

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**

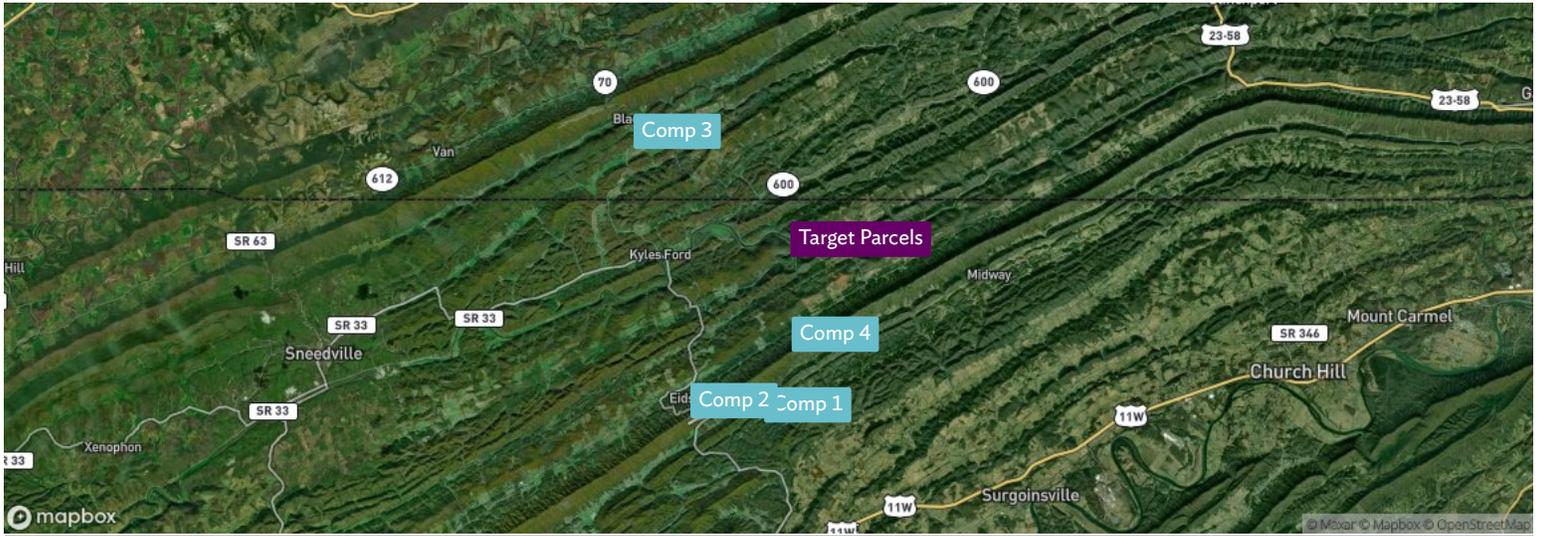
Annual Precipitation: 45.79 inches  
Annual GDD: 3,448

**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
		<b>143.38</b>		<b>33.79%</b>		<b>21.7</b>	<b>N/A</b>

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

\* Estimated Price Per Acre from AcreValue model.

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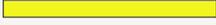
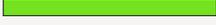


Field 1

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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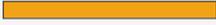
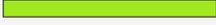


Field 2

2 ac.

Avg. Elevation

1,182.53 ft

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

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Source: Harmonized Landsat and Sentinel-2

