

2 fields, 391 acres in Hawkins County, TN

COUNTY AVG(\$/AC.)

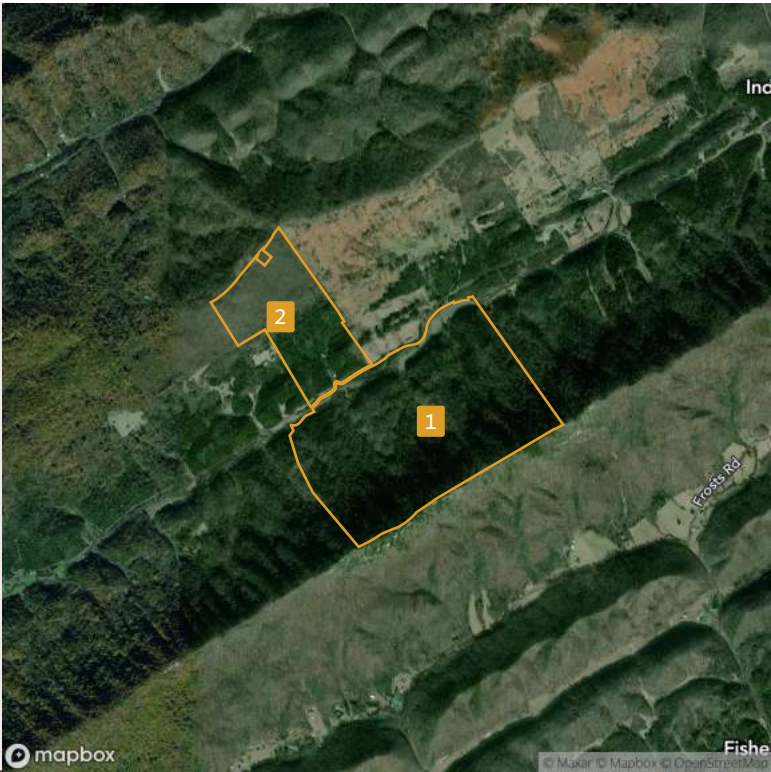
N/A

AVG NCCPI

19.0

COUNTY AVG

31.2



ECONOMIC ATTRIBUTES



Hawkins County is a high tax county.
This land is in a low livestock demand area.

PHYSICAL ATTRIBUTES

Annual Precipitation: 46.25 inches
Annual GDD: 3312

LAND USE

Land Use: Non-Cropland, Developed,
Grass/Pasture

	FIELD	ACRES	LATITUDE LONGITUDE	SLOPE	2022 CROPS	AVG NCCPI	CARBON POTENTIAL (\$)	COUNTY AVG. (\$/AC.)
1		290.25	36.54210 -82.96138	33.83%	96% Forest, 4% Other	19.0	\$6,536	N/A
2		100.73	36.54748 -82.96957	21.86%	98% Forest, 2% Other	19.1	\$2,269	N/A
		390.98		30.74%		19.0	\$8,805	N/A

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Field 1

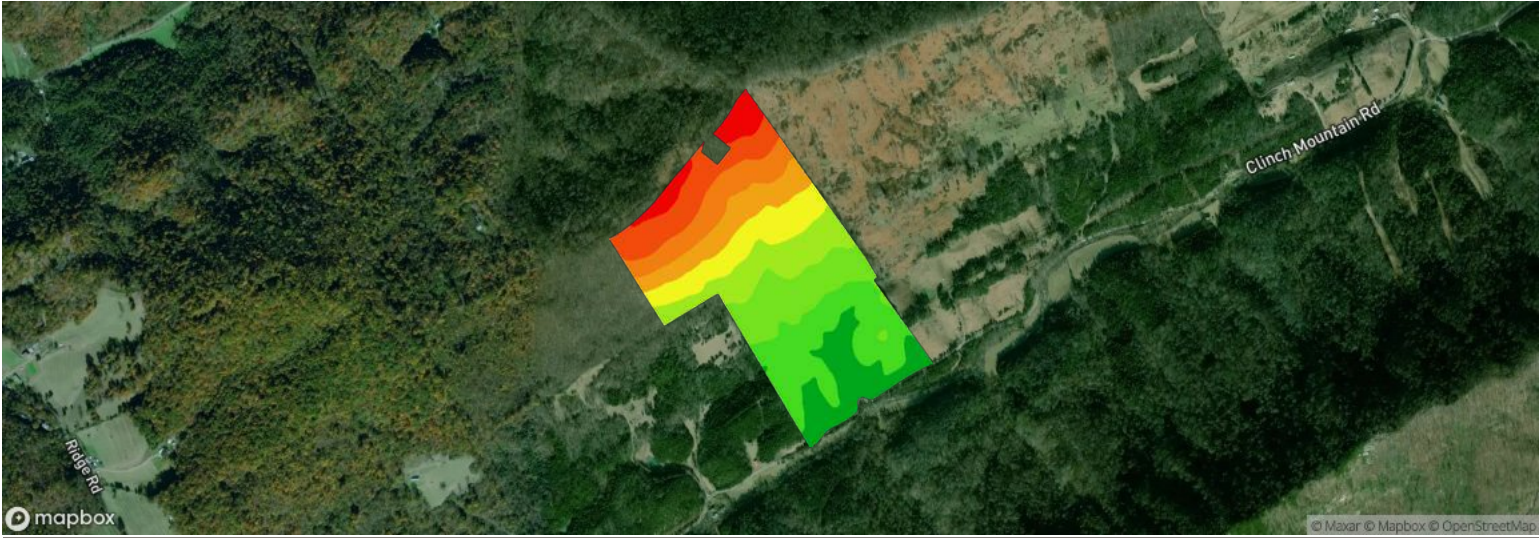
290 ac.

