

2 fields, 143 acres in Hancock County, TN

COUNTY AVG(\$/AC.)

N/A

AVG NCCPI

21.7

COUNTY AVG

25.0



ECONOMIC ATTRIBUTES



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

PHYSICAL ATTRIBUTES

Annual Precipitation: 45.79 inches
Annual GDD: 3,448

LAND USE

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

	FIELD	ACRES	LATITUDE LONGITUDE	SLOPE	2023 CROPS	AVG NCCPI	COUNTY AVG. (\$/AC.)
1		141.07	36.57697 -82.93976	34.20%	96% Forest, 4% Other	21.0	N/A
2		2.31	36.57344 -82.93639	8.55%	51% Developed, 43% Forest, 6% Grass/Pasture, 0% Other	70.9	N/A
		143.38		33.79%		21.7	N/A

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	COMP 1	COMP 2	COMP 3	COMP 4	COMP AVGS	TARGET PARCELS
BOUNDARY						
COUNTY	Hawkins, TN	Hawkins, TN	Lee, VA	Hawkins, TN		Hancock, TN
SALE PRICE	\$400,000	\$90,000	\$87,095	\$275,000	\$227,921	
\$/AC. PRICE	\$8,753/ac.	\$2,456/ac.	\$2,837/ac.	\$8,543/ac.	\$5,867/ac.	
SALE DATE	01/15/25	12/27/24	01/14/25	11/18/24		
SALE CONDITION	Market	Market	Market	Market		
PURCHASE CONDITION	Mortgage	Mortgage	Mortgage	Mortgage		
DISTANCE (MI)	5.01	5.91	6.12	2.83	4.97	
ACRES	45.70	36.65	30.70	32.19	36.31	143.38
TOP CROP	None	Forest	None	Forest		Forest, Developed
NCCPI	23.0	25.7	33.7	15.2	24.2	18.6
\$/NCCPI	\$381	\$96	\$84	\$564	\$287	
TILLABLE %	0.0%	0.0%	0.2%	0.0%	0.0%	0.0%

* Estimated Price Per Acre from AcreValue model.

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Field 1

141 ac.

Avg. Elevation

1,394.23 ft

	ELEVATION RANGE	ACRES	PERCENT AREA
	1,726.22 ft - 1,793.19 ft	3.37	2.39%
	1,659.26 ft - 1,726.22 ft	6.71	4.76%
	1,592.30 ft - 1,659.26 ft	7.58	5.37%
	1,525.33 ft - 1,592.30 ft	8.72	6.18%
	1,458.37 ft - 1,525.33 ft	10.06	7.13%
	1,391.41 ft - 1,458.37 ft	14.29	10.13%
	1,324.45 ft - 1,391.41 ft	39.02	27.66%
	1,257.48 ft - 1,324.45 ft	36.90	26.16%
	1,190.52 ft - 1,257.48 ft	14.42	10.22%

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Field 2

2 ac.

Avg. Elevation

1,182.53 ft

	ELEVATION RANGE	ACRES	PERCENT AREA
<div></div>	1,198.40 ft - 1,201.38 ft	0.03	1.41%
<div></div>	1,195.42 ft - 1,198.40 ft	0.06	2.49%
<div></div>	1,192.43 ft - 1,195.42 ft	0.08	3.43%
<div></div>	1,189.45 ft - 1,192.43 ft	0.10	4.33%
<div></div>	1,186.47 ft - 1,189.45 ft	0.20	8.47%
<div></div>	1,183.49 ft - 1,186.47 ft	0.36	15.38%
<div></div>	1,180.51 ft - 1,183.49 ft	0.47	20.2%
<div></div>	1,177.52 ft - 1,180.51 ft	0.63	27.33%
<div></div>	1,174.54 ft - 1,177.52 ft	0.39	16.96%

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Source: Harmonized Landsat and Sentinel-2

Field 2










2 ac.

