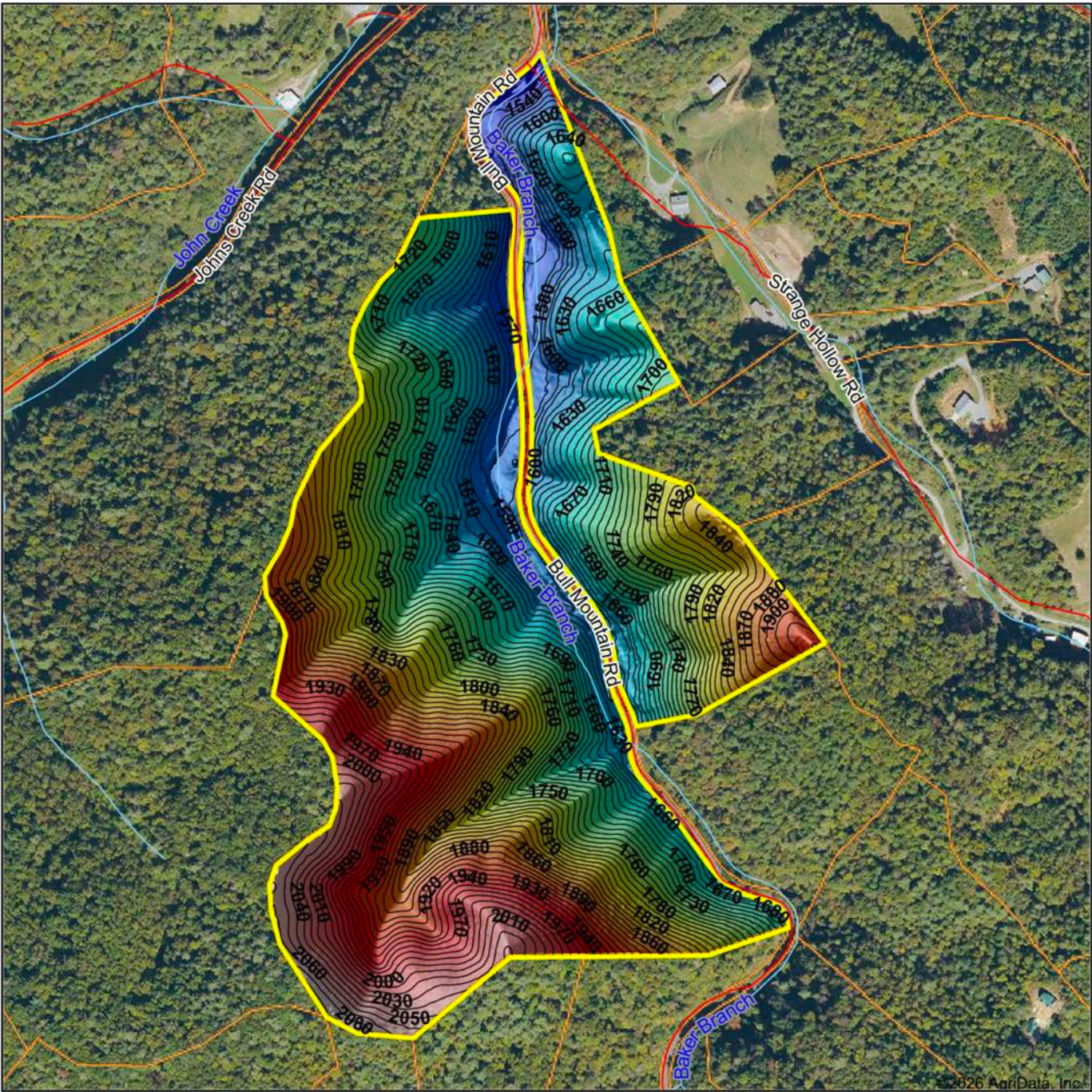
0ft 746ft 1493ft



Cocke County
Tennessee

8/6/2026

HILLSHADE MAP



Maps Provided By:



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Source: USGS 1 meter dem
Interval(ft): 10