Avg. Elevation

1,690.62 ft

	ELEVATION RANGE	ACRES	PERCENT AREA
	2,215.05 ft - 2,325.56 ft	12.10	4.17%
	2,104.55 ft - 2,215.05 ft	17.18	5.92%
	1,994.05 ft - 2,104.55 ft	18.55	6.39%
	1,883.55 ft - 1,994.05 ft	22.12	7.62%
	1,773.04 ft - 1,883.55 ft	26.21	9.03%
	1,662.54 ft - 1,773.04 ft	34.66	11.94%
	1,552.04 ft - 1,662.54 ft	50.10	17.26%
	1,441.54 ft - 1,552.04 ft	57.32	19.75%
	1,331.03 ft - 1,441.54 ft	52.04	17.93%

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Field 2

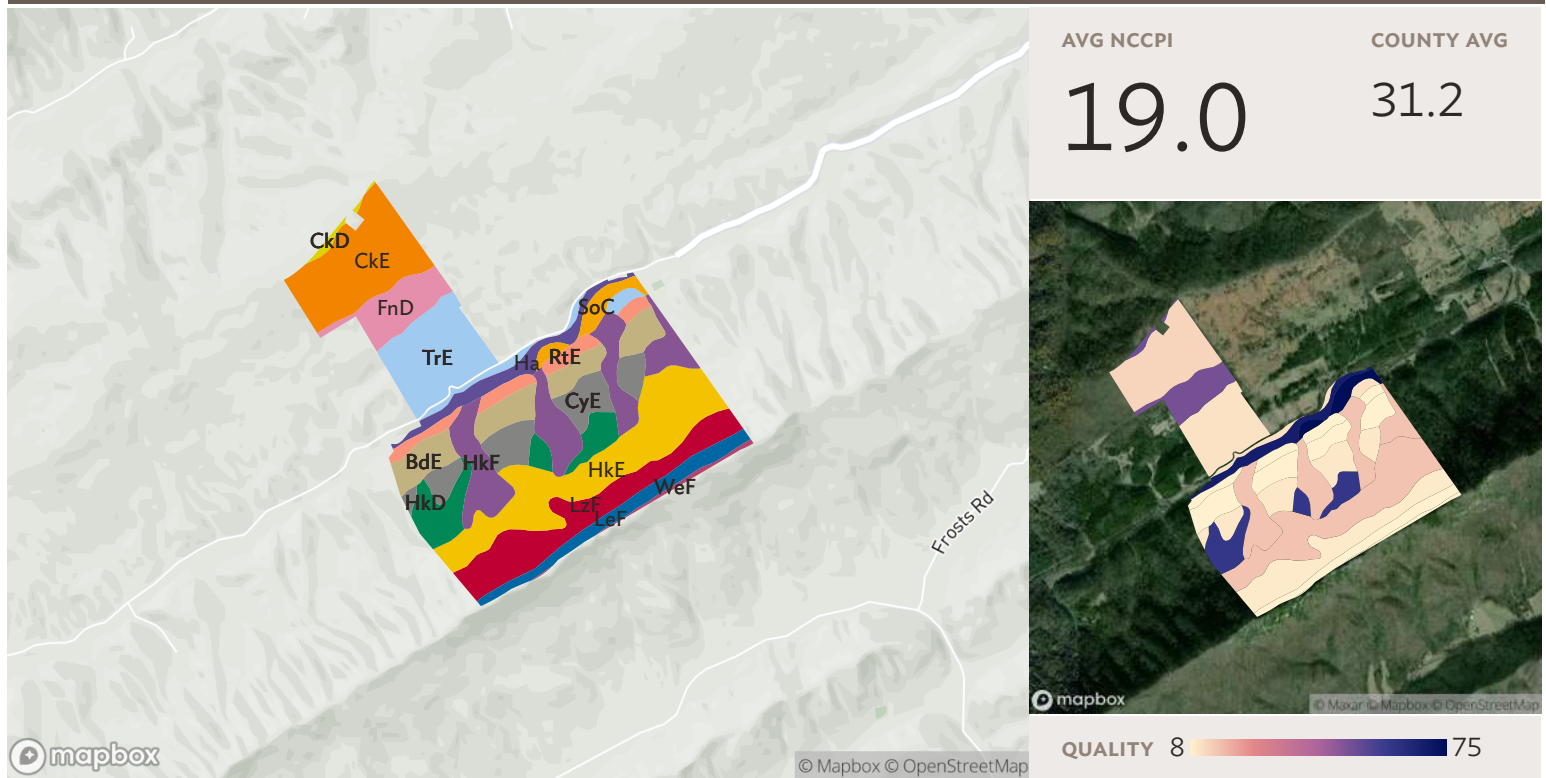
101 ac.

