MIDWEST LAND GROUP PRESENTS

CARTER COUNTY, TN

18.1 ACRES









MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

MOUNTAIN VIEWS AND INDEPENDENT LIVING ON 18.1 +/- ACRES

Midwest Land Group is proud to present this exceptionally maintained, off-grid mountain homestead on 18.15 +/- acres at 173 Teaberry Road in Roan Mountain, Tennessee. Sweeping, long-range mountain views set the stage for a property that combines comfortable barndominium-style living, separate guest quarters, and thoughtfully planned infrastructure for a self-sufficient lifestyle. Beyond the gated entrance, open pasture and surrounding woodland create a beautiful setting for raising livestock, growing your own food, and enjoying the peace of the East Tennessee mountains. The care invested in this property is evident throughout, from its orderly farm facilities to its warm, inviting living spaces.

The 44'x72' barn and home bring everyday comfort and practical farm space together under one roof. The approximately 720-square-foot downstairs residence includes one bedroom, one full bathroom, warm wood interiors, and a well-equipped kitchen featuring a 36-inch, six-burner Thor range ideal for cooking and canning. Upstairs, approximately 568 additional square feet includes two rooms with running water, currently used for pantry, storage, and sleeping space. A covered porch provides a welcoming place to take in the mountain setting. The well-insulated home features thermostat-controlled propane heat, a wood/coal-burning stove, and a Rinnai on-demand water heater. A separate 12'x20' building houses the solar power equipment and guest quarters with one bedroom, a half bathroom, and propane heat.

An extensive off-grid power system includes 18 solar panels forming an approximately 6,000-watt array, an Iron Edison 7.5 kW inverter, and six 30 kWh Revolt





lithium batteries totaling 180 kWh of battery storage. A 48-volt, 2,000-watt wind turbine and Champion backup generator complement the system, with lightning and surge protection plus EMP Shield protection for the main barn/home. The solar system carries a transferable warranty with four years remaining. Two 2,500-gallon rainwater catchment tanks serve the main residence through WISY vortex filters and a multistage water filtration system with UV treatment. Additional tanks and catchment systems support the guest quarters and farm, while Starlink equipment offers an internet option with buyer activation.

The farm is equipped with five livestock stalls, approximately four fenced acres divided into two sections, and a divided livestock pen with covered shelter and a covered hay-bale holder. A tractor barn with lean-to, separate hay barn, multiple chicken coops and covered runs, a 4'x10' insulated walk-in brooder, and a quail enclosure provide an impressive foundation for small-farm living. A 10'x20' walipini greenhouse, approximately 1,105-square-foot fenced garden, and established elderberry, blueberry, pear, and peach plantings expand the property's homesteading appeal. A fire-pit area, swing frame, and delivery shed at the gate complete this carefully organized retreat. For buyers seeking outstanding mountain views and a remarkably well-kept property designed around independent living, this Roan Mountain homestead deserves a closer look.

PROPERTY FEATURES

COUNTY: **CARTER** | STATE: **TENNESSEE** | ACRES: **18.1**

PROPERTY & SETTING

- 18.15 +/- acres in Carter County, Tennessee
- Located at 173 Teaberry Road in Roan Mountain
- Sweeping long-range mountain views
- Open pasture and surrounding woodland
- Exceptionally clean and well-maintained farm
- Gated driveway
- Large delivery shed at the entrance
- Fire-pit area and swing frame
- Two drop-box catchment systems and drainage lines for excess runoff

BARNDOMINIUM-STYLE HOME

- 44’x72’ combined barn and home
- Approximately 720-square-foot downstairs residence
- One downstairs bedroom and one full bathroom
- Approximately 568 additional square feet upstairs
- Two upstairs rooms with running water, currently used for pantry, storage, and sleeping space
- Warm wood interiors
- Covered porch overlooking the mountain setting
- 36-inch Thor kitchen range with six burners
- Washer and propane dryer
- Rinnai on-demand water heater
- Thermostat-controlled propane heater with fan
- Wood/coal-burning stove
- Well-insulated living space
- Starlink equipment; new owner must activate service
- Three 120-gallon propane tanks leased through Marsh Propane