Avg. NDVI

36.83

Date

02/21/2025

	NDVI RANGE	ACRES	PERCENT AREA
	-16.27 - -8.11	0.08	3.6%
	-8.11 - 0.04	0.00	0.0%
	0.04 - 8.19	0.00	0.0%
	8.19 - 16.35	0.00	0.0%
	16.35 - 24.50	0.02	1.08%
	24.50 - 32.66	0.47	20.14%
	32.66 - 40.81	0.91	39.48%
	40.81 - 48.97	0.61	26.3%
	48.97 - 57.12	0.22	9.4%

AVG NCCPI	COUNTY AVG
21.7	25.0



Source: NRCS Soil Survey

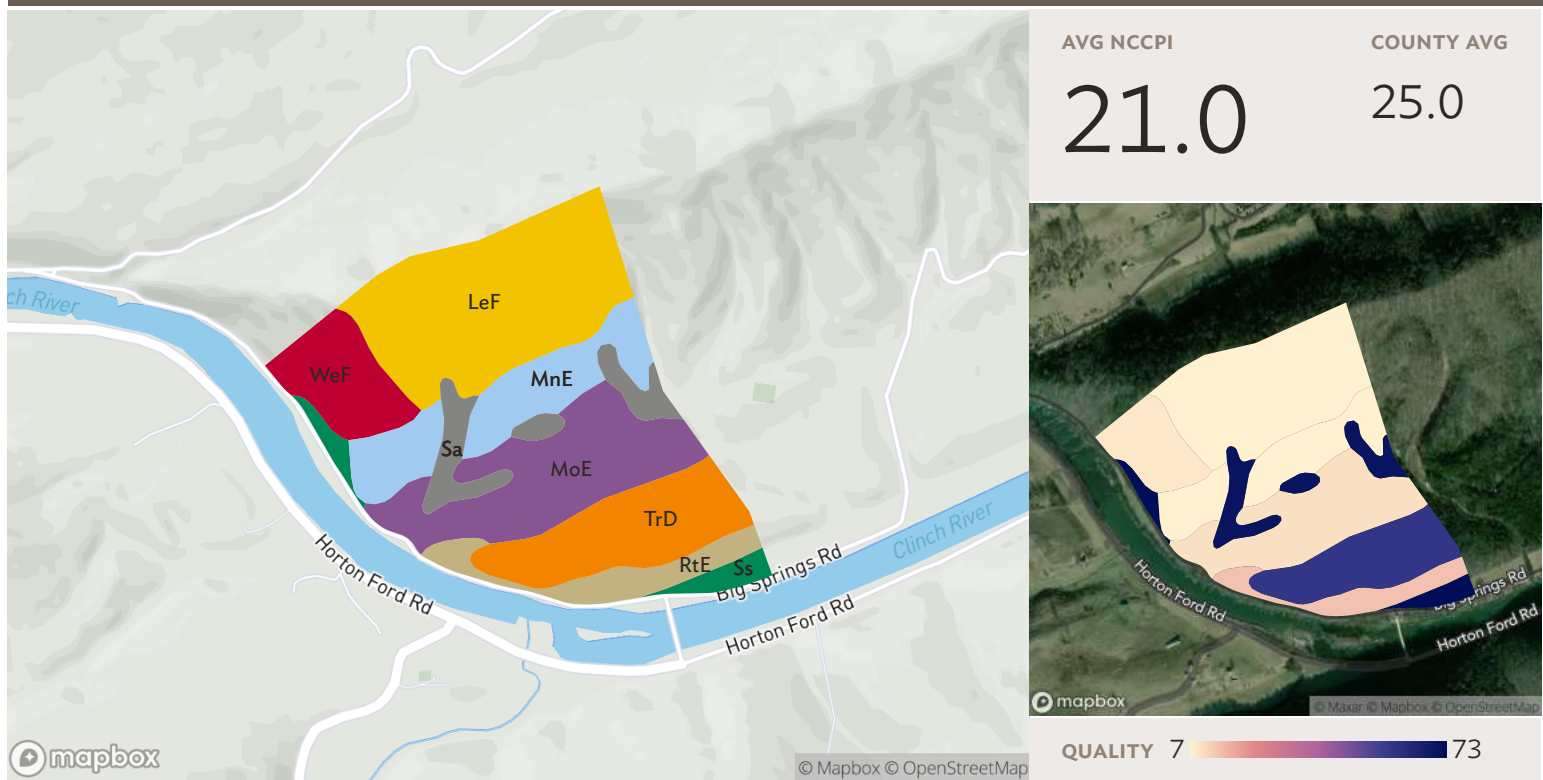
143 ac.

	SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
	LeF	Lehew channery loam, 25 to 60 percent slopes	40.70	28.4%	7	5.0
	MoE	Montevallo-Talbott complex, 20 to 45 percent slopes	27.47	19.2%	7	9.6
	TrD	Talbott-Rock outcrop complex, 5 to 20 percent slopes	20.04	14.0%	6	58.9
	MnE	Montevallo shaly silt loam, 25 to 50 percent slopes	18.92	13.2%	7	6.8
	WeF	Wallen-Rock outcrop complex, 25 to 60 percent slopes	12.21	8.5%	7	8.4
	RtE	Rock outcrop-Talbott complex, 10 to 40 percent slopes	8.98	6.3%	8	14.3
	Sa	Sensabaugh gravelly loam	8.83	6.2%	2	70.5
	Ss	Staser silt loam, 0 to 3 percent slopes, occasionally flooded	5.86	4.1%	2	81.4
	W	Water	0.37	0.3%		N/A

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143.0199.7%21.7

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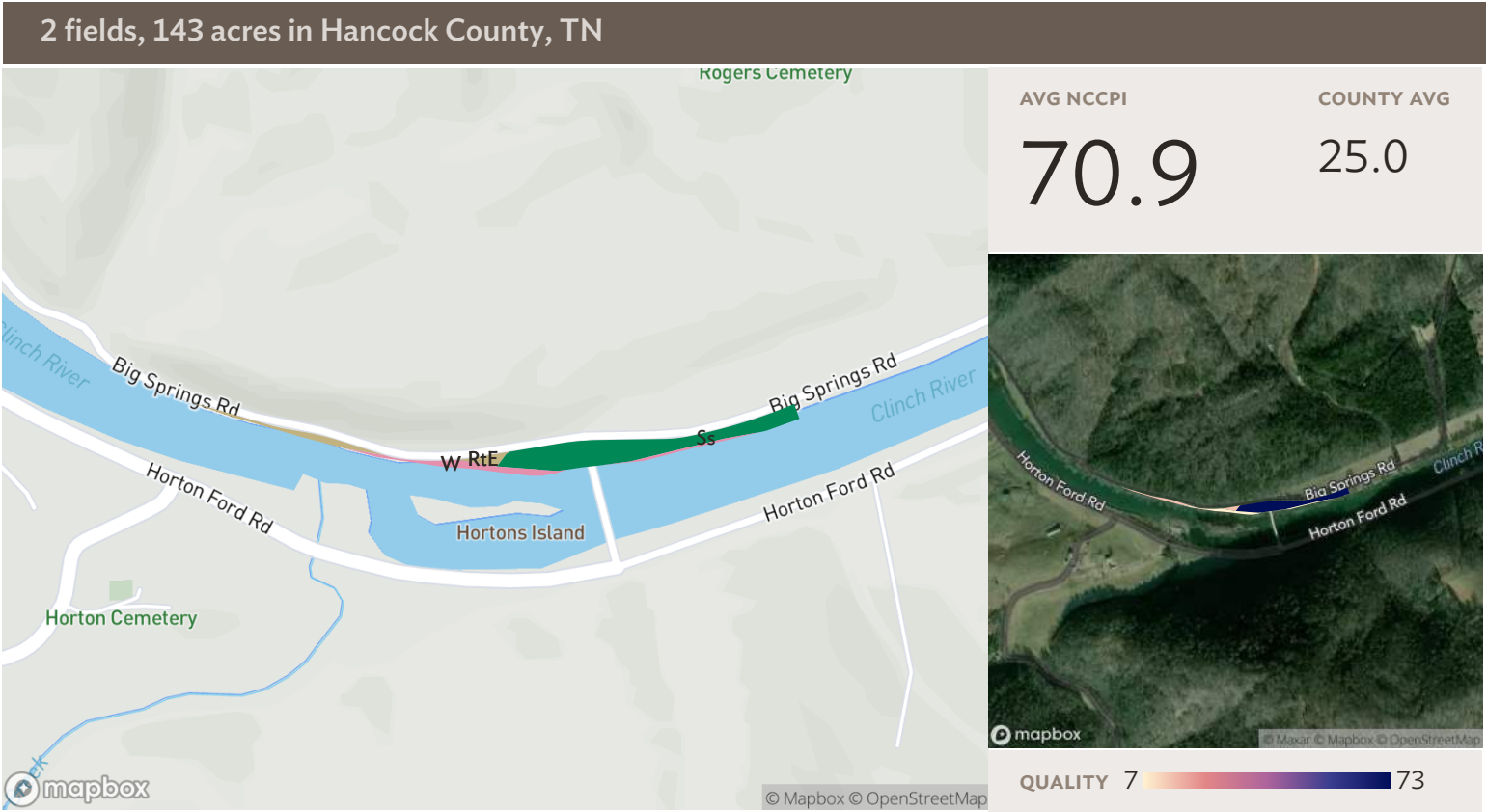


