

3 fields, 272 acres in Hancock County, TN

COUNTY AVG(\$/AC.)

N/A

AVG NCCPI

25.7

COUNTY AVG

25.0



ECONOMIC ATTRIBUTES




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

PHYSICAL ATTRIBUTES

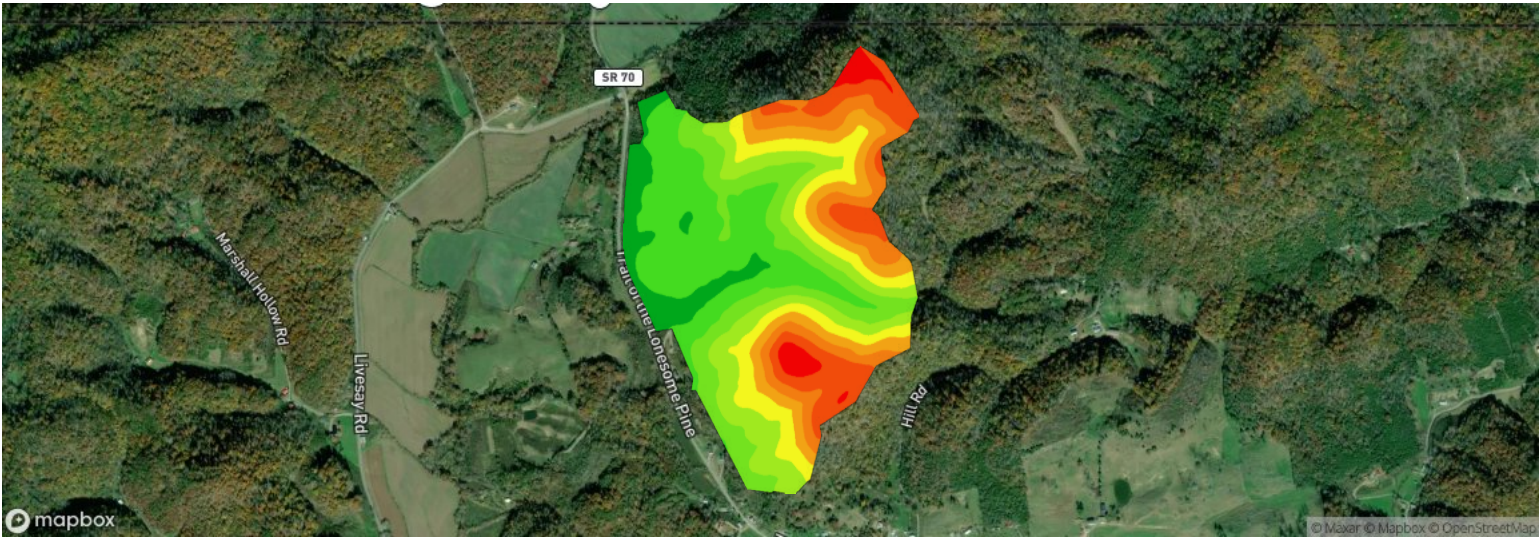
Annual Precipitation: 46.23 inches
Annual GDD: 3,493

LAND USE

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

	FIELD	ACRES	LATITUDE LONGITUDE	SLOPE	2023 CROPS	AVG NCCPI	COUNTY AVG. (\$/AC.)
1		171.48	36.58788 -83.06522	32.83%	91% Forest, 8% Grass/Pasture, 1% Other	16.5	N/A
2		94.27	36.58707 -83.07251	12.94%	46% Grass/Pasture, 25% Forest, 22% Corn, 7% Other	43.1	N/A
3		6.02	36.58377 -83.06956	21.70%	81% Forest, 19% Developed, 1% Other	13.6	N/A
		271.76		25.69%		25.7	N/A

3 fields, 272 acres in Hancock County, TN



Field 1

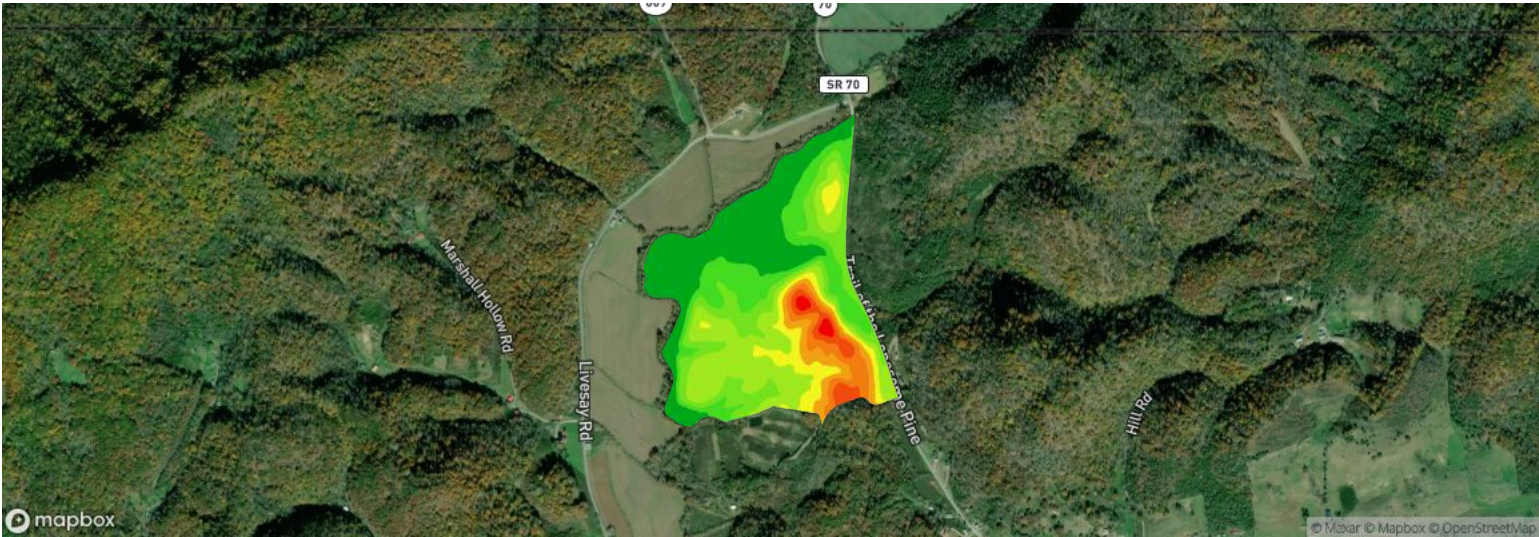
171 ac.

Avg. Elevation

1,403.57 ft

	ELEVATION RANGE	ACRES	PERCENT AREA
<div></div>	1,671.01 ft - 1,734.77 ft	4.30	2.51%
<div></div>	1,607.25 ft - 1,671.01 ft	17.30	10.09%
<div></div>	1,543.49 ft - 1,607.25 ft	16.36	9.54%
<div></div>	1,479.74 ft - 1,543.49 ft	16.32	9.52%
<div></div>	1,415.98 ft - 1,479.74 ft	18.81	10.97%
<div></div>	1,352.22 ft - 1,415.98 ft	22.82	13.31%
<div></div>	1,288.46 ft - 1,352.22 ft	24.25	14.14%
<div></div>	1,224.70 ft - 1,288.46 ft	39.08	22.79%
<div></div>	1,160.94 ft - 1,224.70 ft	12.24	7.14%