Field 2

Avg. NDVI

Date

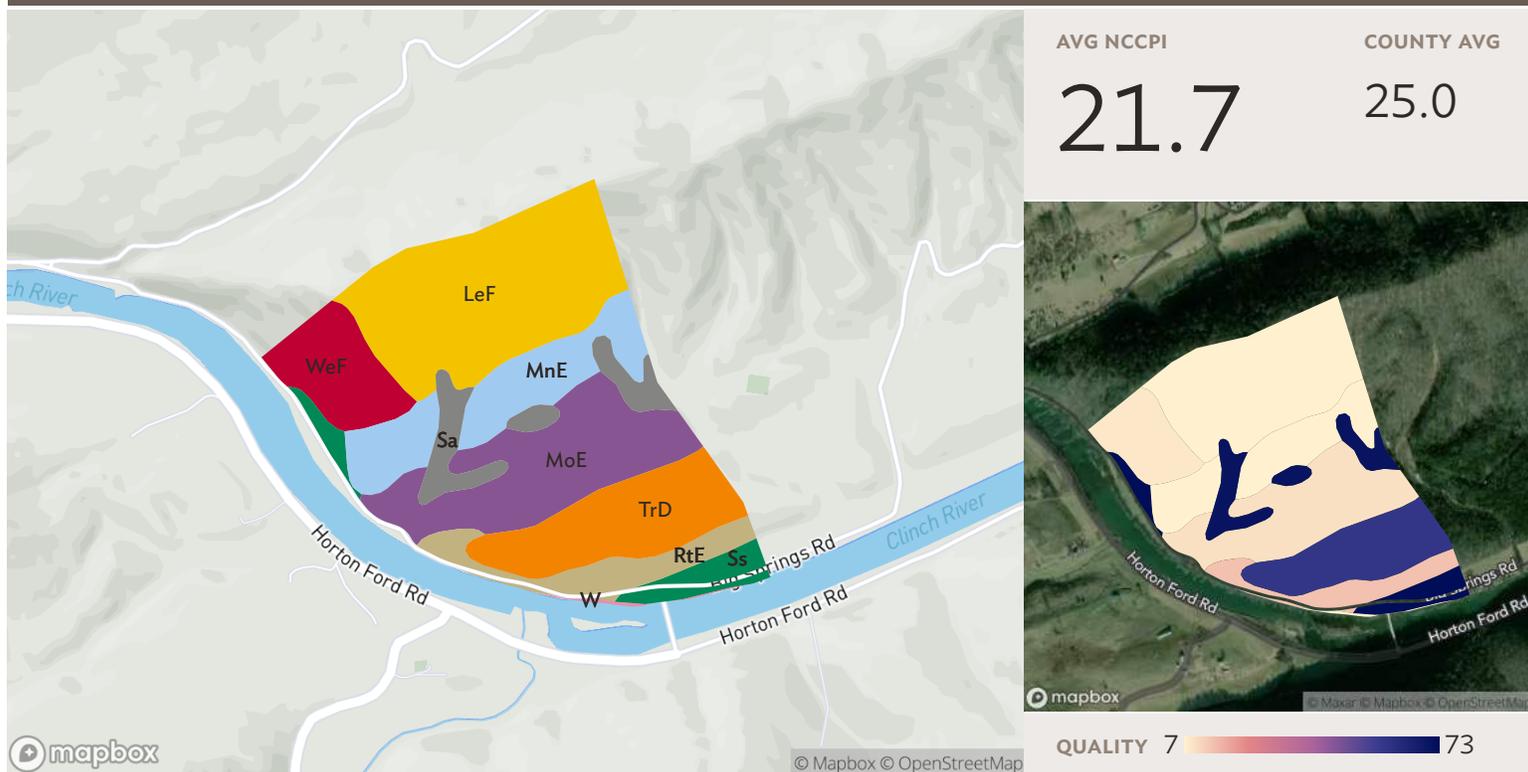
2 ac.

