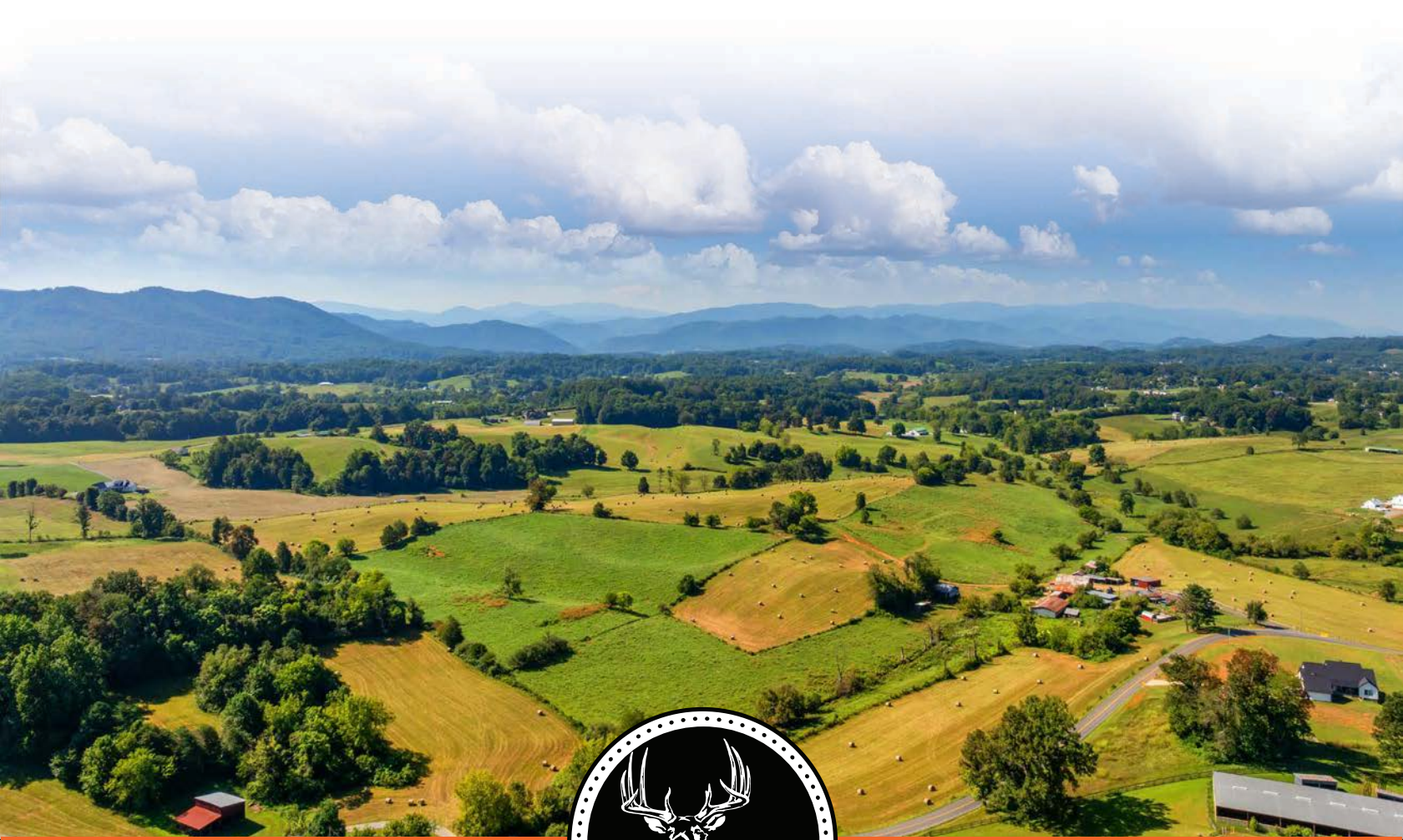


MIDWEST LAND GROUP PRESENTS

50 ACRES IN

WASHINGTON COUNTY TENNESSEE



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

50 +/- ACRE FARM WITH PANORAMIC MOUNTAIN VIEWS NEAR HISTORIC JONESBOROUGH

Opportunities like this are becoming increasingly difficult to find in highly desirable Jonesborough, Tennessee. This beautiful 50 +/- acre Washington County farm offers the peaceful countryside setting buyers want, yet it sits just 3.2 miles from the charm, shops, and restaurants of historic downtown Jonesborough. Nearly 100% of the property is open pasture, creating a remarkable canvas for a custom estate, working cattle or horse farm, hay production, or potential homesite development.

The farm's gently rolling hills provide numerous attractive and easily accessible building sites, helping reduce the development work often required on East Tennessee land. Several elevated locations capture breathtaking mountain views—including sweeping 360-degree views from portions of the property. The land is currently

being used for cattle and hay production, offering immediate agricultural and income-producing potential. An existing barn provides convenient storage for hay, tractors, and other farm equipment, while city water is available at the road.