3 fields, 272 acres in Hancock County, TN












Field 2

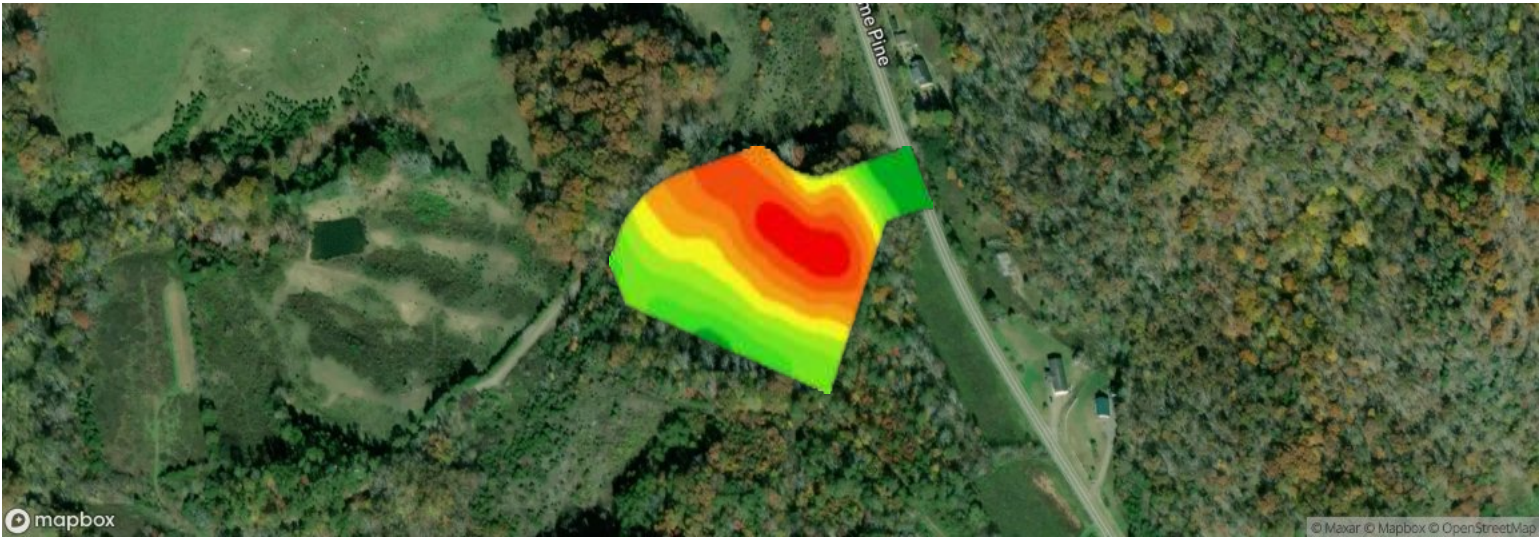
94 ac.

Avg. Elevation

1,202.34 ft

	ELEVATION RANGE	ACRES	PERCENT AREA
	1,293.66 ft - 1,310.75 ft	0.74	0.79%
	1,276.58 ft - 1,293.66 ft	2.79	2.96%
	1,259.49 ft - 1,276.58 ft	4.36	4.62%
	1,242.41 ft - 1,259.49 ft	4.64	4.92%
	1,225.32 ft - 1,242.41 ft	6.63	7.03%
	1,208.24 ft - 1,225.32 ft	18.86	20.01%
	1,191.15 ft - 1,208.24 ft	14.53	15.41%
	1,174.07 ft - 1,191.15 ft	15.13	16.05%
	1,156.98 ft - 1,174.07 ft	26.59	28.21%

3 fields, 272 acres in Hancock County, TN



Field 3

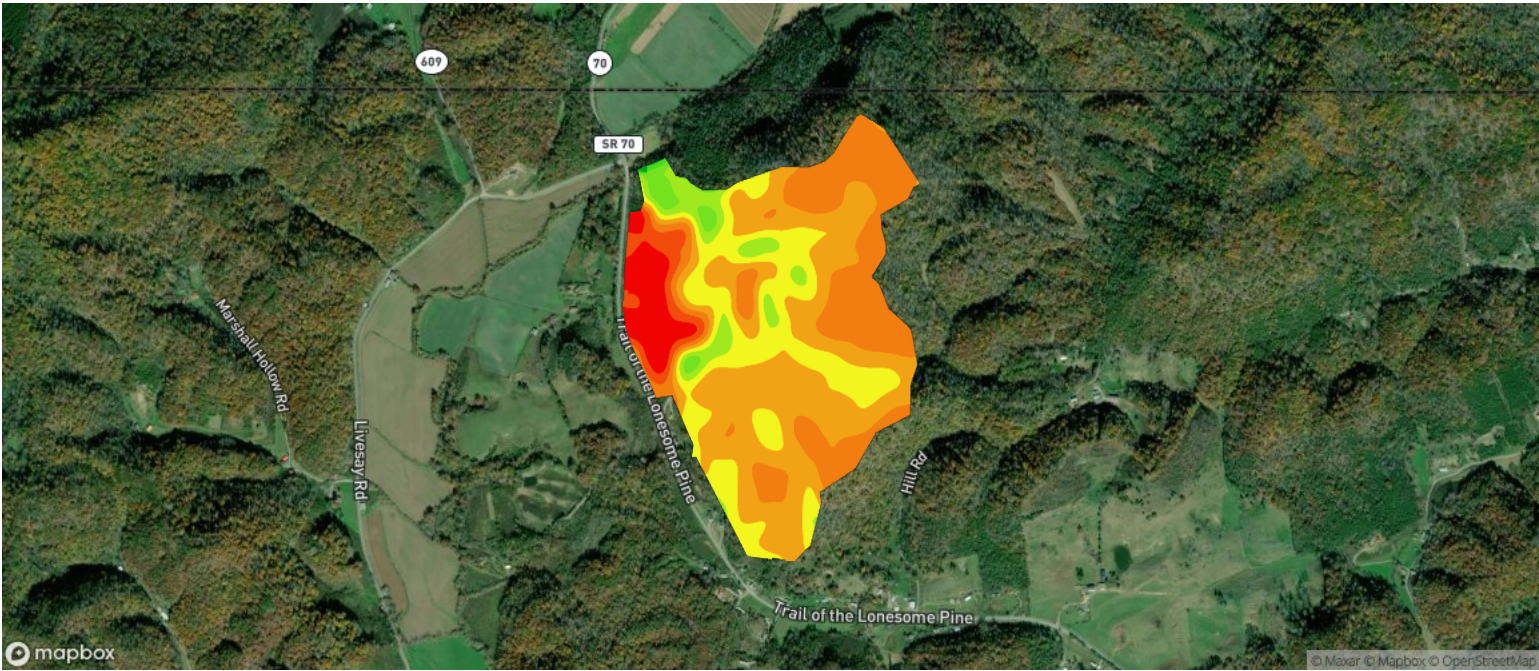
6 ac.

Avg. Elevation

1,265.59 ft

	ELEVATION RANGE	ACRES	PERCENT AREA
<div></div>	1,295.22 ft - 1,304.35 ft	0.49	8.09%
<div></div>	1,286.10 ft - 1,295.22 ft	0.86	14.29%
<div></div>	1,276.97 ft - 1,286.10 ft	0.83	13.74%
<div></div>	1,267.84 ft - 1,276.97 ft	0.75	12.42%
<div></div>	1,258.71 ft - 1,267.84 ft	0.72	11.95%
<div></div>	1,249.59 ft - 1,258.71 ft	0.66	10.89%
<div></div>	1,240.46 ft - 1,249.59 ft	0.84	14.04%
<div></div>	1,231.33 ft - 1,240.46 ft	0.49	8.09%
<div></div>	1,222.20 ft - 1,231.33 ft	0.39	6.49%

3 fields, 272 acres in Hancock County, TN



Source: Harmonized Landsat and Sentinel-2

Field 1










171 ac.