36.83

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%

2 fields, 143 acres in Hancock County, TN



All fields

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

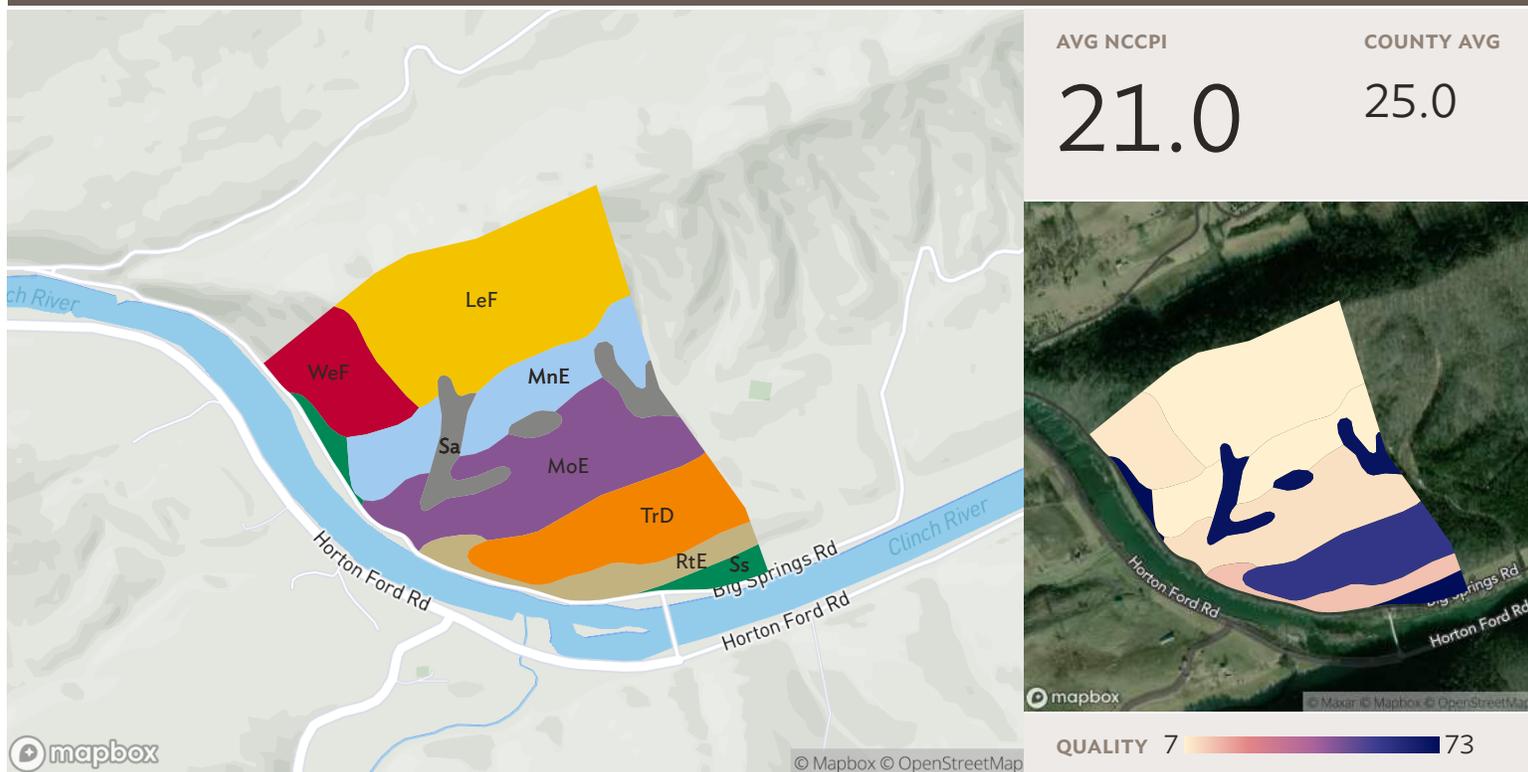
2 fields, 143 acres in Hancock County, TN