Min: 1,526.6

Max: 2,093.9

Range: 567.3

Average: 1,776.0

Standard Deviation: 135.96 ft

0ft 506ft 1012ft

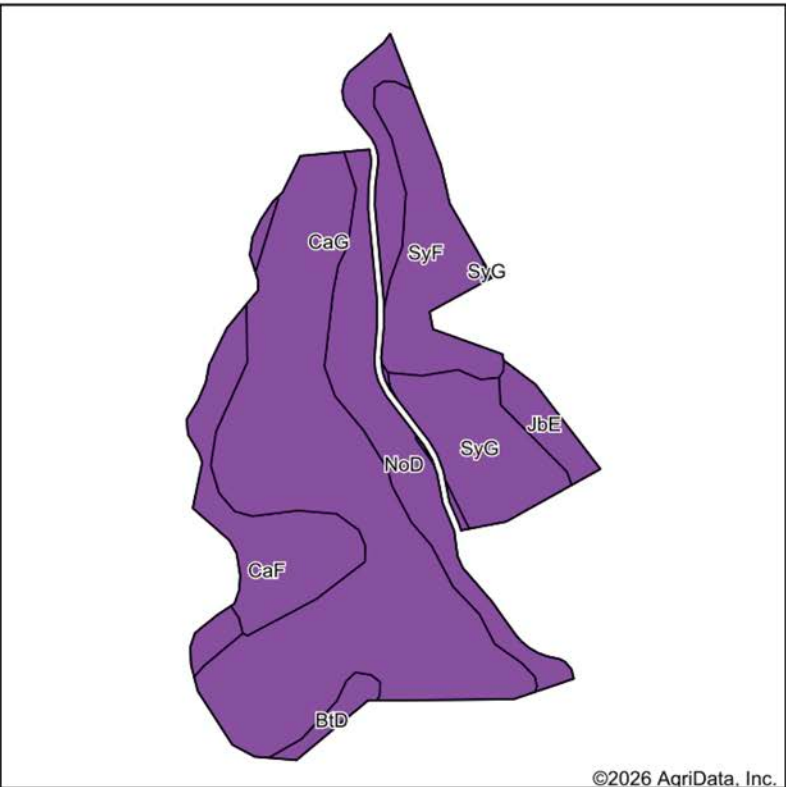


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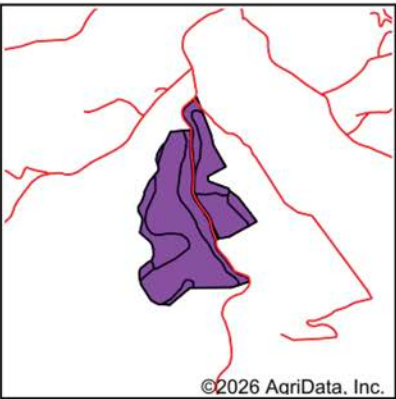
Cocke County
Tennessee

Boundary Center: 35° 51' 42.64, -83° 1' 49.67

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Tennessee**
County: **Cocke**
Location: **35° 51' 42.64, -83° 1' 49.67**
Township: **Del Rio**
Acres: **72.29**
Date: **8/6/2026**