Field 1

Source: NRCS Soil Survey

141 ac.

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
LeF	Lehew channery loam, 25 to 60 percent slopes	40.70	28.9%	7	5.0
MoE	Montevallo-Talbott complex, 20 to 45 percent slopes	27.47	19.5%	7	9.6
TrD	Talbott-Rock outcrop complex, 5 to 20 percent slopes	20.04	14.2%	6	58.9
MnE	Montevallo shaly silt loam, 25 to 50 percent slopes	18.92	13.4%	7	6.8
WeF	Wallen-Rock outcrop complex, 25 to 60 percent slopes	12.21	8.7%	7	8.4
Sa	Sensabaugh gravelly loam	8.83	6.3%	2	70.5
RtE	Rock outcrop-Talbott complex, 10 to 40 percent slopes	8.67	6.1%	8	14.3
Ss	Staser silt loam, 0 to 3 percent slopes, occasionally flooded	4.22	3.0%	2	81.4
141.07					21.0



Field 2

Source: NRCS Soil Survey

2 ac.

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
■ Ss	Staser silt loam, 0 to 3 percent slopes, occasionally flooded	1.64	70.9%	2	81.4
■ W	Water	0.37	16.0%		N/A
■ RtE	Rock outcrop-Talbott complex, 10 to 40 percent slopes	0.30	13.1%	8	14.3
		1.94	84.0%		70.9

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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
OTHER AREAS OF FLOOD HAZARD Moderate flood risk		Floodway Colorado River Floodway, Area of Special Consideration, Density Fringe Area
		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
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

143 ac.

FLOOD ZONE	FLOOD RISK*	FLOOD ZONE SUBTYPE	ACRES	PERCENTAGE OF FIELD
X	MINIMAL	AREA OF MINIMAL FLOOD HAZARD	133.84	93.3%
A	HIGH	N/A	9.54	6.7%
			143.38	

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Legend

- SPECIAL FLOOD HAZARD AREAS**
- Without Base Flood Elevation (BFE)
Zone A, V, A99
 - With BFE or Depth
Zone AE, AO, AH, VE, AR
 - High flood risk
 - Floodway
Colorado River Floodway, Area of Special Consideration, Density Fringe Area
- 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 D
- 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

141 ac.

FLOOD ZONE	FLOOD RISK*	FLOOD ZONE SUBTYPE	ACRES	PERCENTAGE OF FIELD
X	MINIMAL	AREA OF MINIMAL FLOOD HAZARD	133.84	94.9%
A	HIGH	N/A	7.23	5.1%
			141.07	

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Legend

- SPECIAL FLOOD HAZARD AREAS**
- Without Base Flood Elevation (BFE) Zone A, V, A99
 - With BFE or Depth Zone AE, AO, AH, VE, AR
 - High flood risk
 - Floodway Colorado River Floodway, Area of Special Consideration, Density Fringe Area
- 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 D
- 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 2

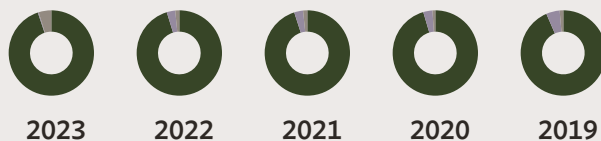
2 ac.