143.01

99.7%

21.7

2 fields, 143 acres in Hancock County, TN



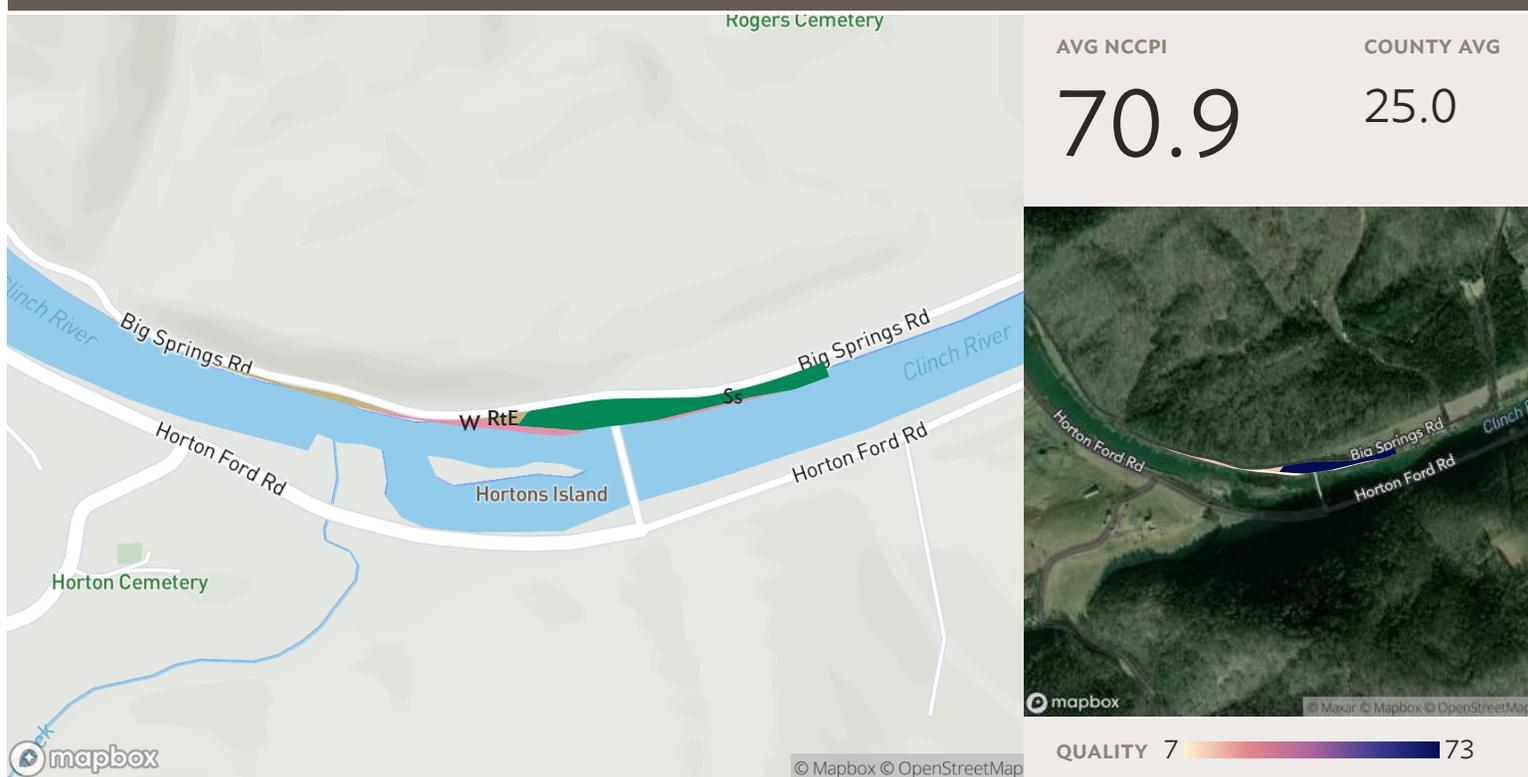
# Field 1

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
<b>141.07</b>					<b>21.0</b>