Avg. NDVI

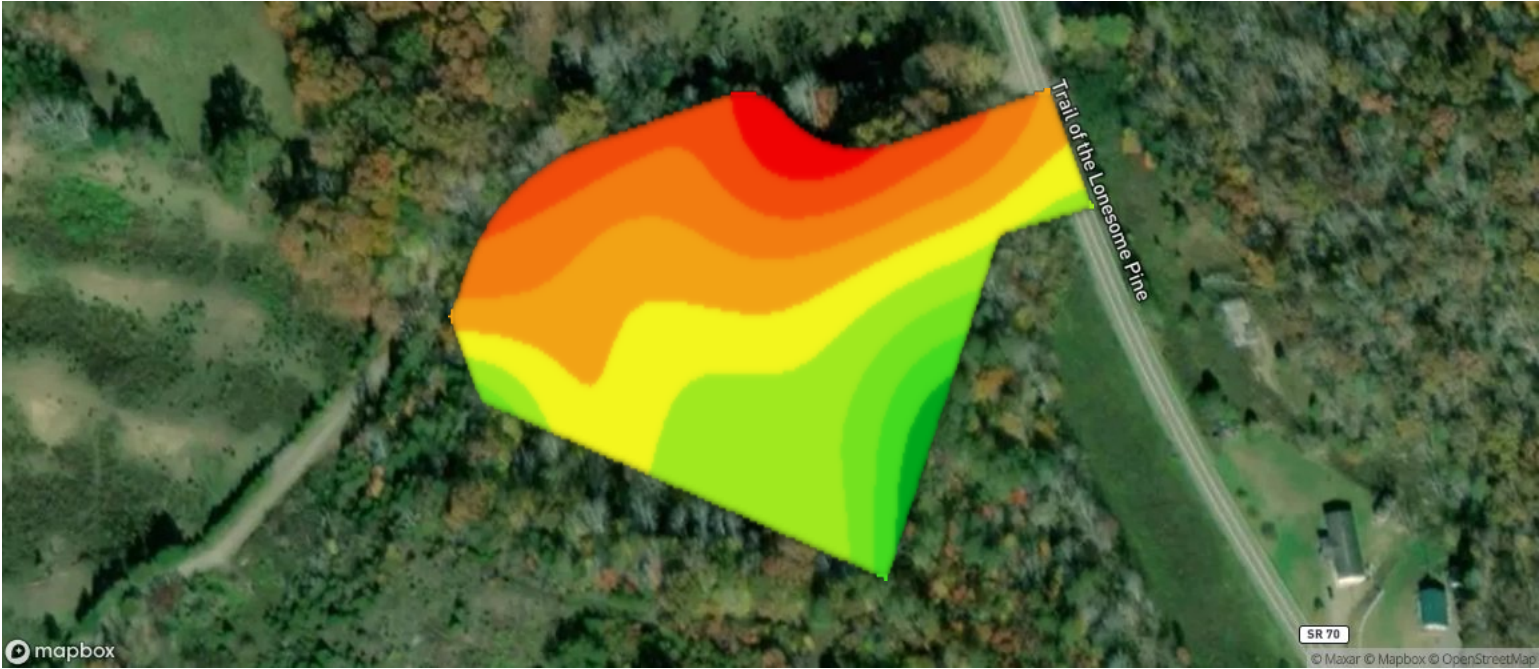
44.87

Date

04/02/2025

	NDVI RANGE	ACRES	PERCENT AREA
	30.78 - 34.95	10.46	6.1%
	34.95 - 39.11	6.04	3.52%
	39.11 - 43.28	42.41	24.73%
	43.28 - 47.44	63.22	36.87%
	47.44 - 51.60	37.07	21.62%
	51.60 - 55.77	8.78	5.12%
	55.77 - 59.93	3.16	1.84%
	59.93 - 64.09	0.24	0.14%
	64.09 - 68.26	0.12	0.07%

3 fields, 272 acres in Hancock County, TN



Source: Harmonized Landsat and Sentinel-2

Field 3










6 ac.

Avg. NDVI

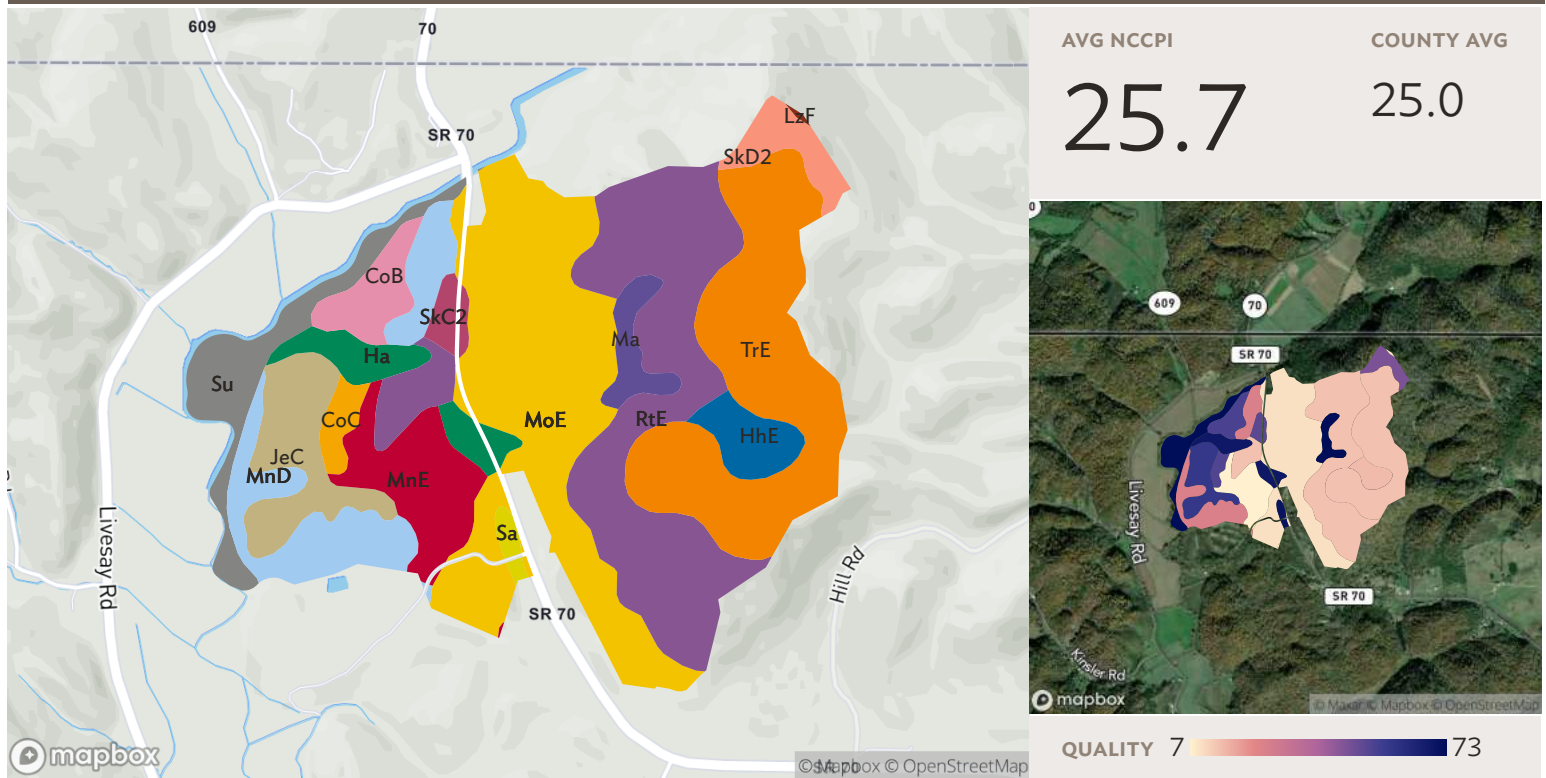
44.10

Date

04/02/2025

	NDVI RANGE	ACRES	PERCENT AREA
	39.67 - 40.77	0.20	3.39%
	40.77 - 41.87	0.66	11.01%
	41.87 - 42.97	0.95	15.72%
	42.97 - 44.07	1.15	19.09%
	44.07 - 45.18	1.18	19.63%
	45.18 - 46.28	1.21	20.09%
	46.28 - 47.38	0.35	5.8%
	47.38 - 48.48	0.22	3.58%
	48.48 - 49.58	0.10	1.69%