Cherokee Creek winds along more than 2,400 feet of the northern property boundary, bringing water, beauty, and a peaceful natural setting to the farm. Deer and turkey are frequent visitors, adding to the property's unmistakable East Tennessee character. Located only 8 miles from Johnson City's shopping, dining, medical facilities, and everyday conveniences—and approximately 40 minutes from Greeneville—this property delivers an exceptional combination of productive farmland, remarkable scenery, development potential, and location.



PROPERTY FEATURES

COUNTY: **WASHINGTON** | STATE: **TENNESSEE** | ACRES: **50**

- 50 +/- acres in Jonesborough, Tennessee
- Located in highly desirable Washington County
- Nearly 100% open pastureland
- Currently used for cattle and hay production
- Potential agricultural income
- Ideal for a custom estate or family farm
- Excellent potential for cattle or horses
- Multiple possible homesites
- Potential for residential homesite development
- Gently rolling topography
- Accessible building sites with minimal site-development needs
- Long-range East Tennessee mountain views
- Sweeping 360-degree views from portions of the property
- Cherokee Creek borders the northern boundary for more than 2,400 feet
- Existing barn for hay and equipment storage
- Established interior farm access
- City water available at the road
- Frequent deer and turkey sightings
- 3 miles from historic downtown Jonesborough
- 8 miles from Johnson City
- Approximately 40 minutes from Greeneville