Avg. Elevation

1,631.89 ft

	ELEVATION RANGE	ACRES	PERCENT AREA
	1,911.31 ft - 1,978.56 ft	4.98	4.94%
	1,844.06 ft - 1,911.31 ft	10.64	10.56%
	1,776.81 ft - 1,844.06 ft	9.29	9.22%
	1,709.57 ft - 1,776.81 ft	9.03	8.96%
	1,642.32 ft - 1,709.57 ft	10.53	10.45%
	1,575.07 ft - 1,642.32 ft	11.66	11.58%
	1,507.83 ft - 1,575.07 ft	12.73	12.64%
	1,440.58 ft - 1,507.83 ft	19.24	19.1%
	1,373.33 ft - 1,440.58 ft	12.64	12.55%

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All fields

Source: NRCS Soil Survey

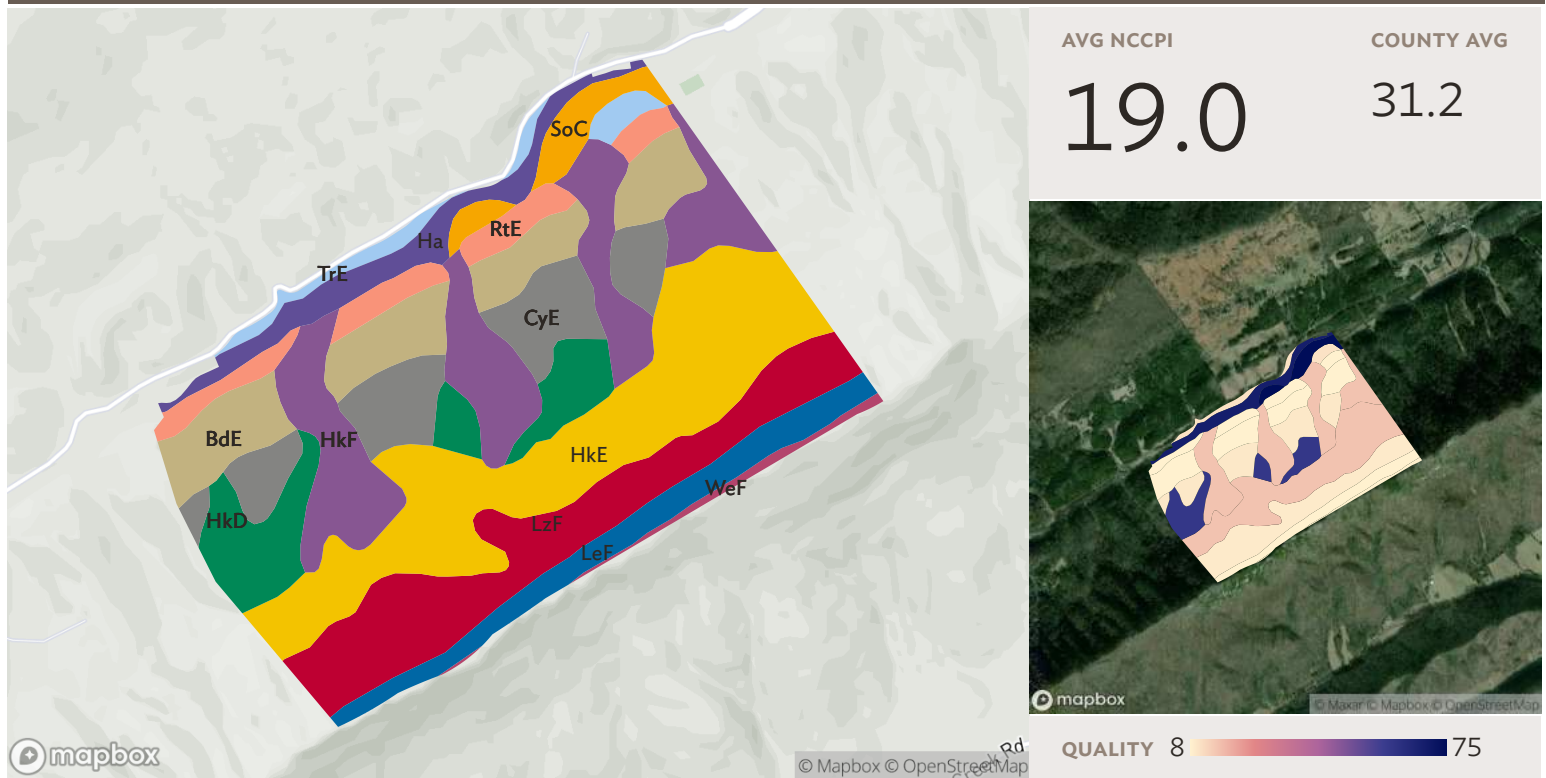
391 ac.