3 fields, 272 acres in Hancock County, TN



All fields

Source: NRCS Soil Survey

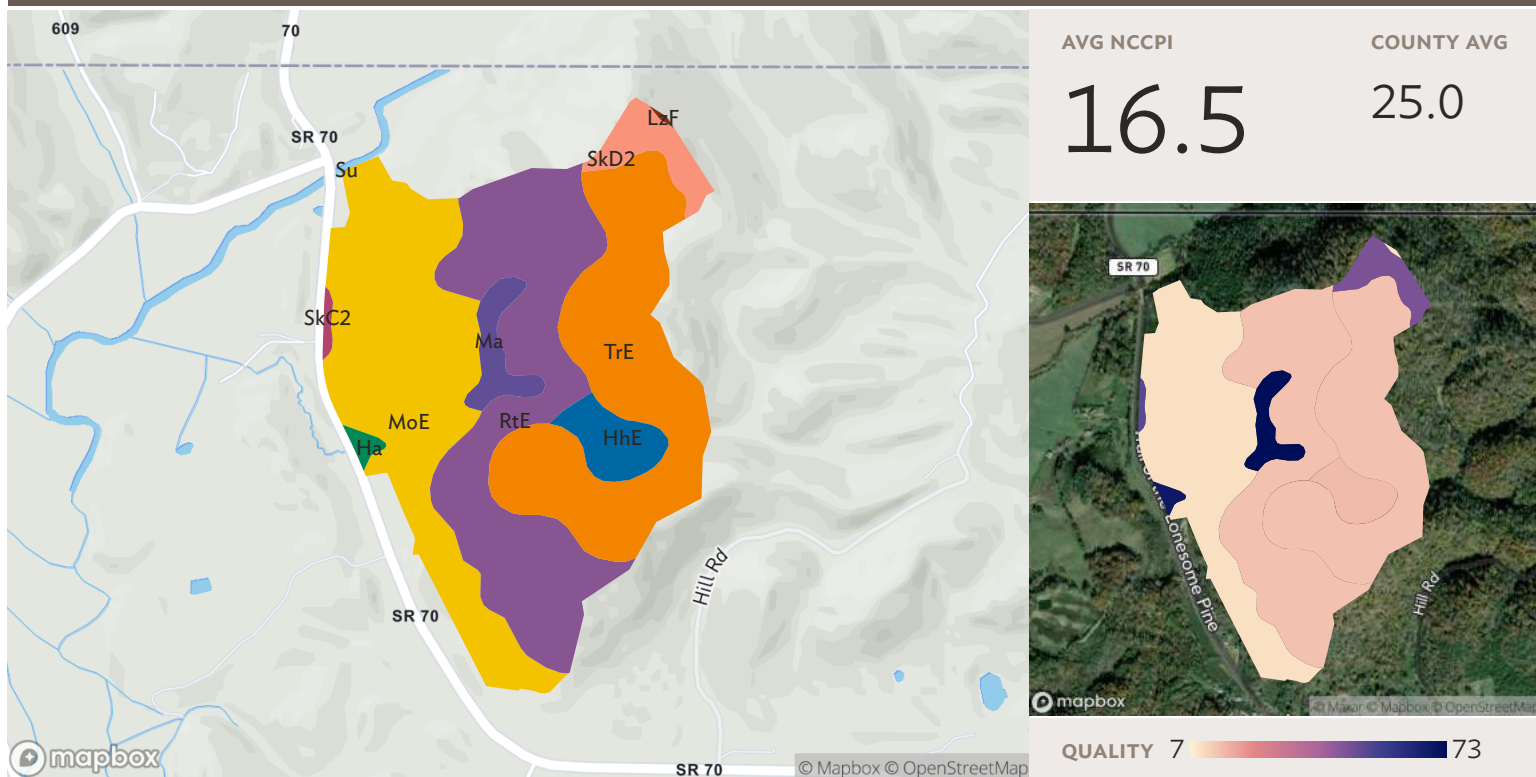
272 ac.

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
MoE	Montevallo-Talbott complex, 20 to 45 percent slopes	62.85	23.1%	7	9.6
RtE	Rock outcrop-Talbott complex, 10 to 40 percent slopes	56.37	20.7%	8	14.3
TrE	Talbott-Rock outcrop complex, 20 to 50 percent slopes	47.86	17.6%	7	14.3
MnD	Montevallo shaly silt loam, 8 to 25 percent slopes	20.23	7.4%	7	26.3
MnE	Montevallo shaly silt loam, 25 to 50 percent slopes	15.32	5.6%	7	6.8
JeC	Jefferson loam, 5 to 12 percent slopes, warm	15.12	5.6%	3	58.3
Su	Sullivan loam	14.34	5.3%	2	84.2
Ha	Hamblen silt loam, deep, 0 to 2 percent slopes, occasionally flooded	8.40	3.1%	2	69.0
CoB	Cloudland loam, 2 to 5 percent slopes (Monongahela)	6.96	2.6%	2	54.4

3 fields, 272 acres in Hancock County, TN

■	HhE	Hayter loam, 20 to 35 percent slopes	6.42	2.4%	6	15.2
■	SkD2	Sequoia silt loam, 12 to 20 percent slopes, eroded	5.95	2.2%	6	47.3
■	Ma	Melvin silt loam, 0 to 2 percent slopes, occasionally flooded, warm	4.84	1.8%	3	89.0
■	CoC	Cloudland loam, 5 to 12 percent slopes (Monongahela)	3.04	1.1%	3	53.3
■	SkC2	Sequoia silt loam, 3 to 12 percent slopes, eroded	2.51	0.9%	4	51.9
■	Sa	Sensabaugh gravelly loam	1.43	0.5%	2	70.5
■	LzF	Litz shaly silt loam, 35 to 60 percent slopes (sil)	0.12	0.0%	7	9.0
271.76						25.7