NEARLY 100% OPEN PASTURELAND



MULTIPLE POSSIBLE HOMESITES



CHEROKEE CREEK



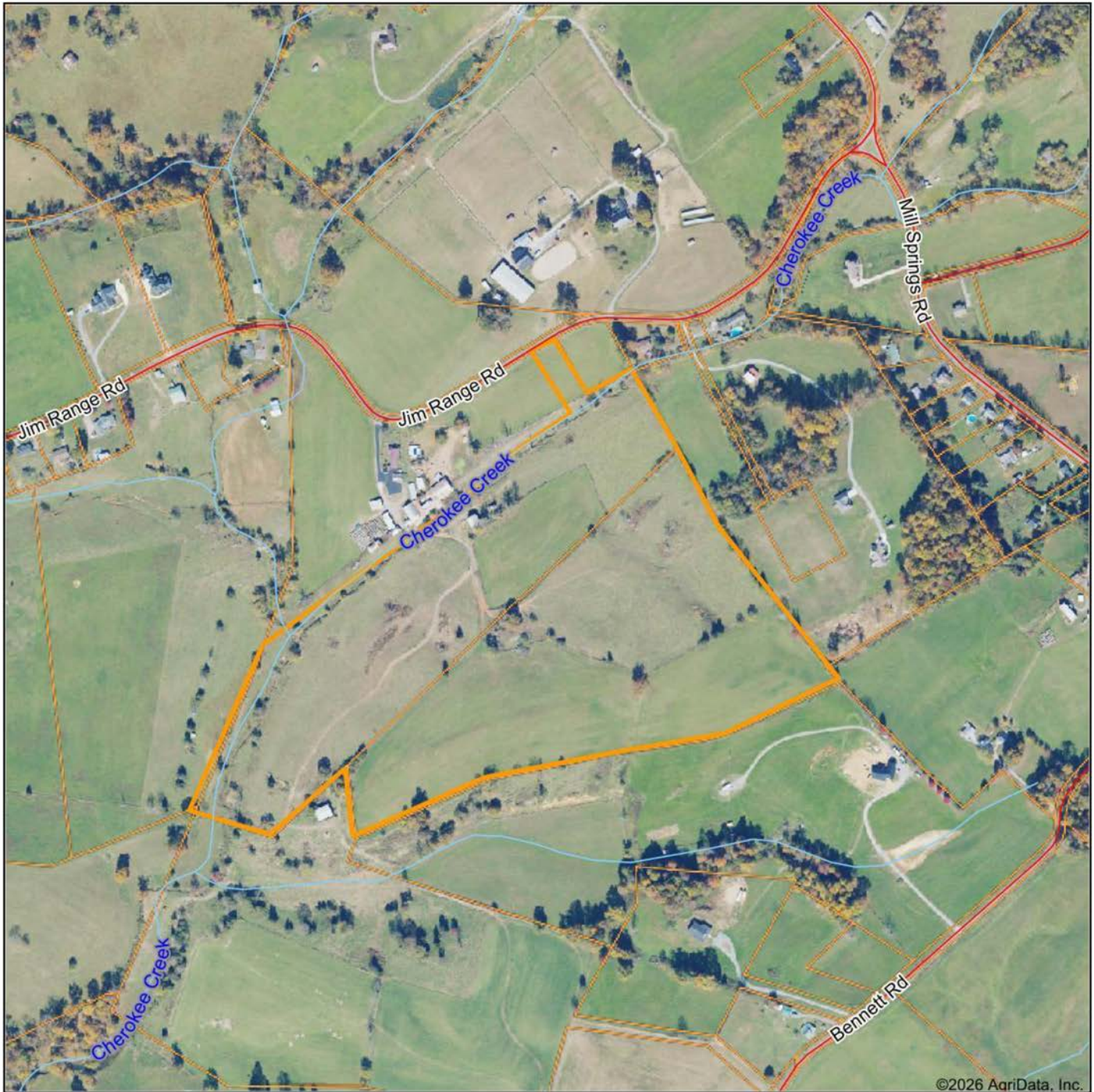
PANORAMIC MOUNTAIN VIEWS



ADDITIONAL PHOTOS



AERIAL MAP



©2026 AgriData, Inc.

Boundary Center: 36° 16' 1.85, -82° 26' 29.22

0ft 588ft 1177ft



Maps Provided By:



surety
CUSTOMIZED ONLINE MAPPING

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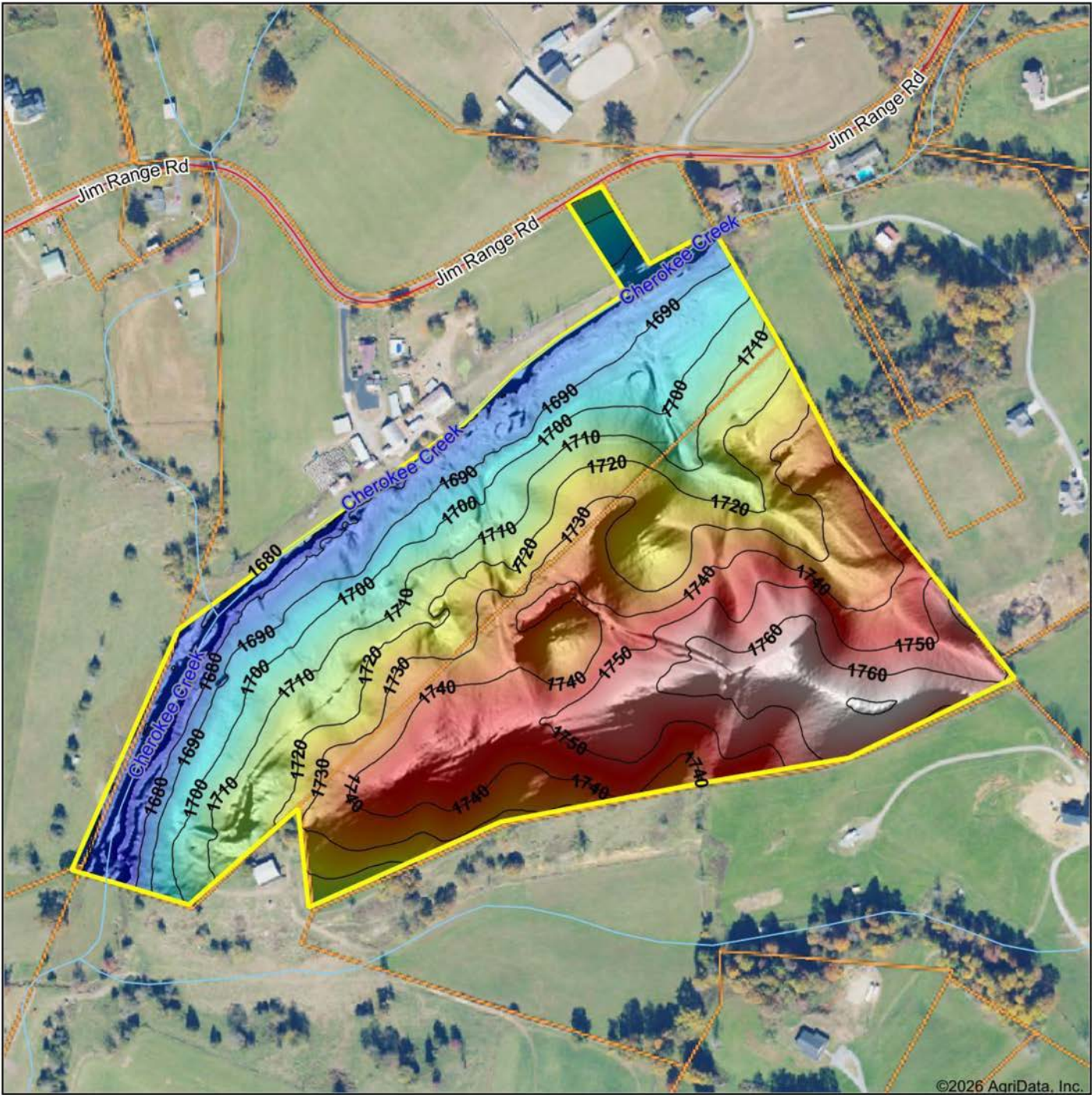
www.AgriDataInc.com

**Washington County
Tennessee**



9/3/2026

HILLSHADE MAP

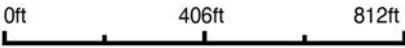


Maps Provided By:



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Source: USGS 1 meter dem
Interval(ft): 10
Min: 1,673.4
Max: 1,770.5
Range: 97.1
Average: 1,722.5
Standard Deviation: 25.56 ft