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
HkE	Hayter cobbly loam, 20 to 35 percent slopes	63.22	16.2%	6	15.1
HkF	Hayter cobbly loam, 35 to 55 percent slopes	46.49	11.9%	7	15.1
CkE	Clarksville cherty silt loam, 20 to 40 percent slopes	45.23	11.6%	7	12.4
TrE	Talbott-Rock outcrop complex, 20 to 50 percent slopes	41.81	10.7%	7	10.3
LzF	Litz shaly silt loam, 35 to 60 percent slopes (sil)	40.76	10.4%	7	9.0
BdE	Bland-Rock outcrop complex, 20 to 40 percent slopes	30.96	7.9%	7	7.1
CyE	Cynthiana flaggy silty clay loam, 20 to 50 percent slopes	27.78	7.1%	7	9.4
HkD	Hayter cobbly loam, 10 to 20 percent slopes	22.08	5.6%	4	60.3
FnD	Fullerton gravelly silt loam, 15 to 25 percent slopes	18.49	4.7%	4	49.7

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■	LeF	Lehew channery loam, 25 to 60 percent slopes	16.46	4.2%	7	5.2
■	RtE	Rock outcrop-Talbott complex, 10 to 40 percent slopes	13.21	3.4%	8	3.6
■	Ha	Hamblen silt loam, deep, 0 to 2 percent slopes, occasionally flooded	12.93	3.3%	2	69.0
■	SoC	Shouns silt loam, 3 to 12 percent slopes	7.46	1.9%	3	75.8
■	WeF	Wallen-Rock outcrop complex, 25 to 60 percent slopes	2.49	0.6%	7	5.1
■	CkD	Clarksville cherty silt loam, 5 to 20 percent slopes	1.61	0.4%	6	50.8
			390.98			19.0