3 fields, 272 acres in Hancock County, TN



Field 1

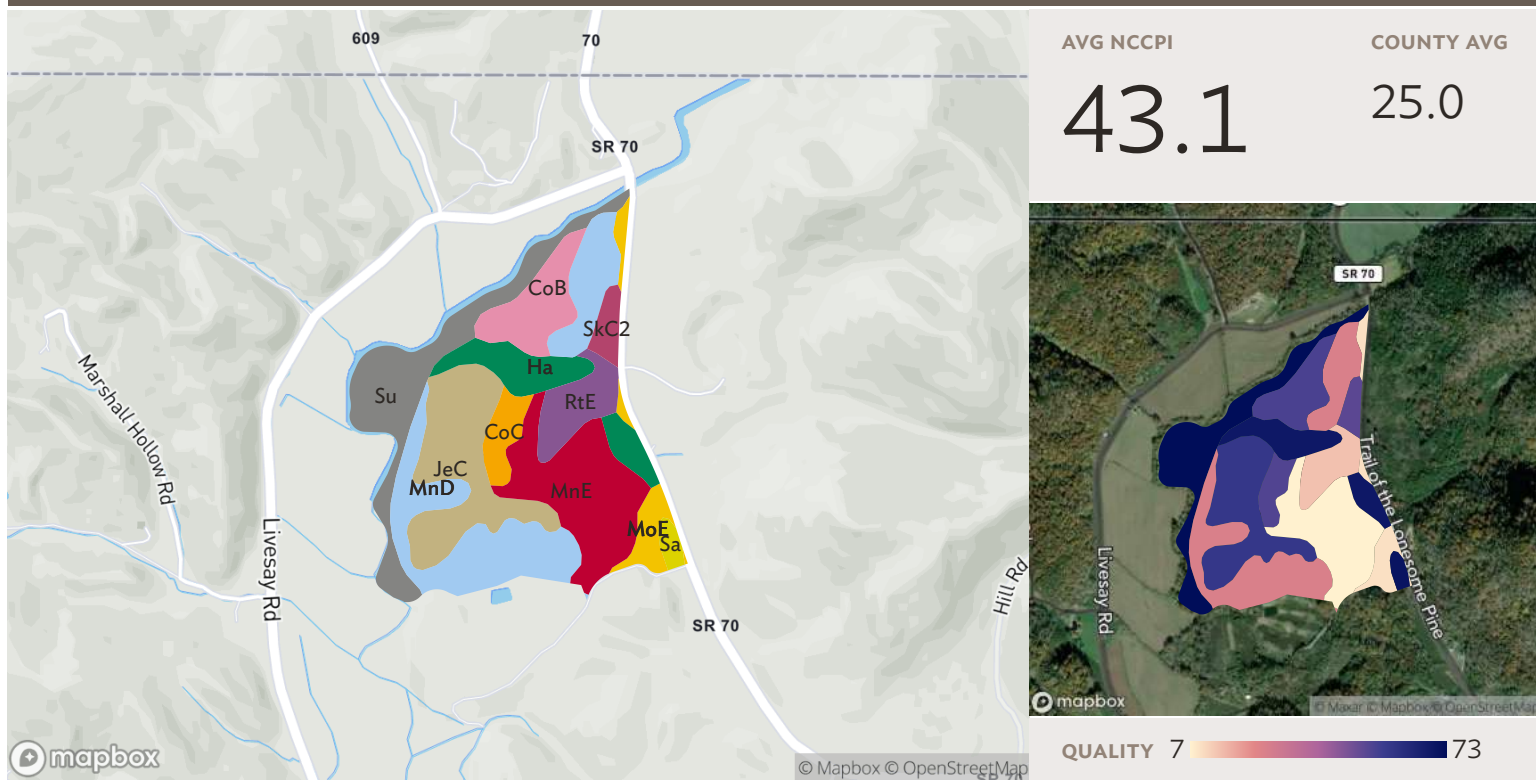
Source: NRCS Soil Survey

171 ac.

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
MoE	Montevallo-Talbott complex, 20 to 45 percent slopes	53.67	31.3%	7	9.6
RtE	Rock outcrop-Talbott complex, 10 to 40 percent slopes	51.06	29.8%	8	14.3
TrE	Talbott-Rock outcrop complex, 20 to 50 percent slopes	47.86	27.9%	7	14.3
HhE	Hayter loam, 20 to 35 percent slopes	6.42	3.7%	6	15.2
SkD2	Sequoia silt loam, 12 to 20 percent slopes, eroded	5.95	3.5%	6	47.3
Ma	Melvin silt loam, 0 to 2 percent slopes, occasionally flooded, warm	4.84	2.8%	3	89.0
Ha	Hamblen silt loam, deep, 0 to 2 percent slopes, occasionally flooded	0.92	0.5%	2	69.0
SkC2	Sequoia silt loam, 3 to 12 percent slopes, eroded	0.62	0.4%	4	51.9

3 fields, 272 acres in Hancock County, TN						
■	LzF	Litz shaly silt loam, 35 to 60 percent slopes (sil)	0.12	0.1%	7	9.0
■	Su	Sullivan loam	0.01	0.0%	2	84.2
			171.48			
						16.5

3 fields, 272 acres in Hancock County, TN



Field 2

Source: NRCS Soil Survey

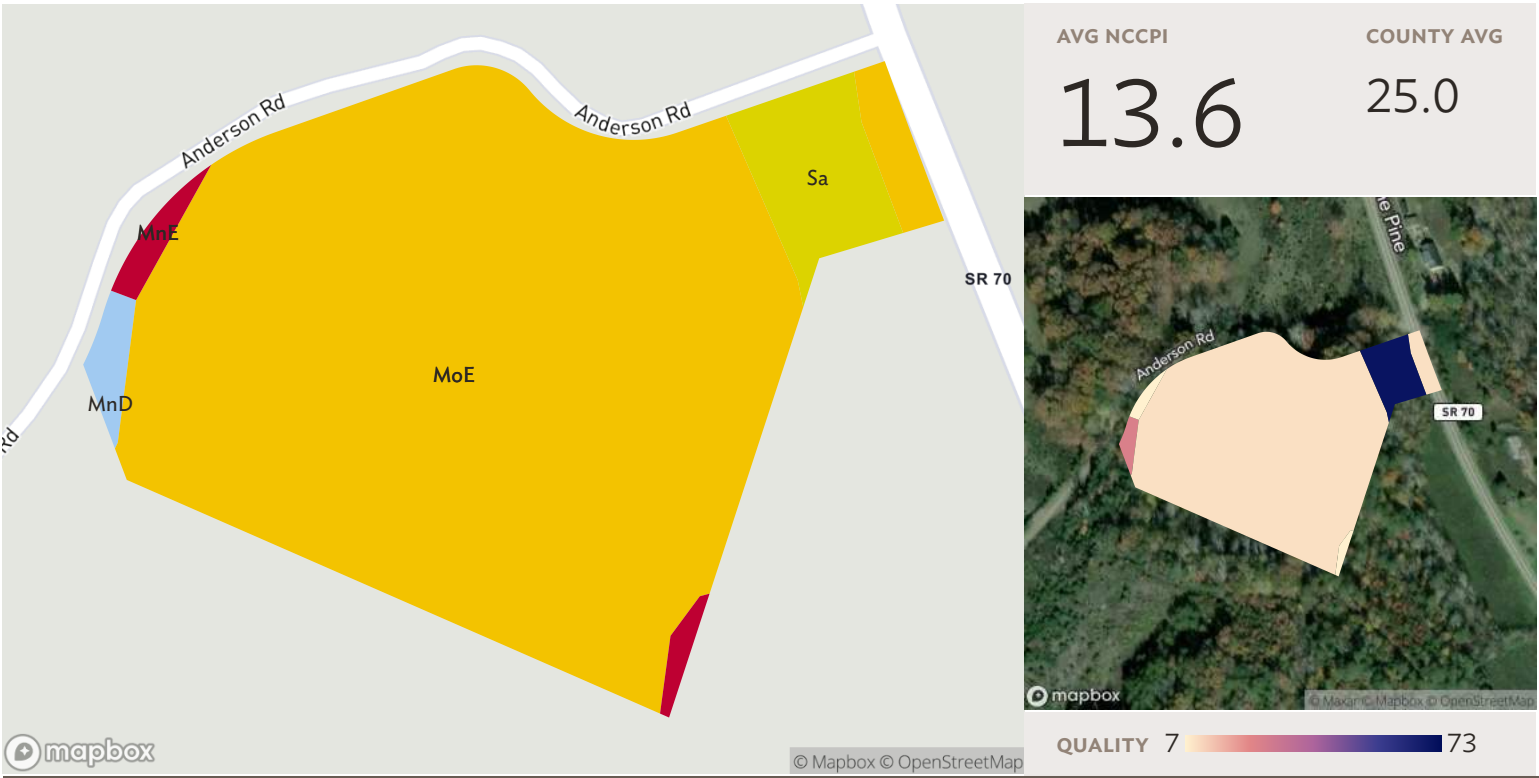
94 ac.