OFF-GRID POWER SYSTEM

- 18 solar panels, each approximately 39”x66”
- Approximately 6,000-watt, 48-volt solar array
- Iron Edison 7.5 kW off-grid inverter
- Six 30 kWh Revolt lithium batteries
- 180 kWh of total battery storage
- Missouri Wind and Solar 48-volt, 2,000-watt wind turbine
- MidNite Solar lightning arrestor and surge protection
- EMP Shield protection for the main barn/home
- Champion backup generator rated at 8,750 peak watts and 7,000 running watts
- Generator supplies household power while recharging batteries
- Transferable solar system warranty with four years remaining



WATER SYSTEMS

- Two 2,500-gallon rainwater catchment tanks serving the main residence
- 5,000 gallons of primary rainwater storage
- WFF100 WISY Vortex filters
- Screen, polypropylene, and UV water filtration
- Separate 500-gallon rainwater tank supplying the guest-quarter toilet
- Four additional IBC totes connected to rainwater catchment
- Heat tape on designated guest-building and tote-system water lines

GUEST QUARTERS

- Located within the separate 12′x20′ solar power station building
- One bedroom and one half bathroom
- Thermostat-controlled propane wall heater
- Separate rainwater supply for the toilet

LIVESTOCK & FARM FACILITIES

- Five stalls within the main barn
- Three 8′x12′ stalls currently used for livestock
- One 12′x16′ stall currently used for tools and equipment storage
- One 11′x32′ stall used for a walk-in chick brooder and storage
- Approximately four fenced acres divided into two approximately two-acre sections
- Fenced areas connect to the livestock pen
- Tractor access to fenced areas
- 20′x72′ livestock pen divided into two sections
- 8′x8′ covered livestock shelter
- Covered round-hay-bale holder
- 24′x25′ tractor barn with 9′x25′ lean-to
- 18′x24′ hay barn
- Rain gutters on tractor and hay barns
- 36′x48′ indoor/outdoor carpeted barn area for dust control and easy cleaning
- Interior and exterior solar and LED lighting
- Convenient outlets for heated livestock water buckets and pans

POULTRY FACILITIES

- Two 8′x12′ indoor chicken coops
- Covered outdoor runs measuring 8′x12′ and 8′x14′
- Sand flooring in main coops and runs for easy cleaning
- 2′x10′ chick brooder with roosting bars
- Additional covered coops measuring 10′x20′, 10′x13′, and 6′x6′
- 40″x40″ enclosed coop with small covered pen
- 2′x3′x5′ quail enclosure with three separate pens and cleaning trays
- 40″x13′ mobile chicken tractor
- 4′x10′ insulated walk-in chick brooder

GARDEN & FRUIT PLANTINGS

- 10′x20′ Walipini greenhouse
- 13′x85′ fenced garden totaling approximately 1,105 square feet
- Tractor access for garden tilling
- Three elderberry plants
- Six blueberry plants
- Two pear trees
- One peach tree