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Field 1

Source: NRCS Soil Survey

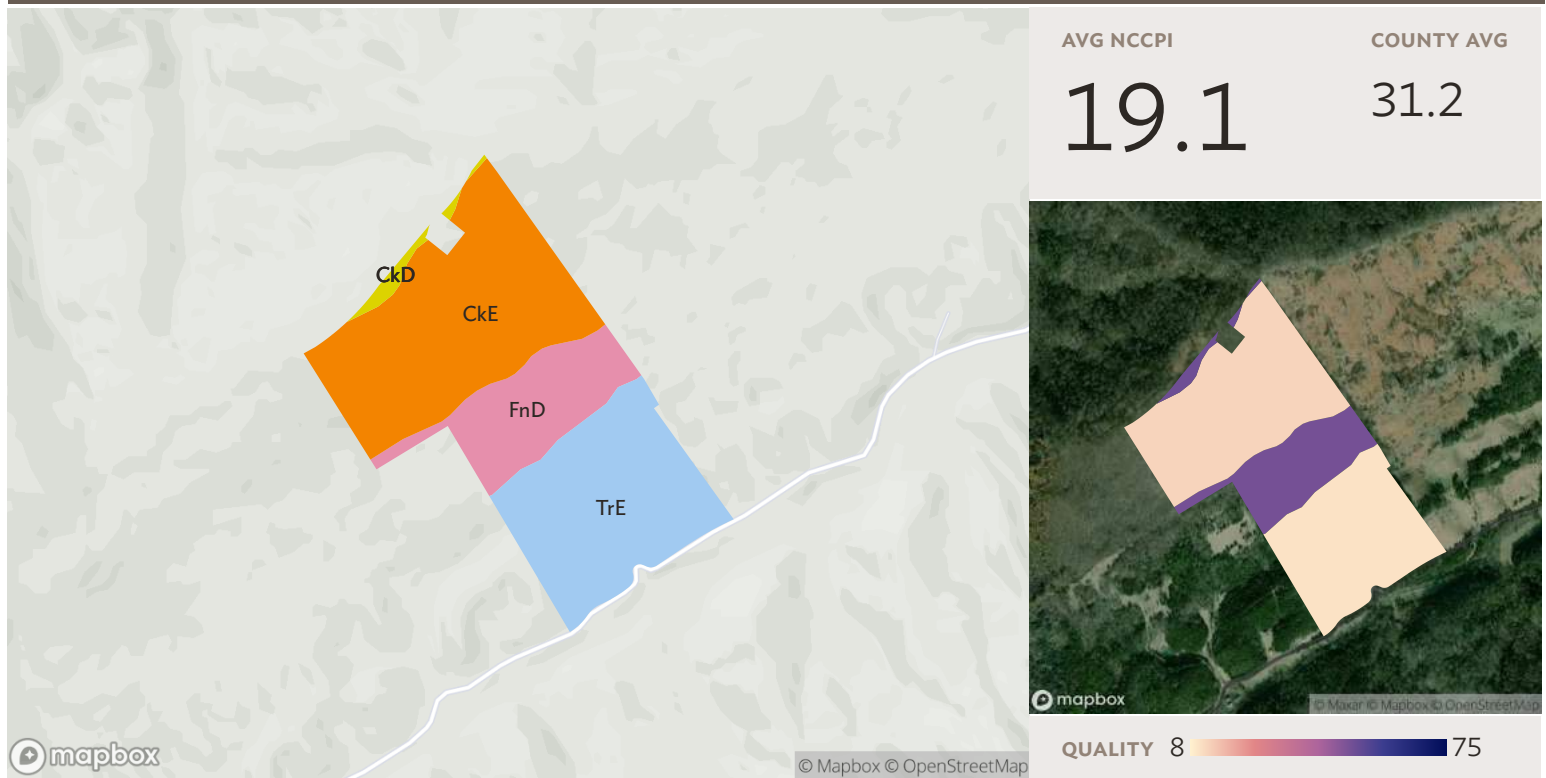
290 ac.

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
HkE	Hayter cobbly loam, 20 to 35 percent slopes	63.22	21.8%	6	15.1
HkF	Hayter cobbly loam, 35 to 55 percent slopes	46.49	16.0%	7	15.1
LzF	Litz shaly silt loam, 35 to 60 percent slopes (sil)	40.76	14.0%	7	9.0
BdE	Bland-Rock outcrop complex, 20 to 40 percent slopes	30.96	10.7%	7	7.1
CyE	Cynthiana flaggy silty clay loam, 20 to 50 percent slopes	27.78	9.6%	7	9.4
HkD	Hayter cobbly loam, 10 to 20 percent slopes	22.08	7.6%	4	60.3
LeF	Lehew channery loam, 25 to 60 percent slopes	16.46	5.7%	7	5.2
RtE	Rock outcrop-Talbott complex, 10 to 40 percent slopes	13.21	4.6%	8	3.6
Ha	Hamblen silt loam, deep, 0 to 2 percent slopes, occasionally flooded	12.93	4.5%	2	69.0

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SoC	Shouns silt loam, 3 to 12 percent slopes	7.46	2.6%	3	75.8
TrE	Talbott-Rock outcrop complex, 20 to 50 percent slopes	6.40	2.2%	7	10.3
WeF	Wallen-Rock outcrop complex, 25 to 60 percent slopes	2.49	0.9%	7	5.1
290.25					19.0

2 fields, 391 acres in Hawkins County, TN



Field 2

Source: NRCS Soil Survey

101 ac.