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
MnD	Montevallo shaly silt loam, 8 to 25 percent slopes	20.15	21.4%	7	26.3
MnE	Montevallo shaly silt loam, 25 to 50 percent slopes	15.22	16.1%	7	6.8
JeC	Jefferson loam, 5 to 12 percent slopes, warm	15.12	16.0%	3	58.3
Su	Sullivan loam	14.33	15.2%	2	84.2
Ha	Hamblen silt loam, deep, 0 to 2 percent slopes, occasionally flooded	7.48	7.9%	2	69.0
CoB	Cloudland loam, 2 to 5 percent slopes (Monongahela)	6.96	7.4%	2	54.4
RtE	Rock outcrop-Talbott complex, 10 to 40 percent slopes	5.31	5.6%	8	14.3
MoE	Montevallo-Talbott complex, 20 to 45 percent slopes	3.71	3.9%	7	9.6
CoC	Cloudland loam, 5 to 12 percent slopes (Monongahela)	3.04	3.2%	3	53.3

3 fields, 272 acres in Hancock County, TN

■	SkC2	Sequoia silt loam, 3 to 12 percent slopes, eroded	1.89	2.0%	4	51.9
■	Sa	Sensabaugh gravelly loam	1.05	1.1%	2	70.5
			94.27			43.1

3 fields, 272 acres in Hancock County, TN



Field 3

Source: NRCS Soil Survey

6 ac.

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
MoE	Montevallo-Talbott complex, 20 to 45 percent slopes	5.47	90.9%	7	9.6
Sa	Sensabaugh gravelly loam	0.37	6.2%	2	70.5
MnE	Montevallo shaly silt loam, 25 to 50 percent slopes	0.10	1.6%	7	6.8
MnD	Montevallo shaly silt loam, 8 to 25 percent slopes	0.08	1.3%	7	26.3
		6.02			13.6

3 fields, 272 acres in Hancock 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

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.

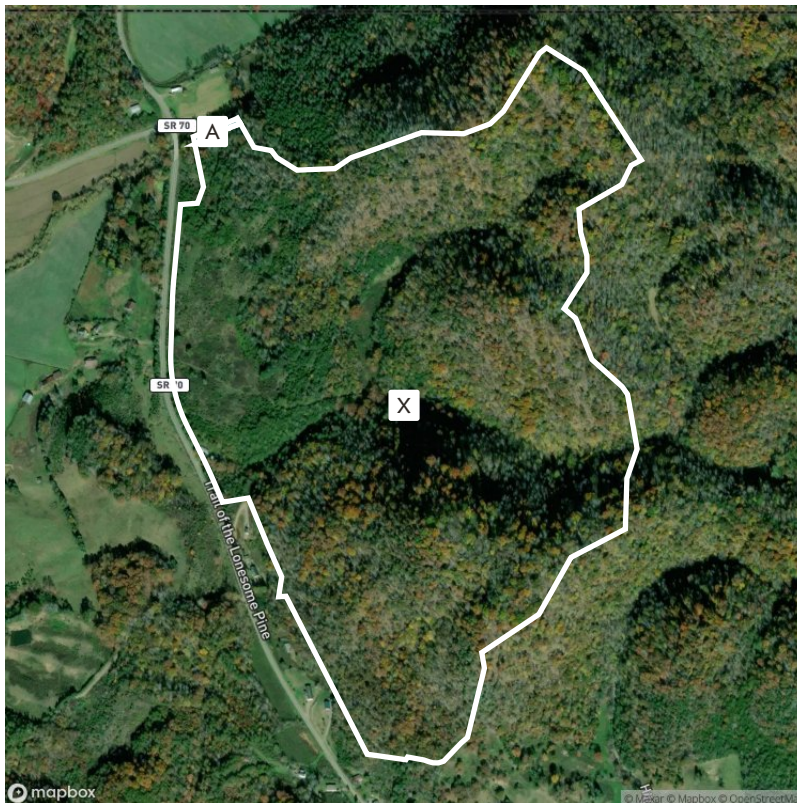
Source: FEMA National Flood Hazard Layer

All fields









272 ac.

FLOOD ZONE	FLOOD RISK*	FLOOD ZONE SUBTYPE	ACRES	PERCENTAGE OF FIELD
X	MINIMAL	AREA OF MINIMAL FLOOD HAZARD	251.12	92.4%
A	HIGH	N/A	20.65	7.6%
			271.76	

3 fields, 272 acres in Hancock 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 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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*** 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.

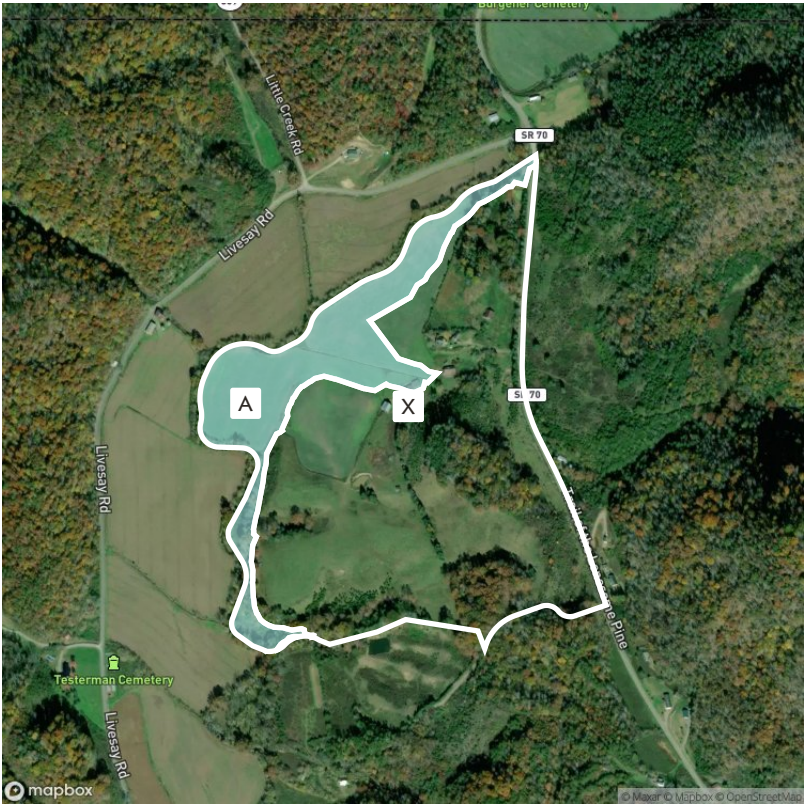
Field 1

Source: FEMA National Flood Hazard Layer

171 ac.

FLOOD ZONE	FLOOD RISK*	FLOOD ZONE SUBTYPE	ACRES	PERCENTAGE OF FIELD
 X	MINIMAL	AREA OF MINIMAL FLOOD HAZARD	171.24	99.9%
 A	HIGH	N/A	0.24	0.1%
			171.48	

3 fields, 272 acres in Hancock 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

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

94 ac.

FLOOD ZONE	FLOOD RISK*	FLOOD ZONE SUBTYPE	ACRES	PERCENTAGE OF FIELD
X	MINIMAL	AREA OF MINIMAL FLOOD HAZARD	73.86	78.3%
A	HIGH	N/A	20.41	21.7%
			94.27	

3 fields, 272 acres in Hancock 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

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

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- 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 3

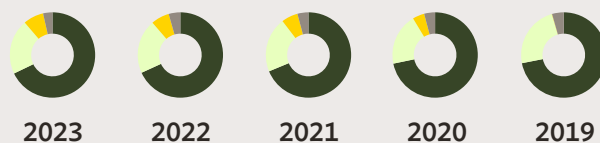
6 ac.