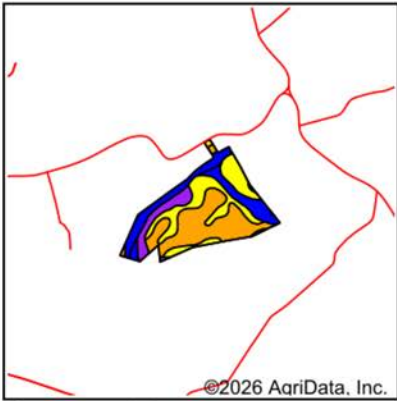
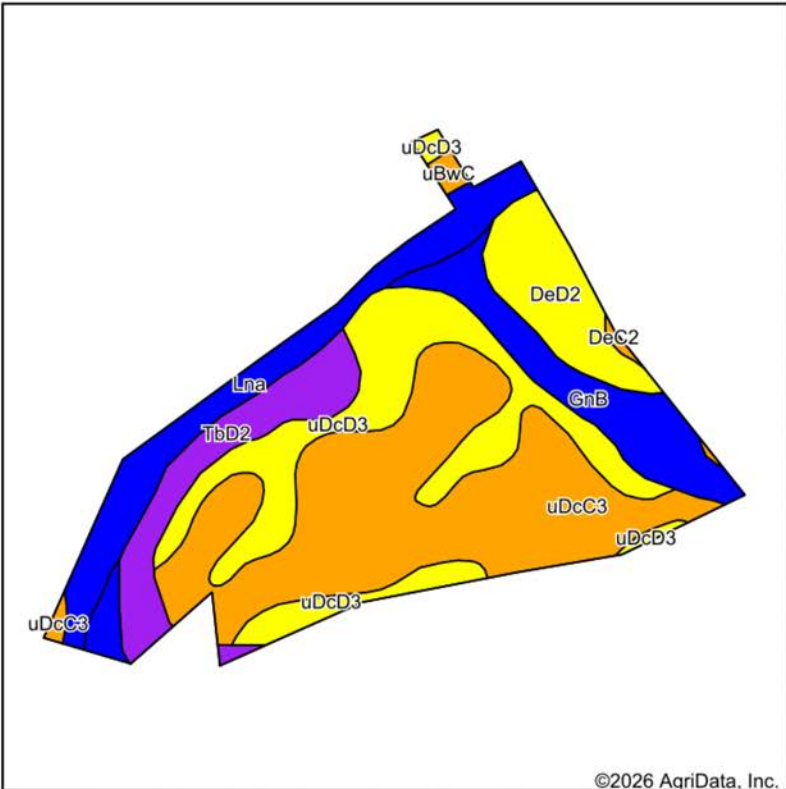


9/3/2026

Washington County
Tennessee

Boundary Center: 36° 16' 1.85, -82° 26' 29.22

SOILS MAP



State: **Tennessee**
County: **Washington**
Location: **36° 16' 1.85, -82° 26' 29.22**
Township: **Bethesda**
Acres: **49.78**
Date: **9/3/2026**