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
CkE	Clarksville cherty silt loam, 20 to 40 percent slopes	45.23	44.9%	7	12.4
TrE	Talbott-Rock outcrop complex, 20 to 50 percent slopes	35.41	35.1%	7	10.3
FnD	Fullerton gravelly silt loam, 15 to 25 percent slopes	18.49	18.4%	4	49.7
CkD	Clarksville cherty silt loam, 5 to 20 percent slopes	1.61	1.6%	6	50.8
		100.73			19.1

2 fields, 391 acres in Hawkins County, TN



Legend

- SPECIAL FLOOD HAZARD AREAS

High flood risk

Without Base Flood Elevation (BFE)
Zone A, V, A99

With BFE or Depth Zone AE, AO, AH, VE, AR

Regulatory Floodway
- OTHER AREAS OF FLOOD HAZARD

Moderate flood risk

0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X

Future Conditions 1% Annual Chance Flood Hazard Zone X

Areas with Reduced Flood Risk due to Levee Zone X

Areas with Flood Risk due to Levee Zone X
- OTHER AREAS

Area of Minimal Flood Hazard Zone X

Area of Undetermined Flood Hazard Zone D

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

*** HIGH FLOOD RISK** - areas with a 1% annual chance or greater of flooding, also referred to as base flood zones or 100-year flood zones. Classified as Special Flood Hazard Areas (SFHAs) by FEMA. **MODERATE FLOOD RISK** - areas in between the limits of the 1% annual and the 0.2% annual (or 500-year) flood zones. **MINIMAL FLOOD RISK** - areas that are above the 500-year flood zones. **UNDETERMINED FLOOD RISK** - areas where flood analysis has not been conducted.

Source: FEMA National Flood Hazard Layer

All fields

391 ac.

FLOOD ZONE	FLOOD RISK*	FLOOD ZONE SUBTYPE	ACRES	PERCENTAGE OF FIELD
<div><div></div>X</div>	MINIMAL	AREA OF MINIMAL FLOOD HAZARD	391.59	100.2%
			391.59	

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Legend

- SPECIAL FLOOD HAZARD AREAS**
High flood risk
- Without Base Flood Elevation (BFE)
Zone A, V, A99
 - With BFE or Depth Zone AE, AO, AH, VE, AR
 - Regulatory Floodway
- OTHER AREAS OF FLOOD HAZARD**
Moderate flood risk
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
 - Future Conditions 1% Annual Chance Flood Hazard Zone X
 - Areas with Reduced Flood Risk due to Levee Zone X
 - Areas with Flood Risk due to Levee Zone X
- OTHER AREAS**
- Area of Minimal Flood Hazard Zone X
 - Area of Undetermined Flood Hazard Zone D

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

*** HIGH FLOOD RISK** - areas with a 1% annual chance or greater of flooding, also referred to as base flood zones or 100-year flood zones. Classified as Special Flood Hazard Areas (SFHAs) by FEMA. **MODERATE FLOOD RISK** - areas in between the limits of the 1% annual and the 0.2% annual (or 500-year) flood zones. **MINIMAL FLOOD RISK** - areas that are above the 500-year flood zones. **UNDETERMINED FLOOD RISK** - areas where flood analysis has not been conducted.

Source: FEMA National Flood Hazard Layer

Field 1

290 ac.

FLOOD ZONE	FLOOD RISK*	FLOOD ZONE SUBTYPE	ACRES	PERCENTAGE OF FIELD
<div></div> X	MINIMAL	AREA OF MINIMAL FLOOD HAZARD	290.25	100.0%
			290.25	

2 fields, 391 acres in Hawkins County, TN



Legend

- SPECIAL FLOOD HAZARD AREAS

High flood risk

Without Base Flood Elevation (BFE)
Zone A, V, A99

With BFE or Depth Zone AE, AO, AH, VE, AR

Regulatory Floodway
- OTHER AREAS OF FLOOD HAZARD

Moderate flood risk

0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X

Future Conditions 1% Annual Chance Flood Hazard Zone X

Areas with Reduced Flood Risk due to Levee Zone X

Areas with Flood Risk due to Levee Zone X
- OTHER AREAS

Area of Minimal Flood Hazard Zone X

Area of Undetermined Flood Hazard Zone D

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

*** HIGH FLOOD RISK** - areas with a 1% annual chance or greater of flooding, also referred to as base flood zones or 100-year flood zones. Classified as Special Flood Hazard Areas (SFHAs) by FEMA. **MODERATE FLOOD RISK** - areas in between the limits of the 1% annual and the 0.2% annual (or 500-year) flood zones. **MINIMAL FLOOD RISK** - areas that are above the 500-year flood zones. **UNDETERMINED FLOOD RISK** - areas where flood analysis has not been conducted.

Field 2

Source: FEMA National Flood Hazard Layer

101 ac.

FLOOD ZONE	FLOOD RISK*	FLOOD ZONE SUBTYPE	ACRES	PERCENTAGE OF FIELD
<div><div></div>X</div>	MINIMAL	AREA OF MINIMAL FLOOD HAZARD	101.34	100.6%
			101.34	

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All fields

391 ac.



■ Forest	96.8%	96.8%	97.3%	97.4%	94.4%
■ Other	3.2%	3.2%	2.7%	2.6%	5.6%



Field 1

290 ac.