FLOOD ZONE	FLOOD RISK*	FLOOD ZONE SUBTYPE	ACRES	PERCENTAGE OF FIELD
<div><div></div>X</div>	MINIMAL	AREA OF MINIMAL FLOOD HAZARD	6.02	100.0%
			6.02	

3 fields, 272 acres in Hancock County, TN

All fields

272 ac.



Forest

67.9%

68.2%

68.8%

71.8%

71.9%

Grass/Pasture

20.9%

20.5%

20.8%

19.6%

23.5%

Corn

7.7%

6.9%

6.2%

4.5%

0.1%

Other

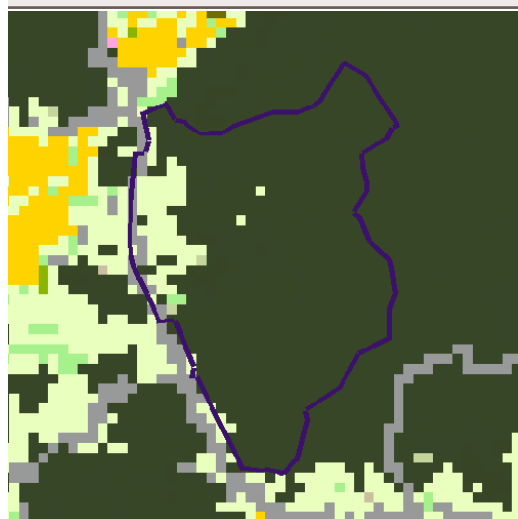
3.6%

4.4%

4.2%

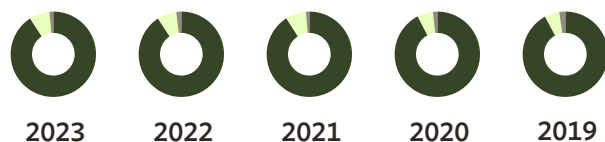
4.1%

4.4%



Field 1

171 ac.



Forest

90.9%

90.8%

91.0%

92.4%

92.1%

Grass/Pasture

7.7%

7.3%

7.8%

6.0%

5.6%

Other

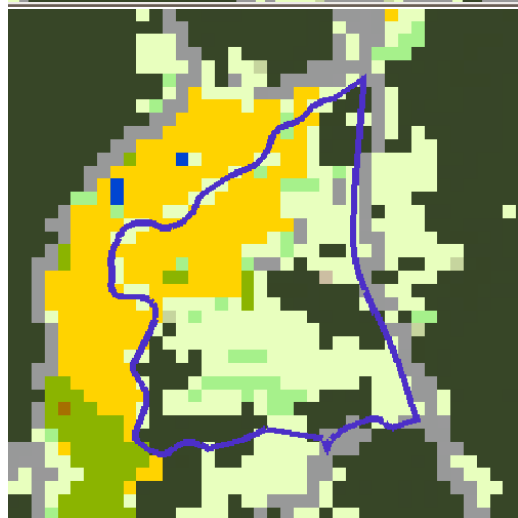
1.5%

1.9%

1.3%

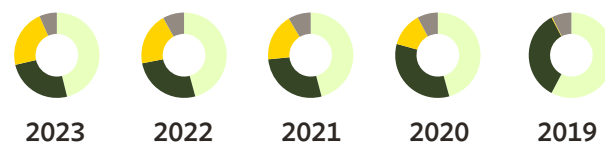
1.6%

2.3%



Field 2

94 ac.



Grass/Pasture

46.1%

45.8%

45.9%

45.7%

57.7%

Forest

25.2%

26.2%

27.6%

33.6%

34.5%

Corn

22.0%

19.9%

18.0%

12.9%

0.3%

Other

6.6%

8.1%

8.6%

7.8%

7.4%

3 fields, 272 acres in Hancock County, TN

Field 3

6 ac.



2023

2022

2021

2020




2019

Forest	80.9%	80.9%	81.4%	81.4%	81.4%
Developed	18.6%	-	-	-	-
Non-Cropland	-	18.6%	18.6%	18.6%	18.6%
Other	0.5%	0.5%	-	-	-