FLOOD ZONE	FLOOD RISK*	FLOOD ZONE SUBTYPE	ACRES	PERCENTAGE OF FIELD
<div></div> A	HIGH	N/A	2.31	100.0%
			2.31	

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All fields

143 ac.



Forest

94.9%

95.2%

95.0%

95.4%

93.5%

Non-Cropland

0.3%

3.2%

3.4%

3.5%

5.1%

Other

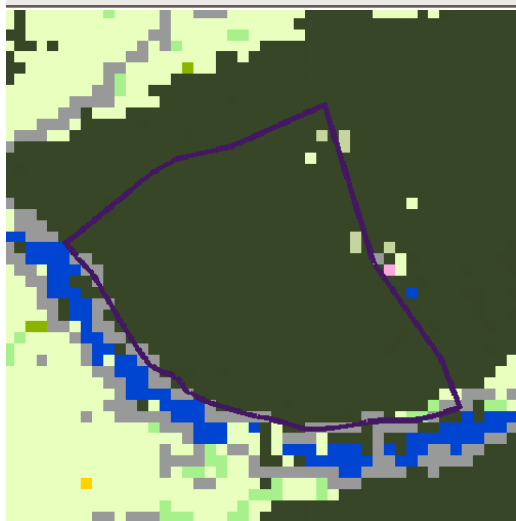
4.8%

1.5%

1.6%

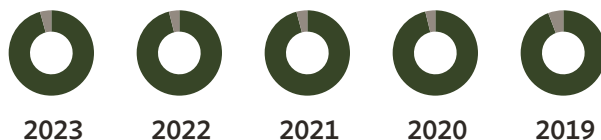
1.1%

1.4%



Field 1

141 ac.



Forest

95.7%

96.1%

95.9%

96.2%

94.2%

Other

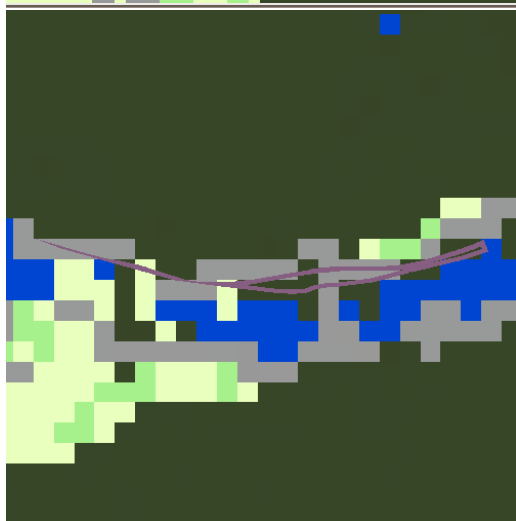
4.3%

3.9%

4.1%

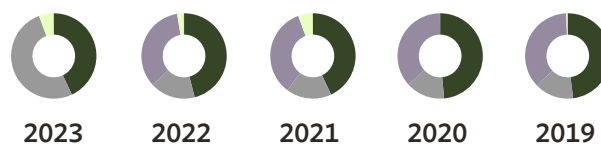
3.8%

5.8%



Field 2

2 ac.