■ Forest	96.5%	96.3%	97.0%	97.1%	93.9%
■ Other	3.5%	3.7%	3.0%	2.9%	6.1%



Field 2

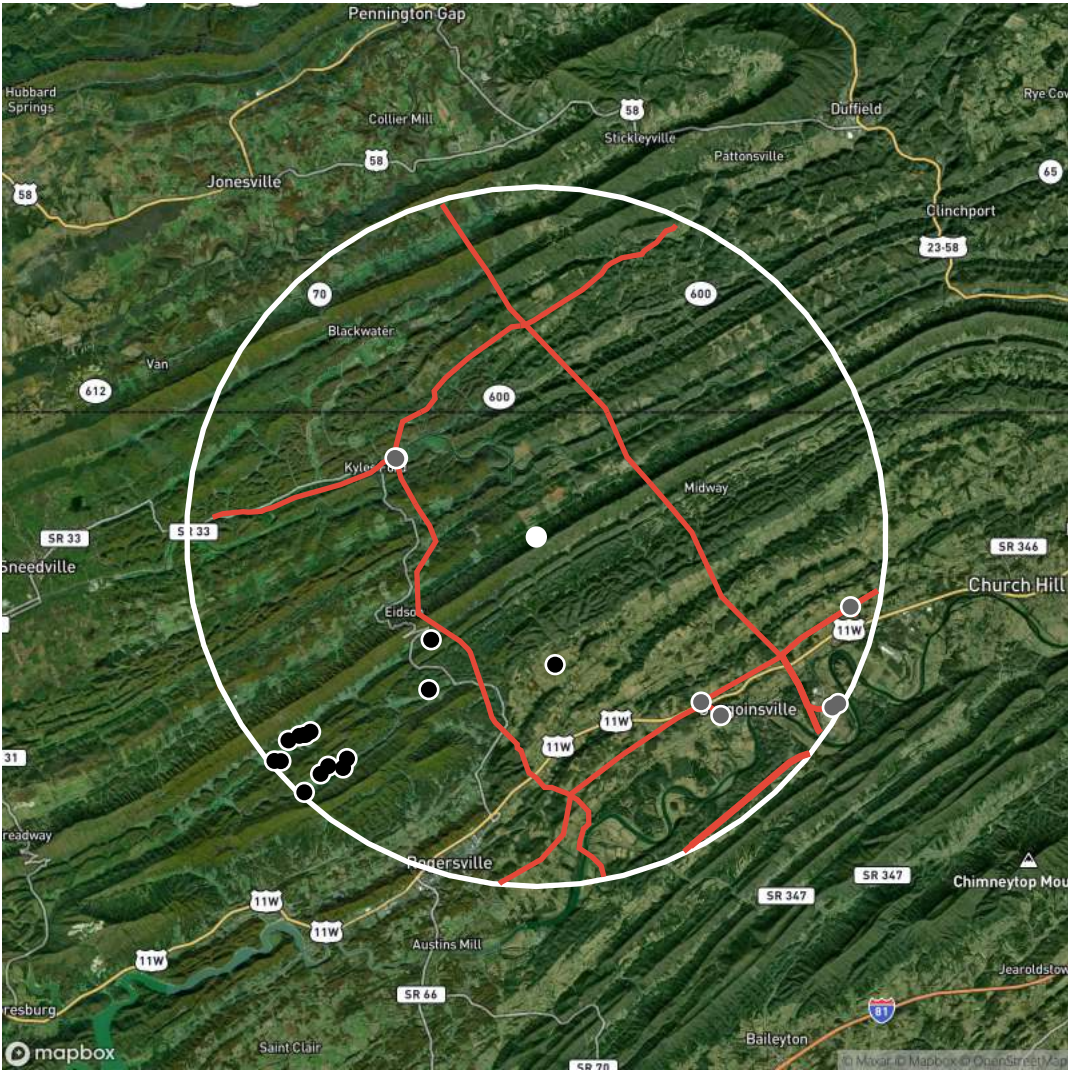
101 ac.