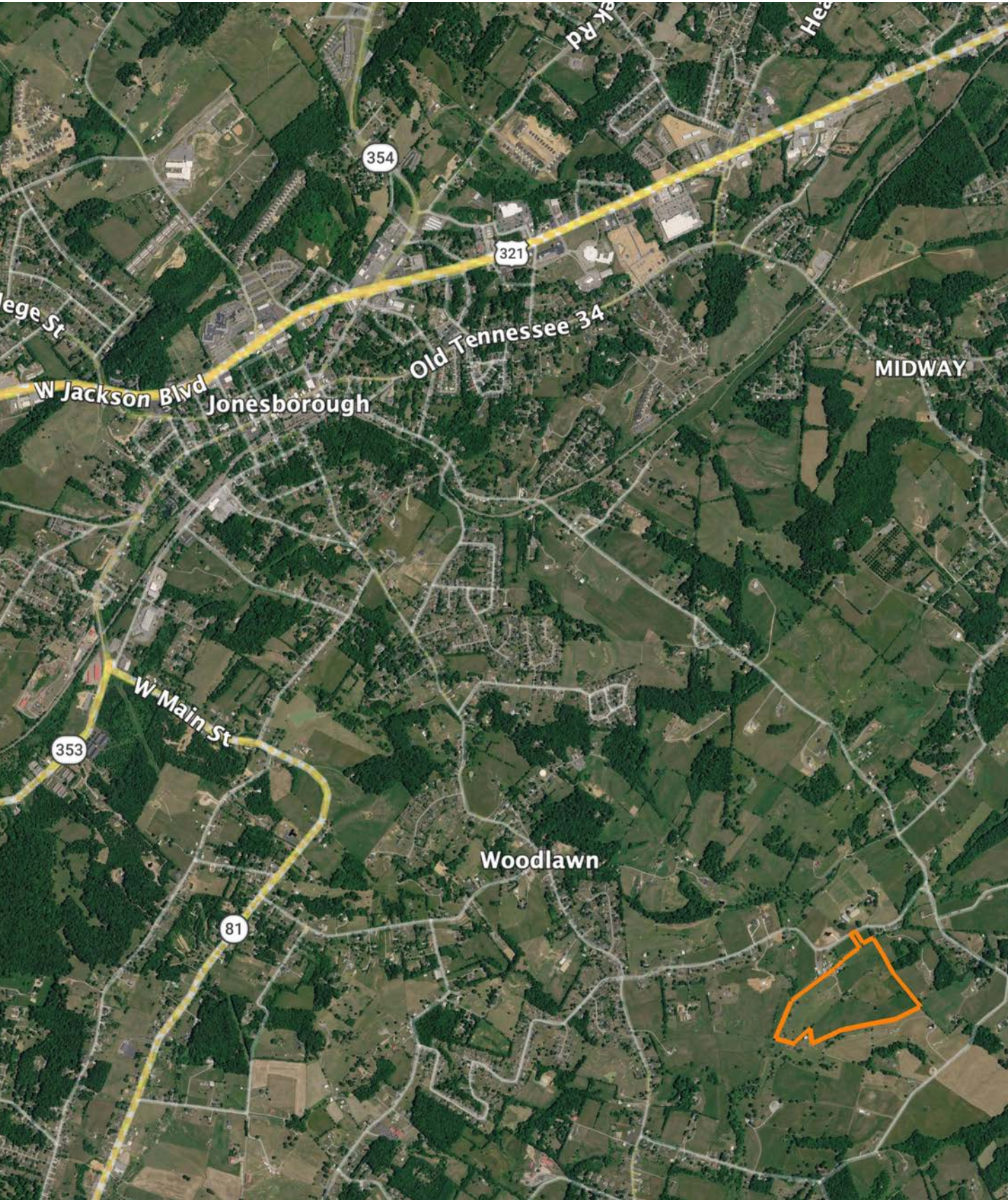
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Area Symbol: TN179, Soil Area Version: 24									
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
uDcC3	Dewey-Collegedale complex, 6 to 15 percent slopes, severely eroded	18.41	37.0%		IIIe	61	56	51	40
uDcD3	Dewey-Collegedale complex, 15 to 25 percent slopes, severely eroded	10.74	21.6%		IVe	54	49	45	35
Lna	Lindside silt loam, 0 to 3 percent slopes, occasionally flooded, warm	5.87	11.8%		IIw	79	79	67	67
GnB	Greendale silt loam, 0 to 6 percent slopes, rarely flooded	5.64	11.3%		Ile	82	76	64	60
TbD2	Talbott-Rock outcrop-Bradyville complex, 12 to 20 percent slopes, eroded	4.59	9.2%		VIe	42	42	20	22
DeD2	Dewey silty clay loam, 15 to 25 percent slopes, eroded	4.13	8.3%		IVe	56	47	44	33
uBwC	Bowmantown silt loam, 6 to 12 percent slopes	0.28	0.6%		IIIe	76	75	68	66
DeC2	Dewey silty clay loam, 6 to 15 percent slopes, eroded	0.12	0.2%		IIIe	67	56	57	42
Weighted Average					3.34	*n 61.9	*n 57.5	*n 49.7	*n 42.3

*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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