2 fields, 143 acres in Hancock County, TN



## Field 2

Source: NRCS Soil Survey

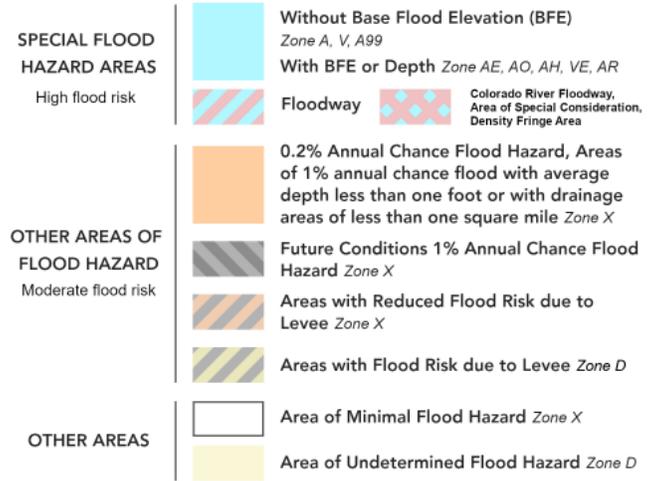
2 ac.

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-Talbot complex, 10 to 40 percent slopes	0.30	13.1%	8	14.3
		<b>1.94</b>	<b>84.0%</b>		<b>70.9</b>

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Legend



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

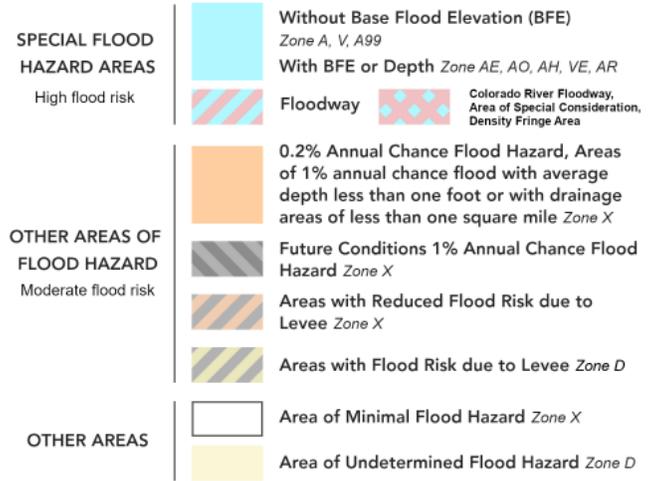
143 ac.

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%
			<b>143.38</b>	

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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%
			<b>141.07</b>	

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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

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Source: FEMA National Flood Hazard Layer

Field 2

2 ac.

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

**2.31**

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All fields

143 ac.

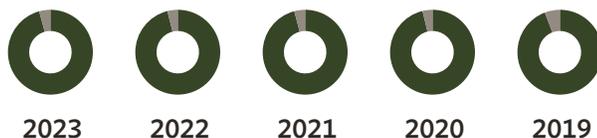


Category	2023	2022	2021	2020	2019
Forest	94.9%	95.2%	95.0%	95.4%	93.5%
Non-Cropland	0.3%	3.2%	3.4%	3.5%	5.1%
Other	4.8%	1.5%	1.6%	1.1%	1.4%

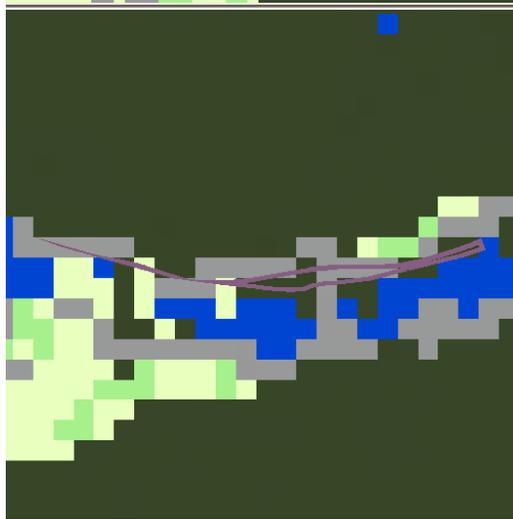


Field 1

141 ac.