18.1 +/- ACRES











LONG-RANGE MOUNTAIN VIEWS



OPEN PASTURE & WOODLAND







BARNDOMINIUM-STYLE HOME













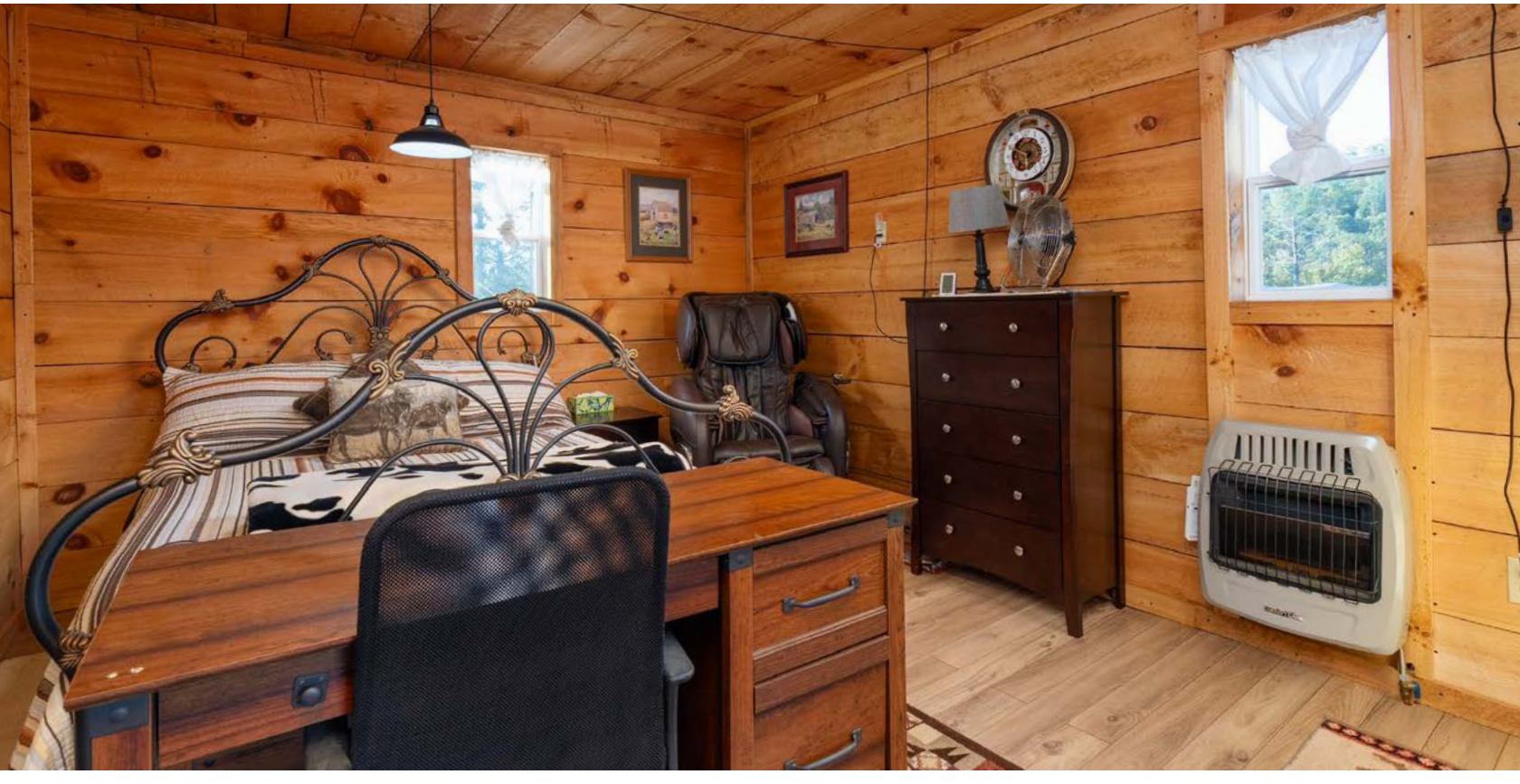
OFF-GRID POWER SYSTEM





GUEST QUARTERS





LIVESTOCK & FARM FACILITIES







POULTRY FACILITIES & GARDEN









AERIAL MAP



Boundary Center: 36° 10' 6.81, -82° 3' 21.57

0ft 588ft 1177ft