■ Forest	97.9%	98.1%	98.4%	98.2%	95.9%
■ Other	2.1%	1.9%	1.6%	1.8%	4.1%

Source: NASS Cropland Data Layer

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Field 1 - 290.25 acres

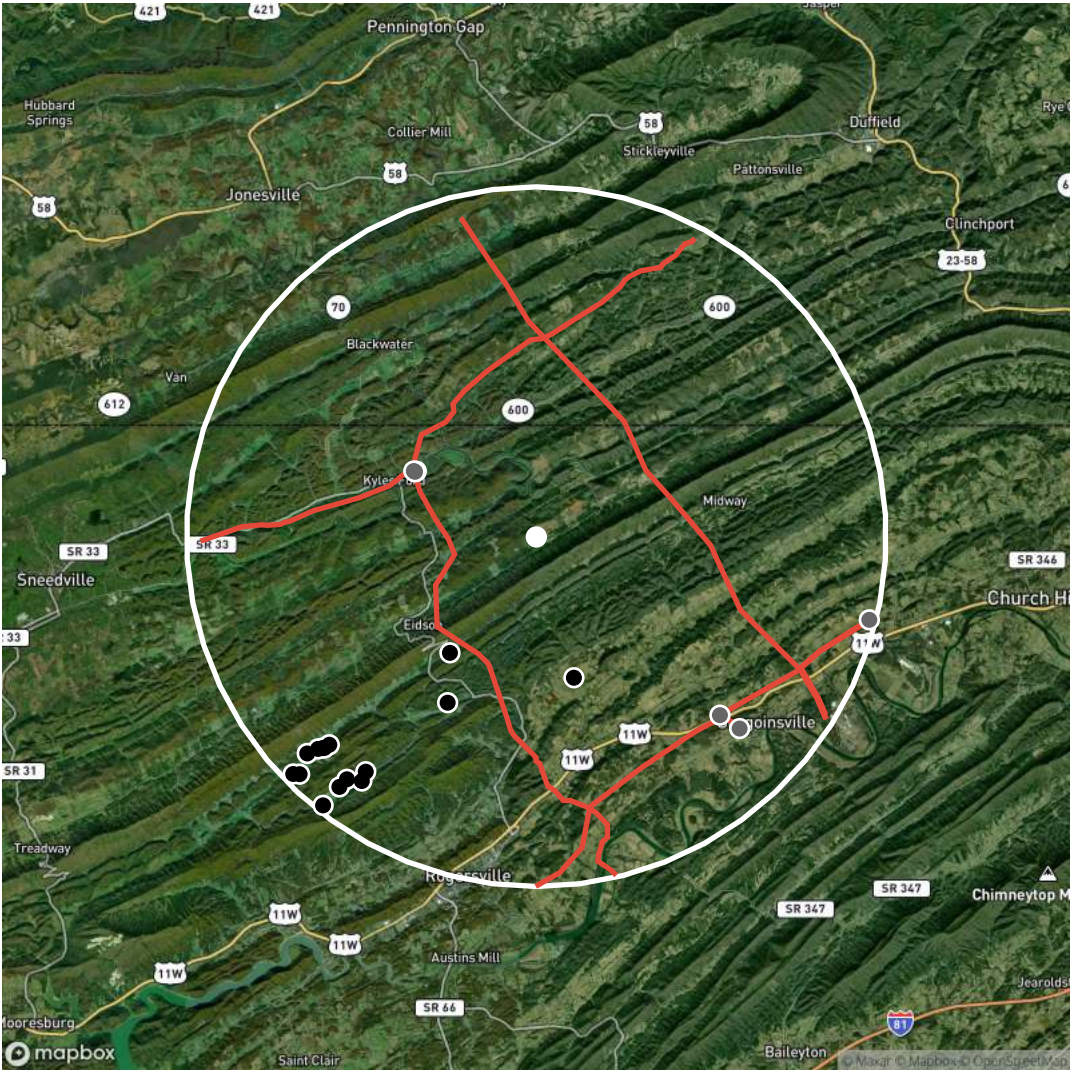
Legend

- Biodiesel Plant
- Ethanol Plant
- Power Plant
- Soybean Plant
- Remediation Site
- Substation
- Oil/Gas Well
- Solar Farm
- Wind Turbine
- Oil Pipeline
- Transmission Line
- Field Location

Showing utilities within a 10.0 mile radius of the field location.

UTILITY TYPE	TOTAL COUNT	DISTANCE TO NEAREST (MILES)
Power Plant	1	4.57
Substation	7	4.59
Oil/Gas Well	15	3.7
Transmission Line	28	2.88

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Field 2 - 100.73 acres

Legend

- Biodiesel Plant
- Ethanol Plant
- Power Plant
- Soybean Plant
- Remediation Site
- Substation
- Oil/Gas Well
- Solar Farm
- Wind Turbine
- Oil Pipeline
- Transmission Line
- Field Location

Showing utilities within a 10.0 mile radius of the field location.

UTILITY TYPE	TOTAL COUNT	DISTANCE TO NEAREST (MILES)
Power Plant	1	3.92
Substation	5	3.94
Oil/Gas Well	15	4.14
Transmission Line	20	2.39