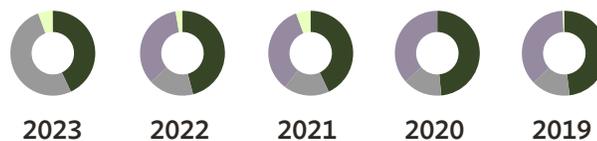


Category	2023	2022	2021	2020	2019
Forest	95.7%	96.1%	95.9%	96.2%	94.2%
Other	4.3%	3.9%	4.1%	3.8%	5.8%



Field 2

2 ac.



Category	2023	2022	2021	2020	2019
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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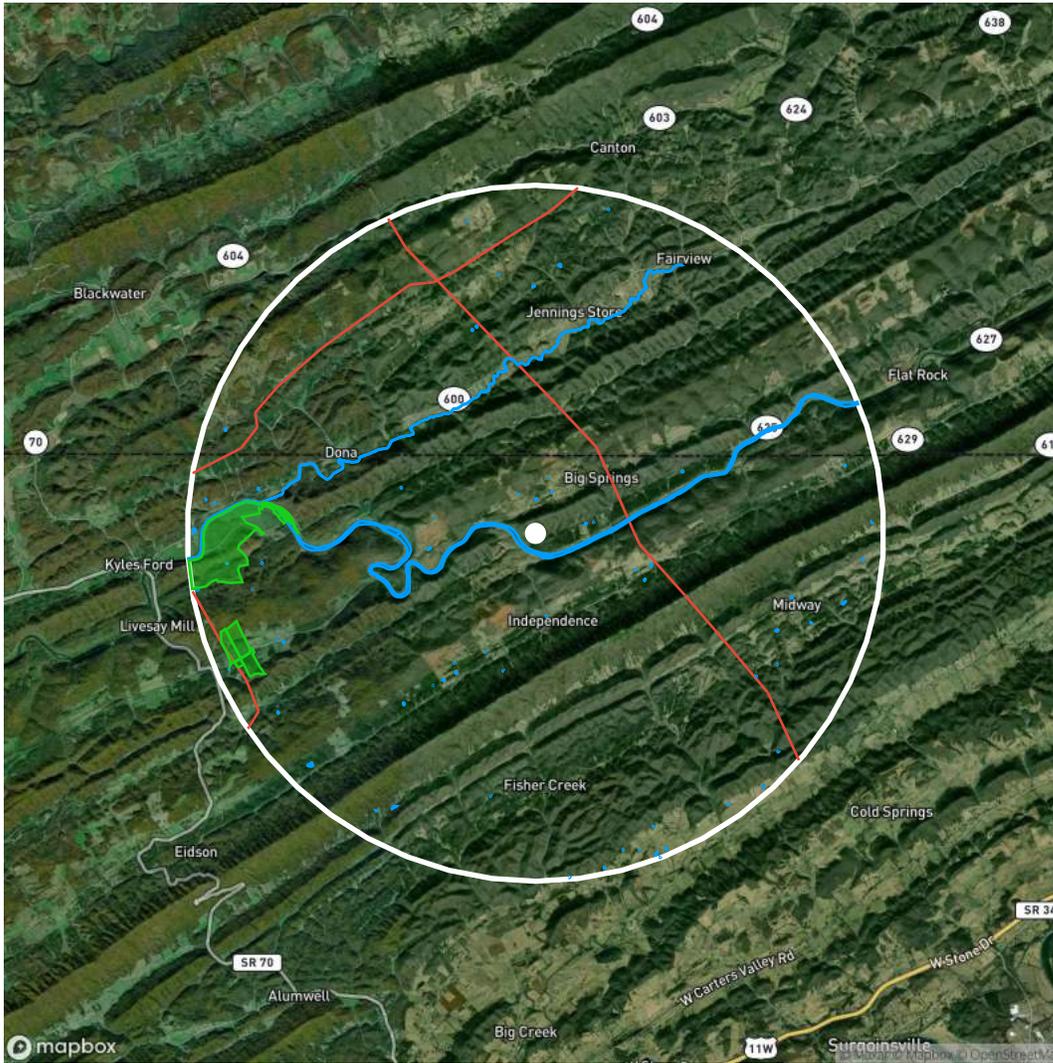
## Hancock County, TN