Forest

43.0%

46.0%

43.0%

48.5%

48.0%

Developed

51.4%

17.2%

17.2%

14.9%

14.9%

Non-Cropland

-

34.2%

34.2%

36.5%

36.5%

Grass/Pasture

5.5%

2.5%

5.5%

-

0.5%

Other

0.1%

0.1%

0.1%

0.1%



0.1%

Source: NASS Cropland Data Layer - All Images from 2023

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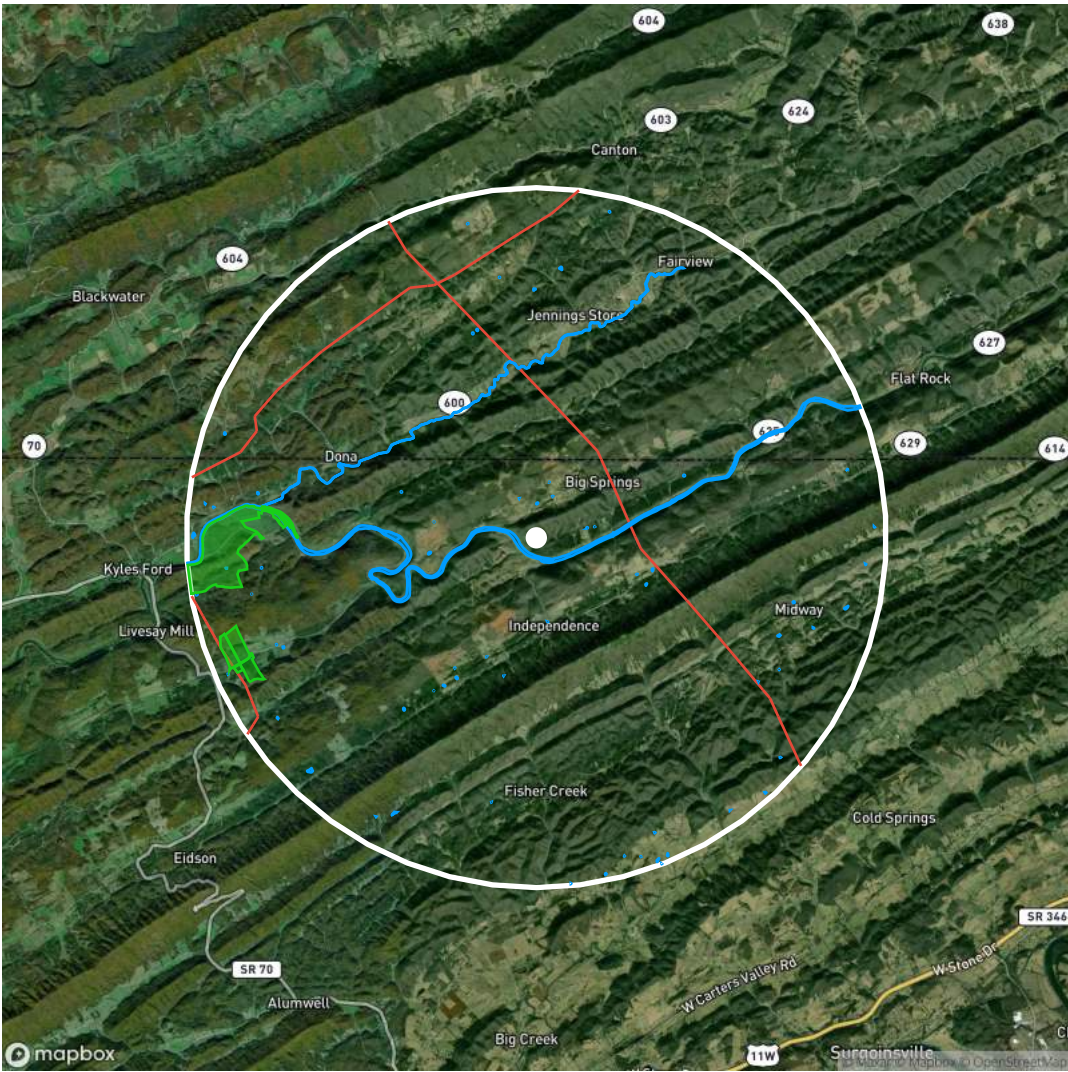
Hancock County, TN

FIELD	ACRES	TAX AMOUNT	ASSESSED VALUE	LOCATION	OWNER (LAST UPDATED)	OWNER ADDRESS	LEGAL DESCRIPTION
1	 141.07	517.00	23,300.00	APN: 014 03100 000	SPEARS, PAMELA H (07/26/2024)	264 PO BOX, DELANO, TN 37325	PARCELS 31&32 COMB IN 31
2	 2.31	517.00	23,300.00	APN: 014 03100 000	SPEARS, PAMELA H (07/26/2024)	264 PO BOX, DELANO, TN 37325	PARCELS 31&32 COMB IN 31