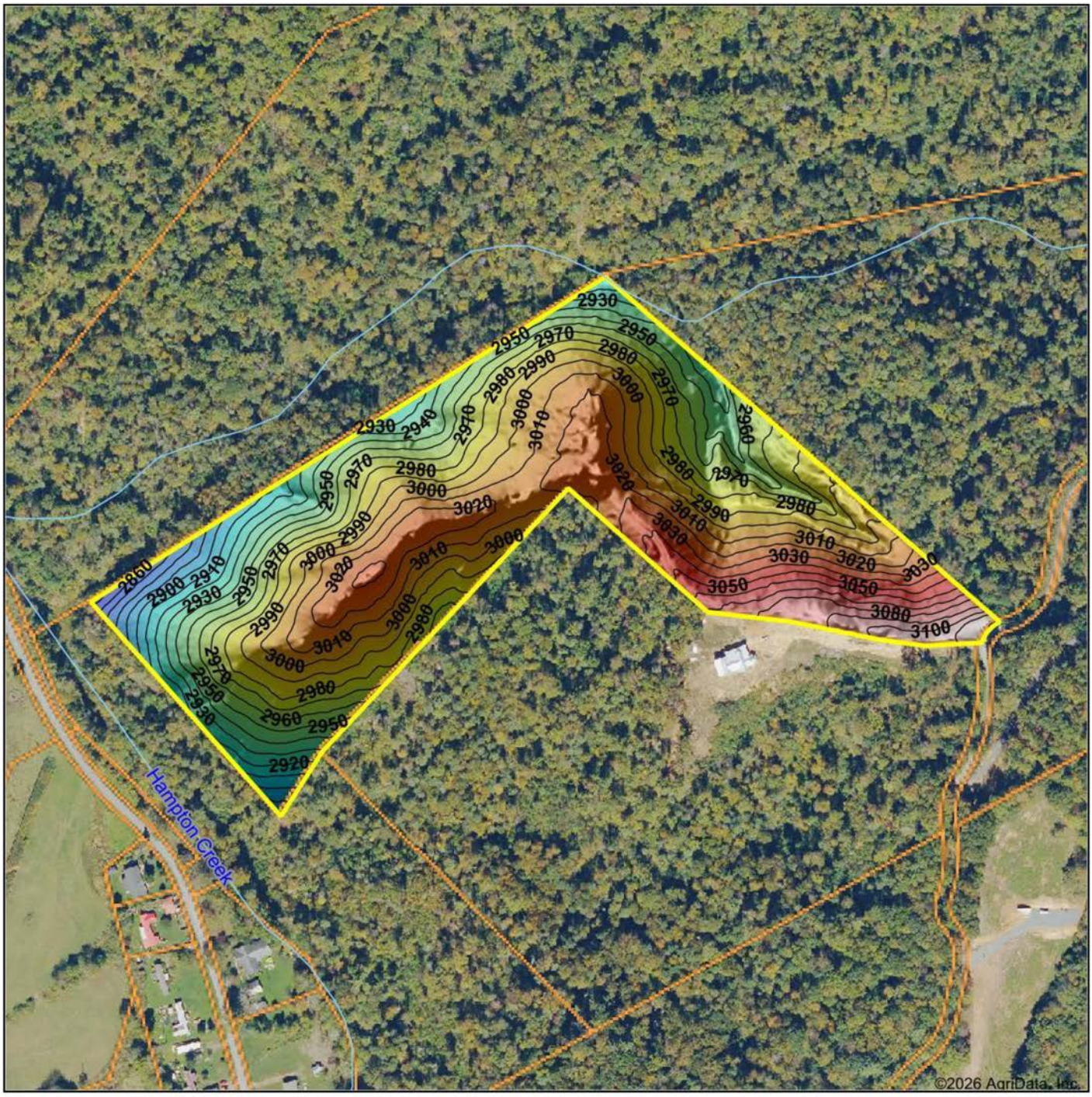
N W E S

Carter County
Tennessee

9/15/2026

Maps Provided By:
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HILLSHADE MAP



Low Elevation High

Maps Provided By:
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Source:	USGS 1 meter dem
Interval(ft):	10
Min:	2,844.1
Max:	3,120.3
Range:	276.2
Average:	2,987.8
Standard Deviation:	45.05 ft