Source: NASS Cropland Data Layer - All Images from 2023

3 fields, 272 acres in Hancock County, TN

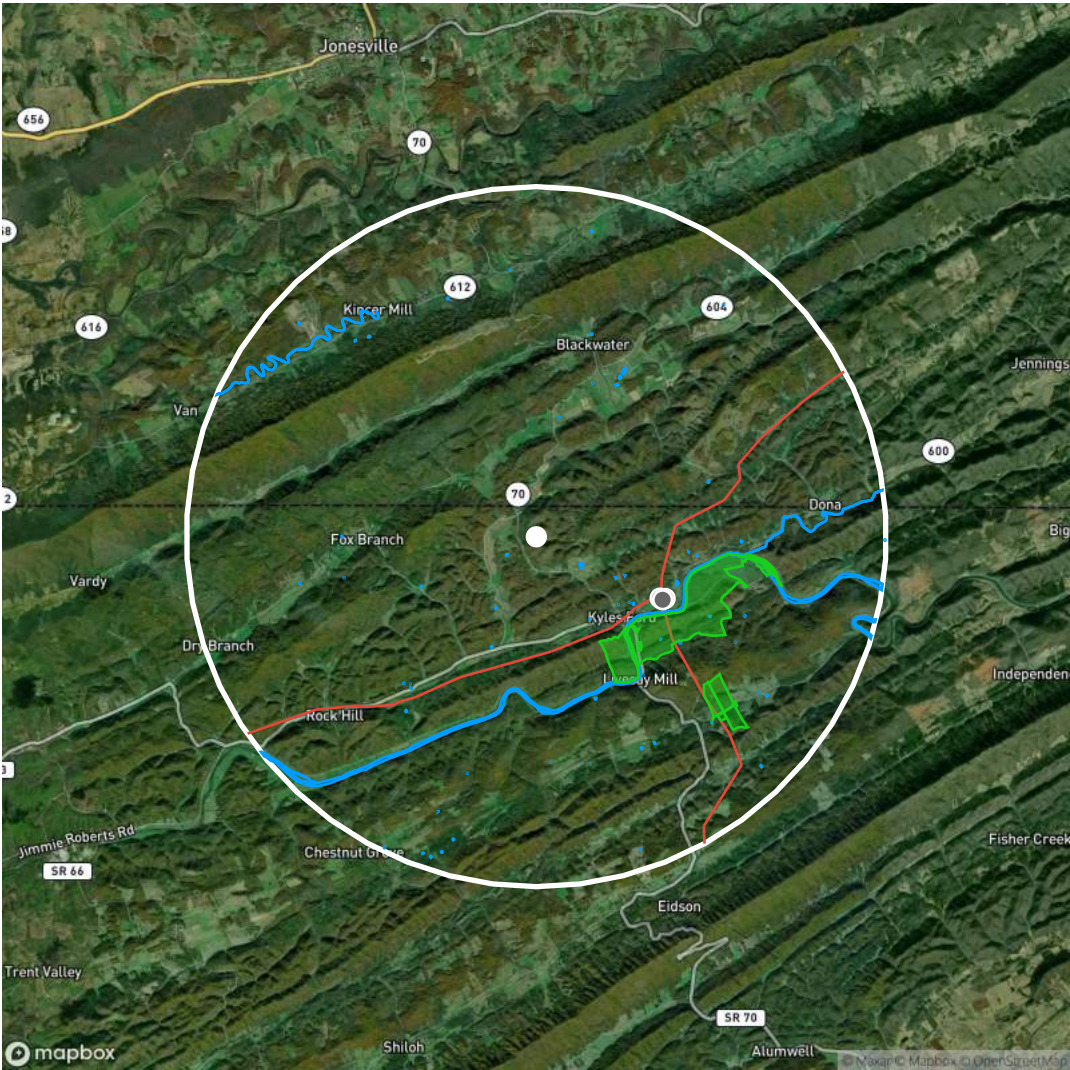
Hancock County, TN

FIELD	ACRES	TAX AMOUNT	ASSESSED VALUE	LOCATION	OWNER (LAST UPDATED)	OWNER ADDRESS	LEGAL DESCRIPTION
1	 171.48	1,623.00	73,125.00	APN: 011 00700 000	LIVESAY, CHARLIE & GLADYS (11/20/2024)	512 HIGHWAY 70, KYLES FORD, TN 37765	Unknown
2	 94.27	1,623.00	73,125.00	APN: 011 00700 000	LIVESAY, CHARLIE & GLADYS (11/20/2024)	512 HIGHWAY 70, KYLES FORD, TN 37765	Unknown
3	 6.02	1,623.00	73,125.00	APN: 011 00700 000	LIVESAY, CHARLIE & GLADYS (11/20/2024)	512 HIGHWAY 70, KYLES FORD, TN 37765	Unknown

271.76



3 fields, 272 acres in Hancock County, TN



Field 1 - 171.48 acres

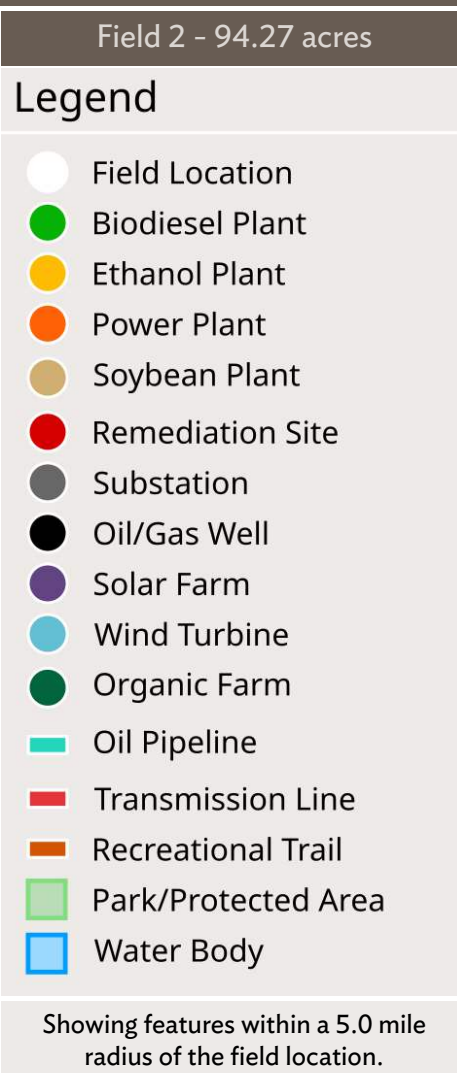
Legend

- 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.

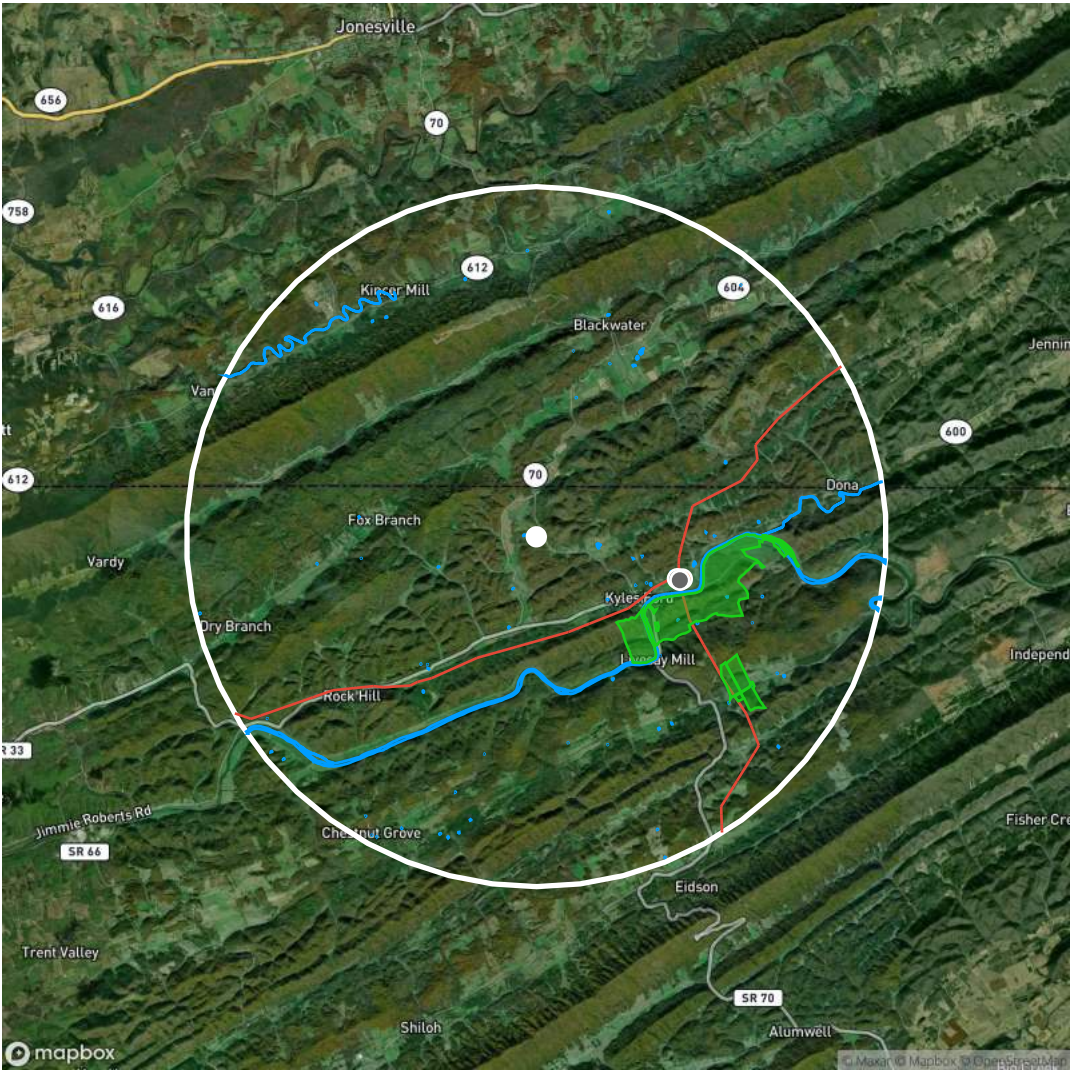
FEATURE TYPE	TOTAL COUNT	DISTANCE TO NEAREST (MILES)
Power Plant	1	2.04
Substation	2	1.98
Transmission Line	7	1.6
Water Bodies	68	0.48
Parks/Protected Areas	2	1.75

3 fields, 272 acres in Hancock County, TN



Feature Type	Total Count	Distance to Nearest (Miles)
Power Plant	1	2.45
Substation	2	2.39
Transmission Line	7	1.77
Water Bodies	70	0.26
Parks/Protected Areas	2	2.03

3 fields, 272 acres in Hancock County, TN



Field 3 - 6.02 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)
Power Plant	1	2.17
Substation	2	2.1
Transmission Line	7	1.44
Water Bodies	75	0.16
Parks/Protected Areas	2	1.68