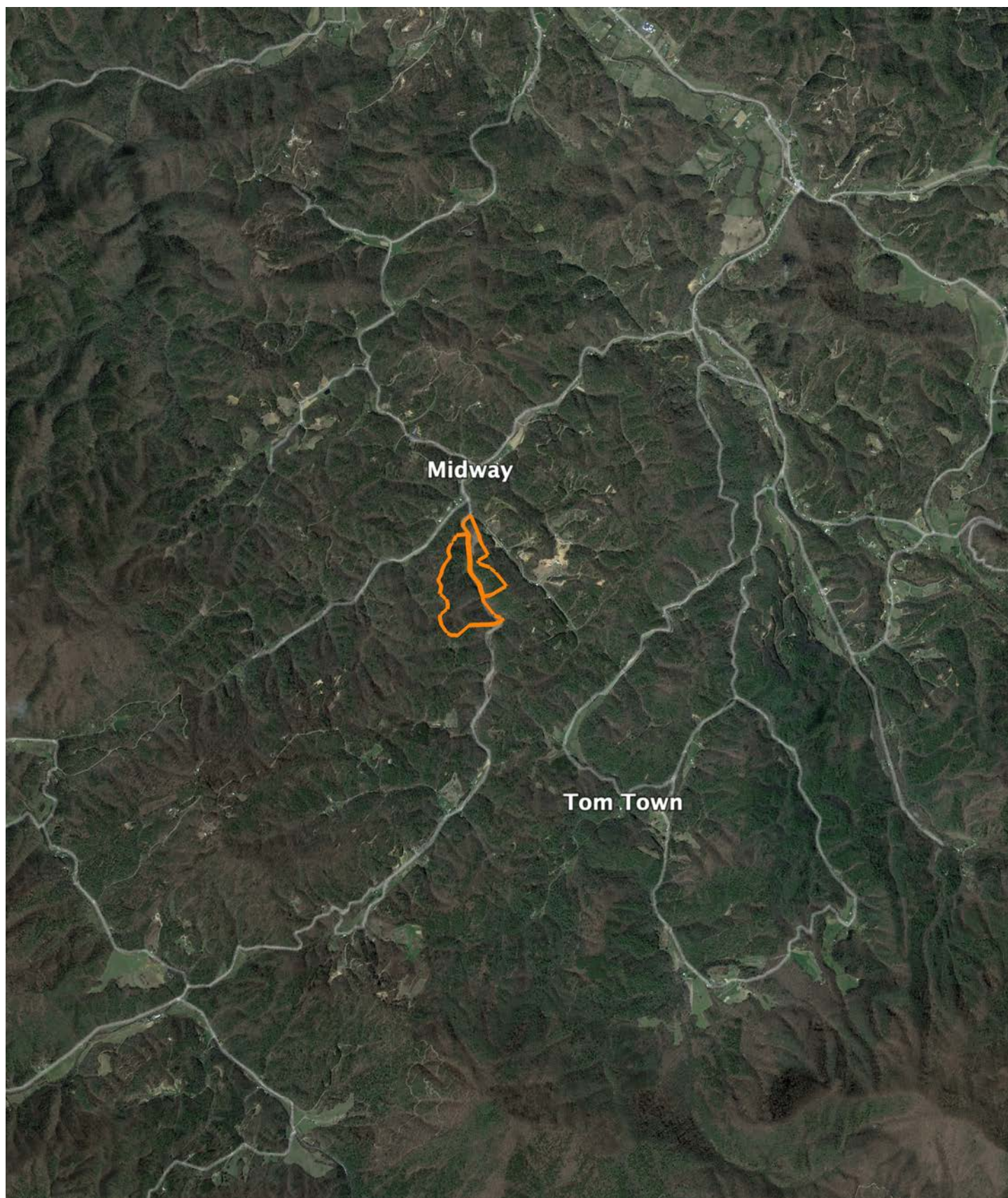
Maps Provided By:



Area Symbol: TN606, 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
CaG	Cataska channery silt loam, 50 to 80 percent slopes	33.82	46.9%		1.6ft. (Paralithic bedrock)	Vlls	6	6	2
NoD	Northcove stony sandy loam, 5 to 20 percent slopes, bouldery	11.59	16.0%		> 6.5ft.	Vlls	42	42	27
SyF	Sylco-Cataska complex, 35 to 50 percent slopes	8.09	11.2%		2.8ft. (Lithic bedrock)	Vlls	8	7	2
CaF	Cataska channery silt loam, 35 to 50 percent slopes	8.03	11.1%		1.6ft. (Paralithic bedrock)	Vlls	7	6	2
SyG	Sylco-Cataska complex, 50 to 80 percent slopes	6.88	9.5%		2.8ft. (Lithic bedrock)	Vlls	8	7	2
JbE	Junaluska-Brasstown complex, 20 to 35 percent slopes	1.97	2.7%		2.4ft. (Paralithic bedrock)	Vlle	13	13	5
BtD	Brasstown loam, 12 to 20 percent slopes	1.91	2.6%		4.1ft. (Paralithic bedrock)	Vle	59	58	43
Weighted Average						6.97	*n 13.9	*n 13.5	*n 7.2

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

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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