143.38



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Field 1 - 141.07 acres

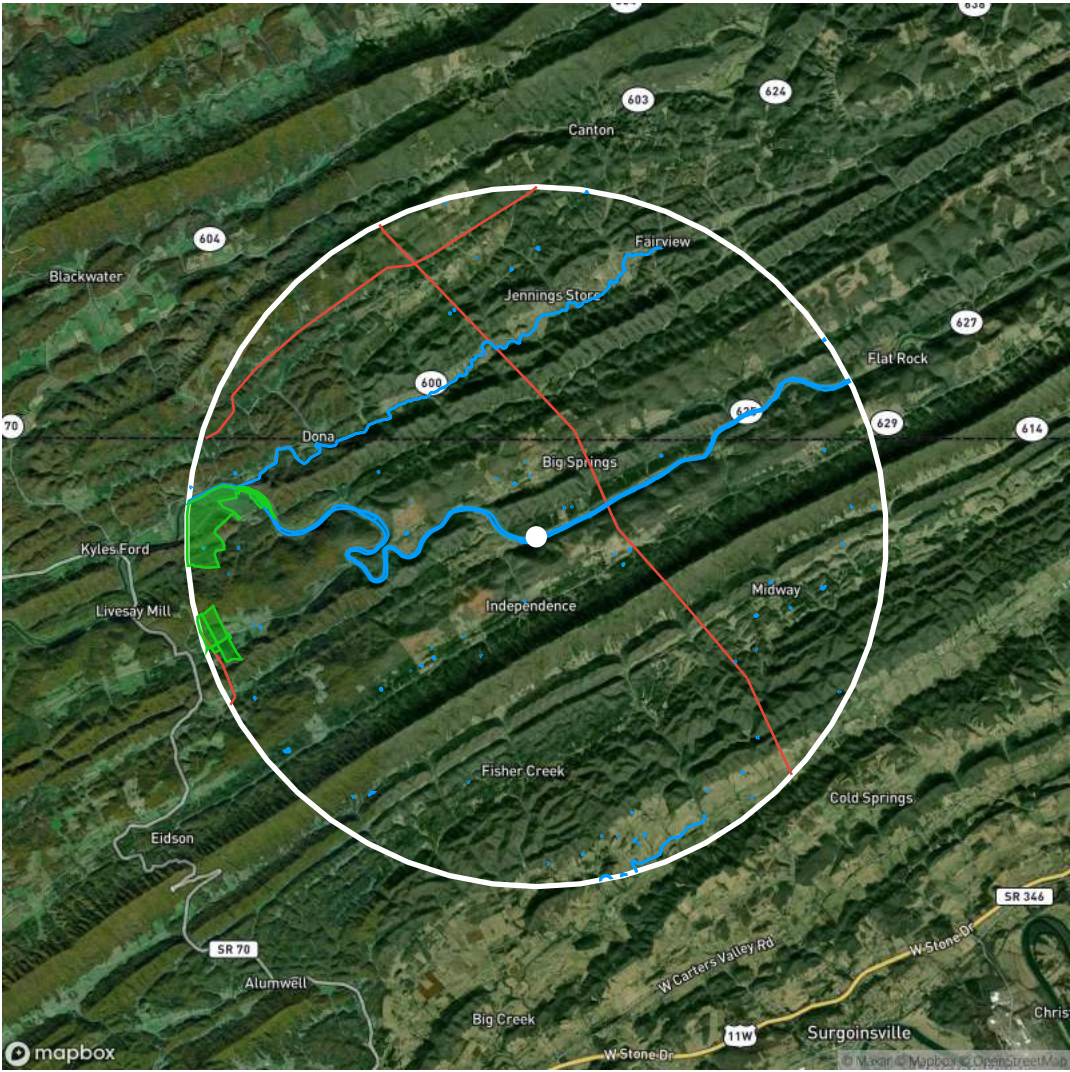
Legend

- Field Location
- Biodiesel Plant
- Ethanol Plant
- Power Plant
- Soybean Plant
- Remediation Site
- Substation
- Oil/Gas Well
- Solar Farm
- Wind Turbine
- Organic Farm
- Oil Pipeline
- Transmission Line
- Recreational Trail
- Park/Protected Area
- Water Body

Showing features within a 5.0 mile radius of the field location.

FEATURE TYPE	TOTAL COUNT	DISTANCE TO NEAREST (MILES)
Transmission Line	9	1.3
Water Bodies	69	0.23
Parks/Protected Areas	2	3.41

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FEATURE TYPE	TOTAL COUNT	DISTANCE TO NEAREST (MILES)
Transmission Line	8	1.11
Water Bodies	69	0.01
Parks/Protected Areas	2	3.75