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

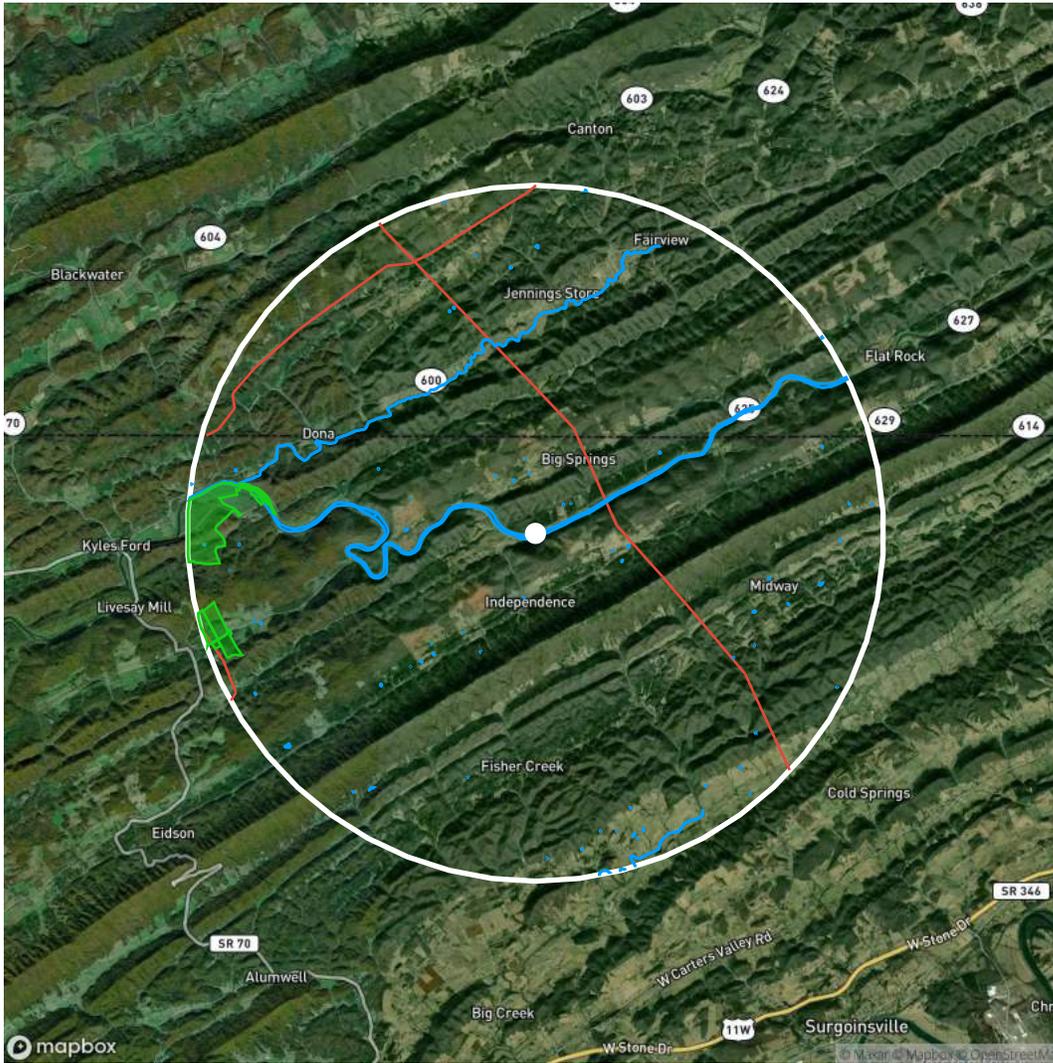
### Legend

- 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

2 fields, 143 acres in Hancock County, TN



Field 2 - 2.31 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	8	1.11
Water Bodies	69	0.01
Parks/Protected Areas	2	3.75