0ft 327ft 654ft

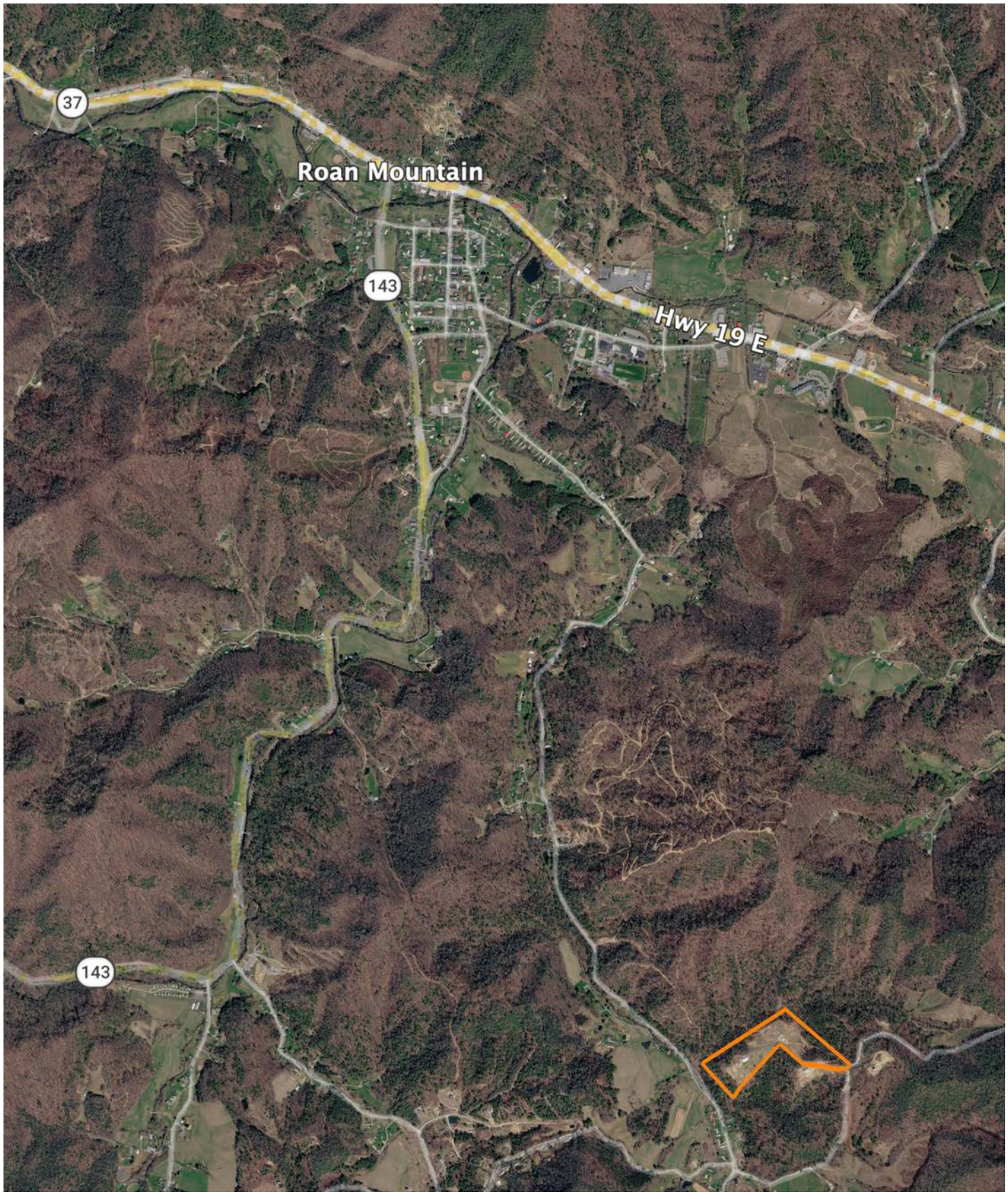
N W E S

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Carter County
Tennessee

Boundary Center: 36° 10' 6.81, -82° 3' 21.57

OVERVIEW MAP



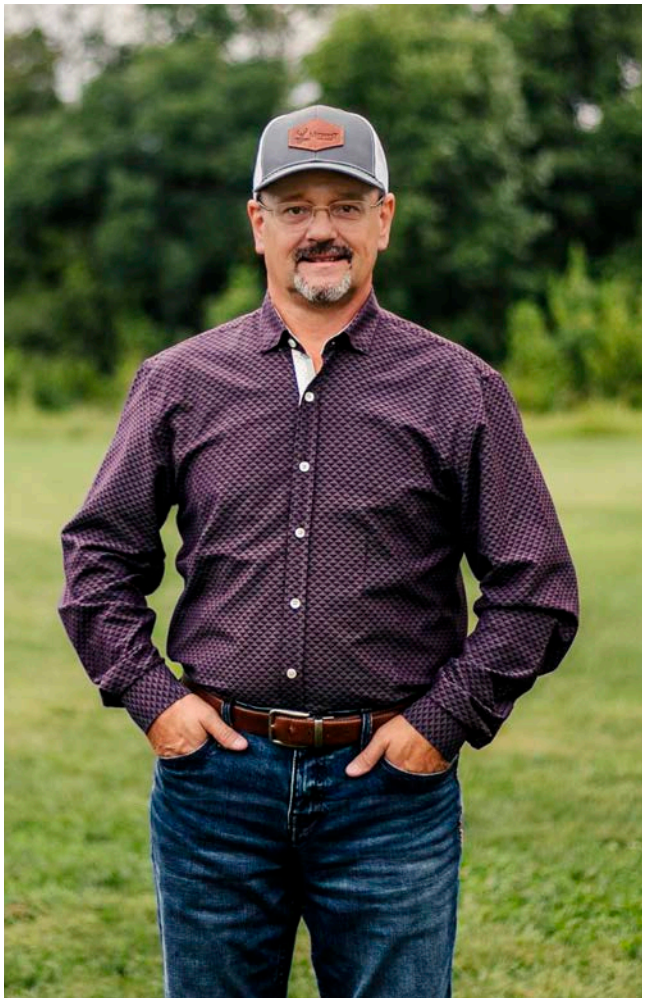
AGENT CONTACT

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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