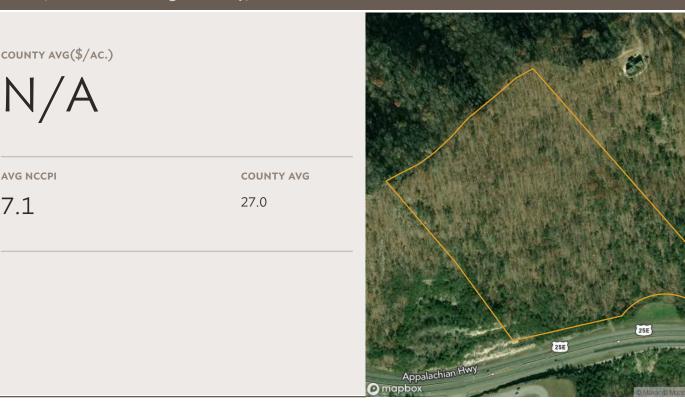


AVG NCCPI

7.1

### Fields | Property Info May 2, 2025

### 1 field, 24 acres in Grainger County, TN



#### ECONOMIC ATTRIBUTES

Grainger County is a high tax county. This land is in a moderate livestock demand area.

PHYSICAL ATTRIBUTES Annual Precipitation: 45.98 inches Annual GDD: 3,739

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

	FIELD	ACRES	LATITUDE LONGITUDE	SLOPE	2024 crops	AVG NCCPI	County Avg. (\$/ac.)
1	$\checkmark$	23.96	36.35233 -83.39298	32.46%	96% Forest, 4% Other	7.1	N/A









## All fields

24 ac.

# Avg. Elevation

2,105.27 ft

 ELEVATION RANGE	ACRES	PERCENT AREA	
 2,315.59 ft - 2,370.10 ft	1.39	5.78%	
2,261.07 ft - 2,315.59 ft	2.42	10.11%	
2,206.55 ft - 2,261.07 ft	2.44	10.17%	
2,152.04 ft - 2,206.55 ft	2.65	11.07%	
2,097.52 ft - 2,152.04 ft	2.87	11.99%	
2,043.00 ft - 2,097.52 ft	3.18	13.25%	
1,988.49 ft - 2,043.00 ft	3.47	14.48%	
1,933.97 ft - 1,988.49 ft	3.42	14.26%	
1,879.45 ft - 1,933.97 ft	2.13	8.88%	

AcreValue © 2025 Ag-Analytics Technology Company All Rights Reserved. Use of this report is subject to Ag-Analytics Technology Company's Terms of Service. All information is provided without any express or implied warranties of any kind. Land prices are estimates of valuation and not certified appraised values.





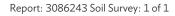


### 1 field, 24 acres in Grainger County, TN COUNTY AVG **AVG NCCPI** 27.0 7.1 WrF 25E 25E Appala William Bean Gap 25E Appalachian Hwy 25E **Clinch Mountain** hMount **Clinch Mountain** Lookout Restuarant O mapbox **Rest Area** QUALITY 7 67 mapbox © Mapbox © OpenStreetMap

### Field 1

24 ac.

SOIL	SOIL DESCRIPTION	ACRES PER	CRES PERCENTAGE OF		NCCPI
CODE			FIELD	CLASS	
WrF	Wallen-Rock outcrop complex, 35 to 70 percent slopes	20.77	86.7%	7	7.1
WrE	Wallen-Rock outcrop complex, 20 to 35 percent slopes	3.20	13.3%	7	7.1
		23.96			7.1





Source: NRCS Soil Survey





Legend						
SPECIAL FLOOD HAZARD AREAS High flood risk		Without Base Flood E Zone A, V, A99 With BFE or Depth Zo Floodway				
OTHER AREAS OF		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 <i>Zone X</i> Future Conditions 1% Annual Chance Flood				
FLOOD HAZARD Moderate flood risk		Hazard Zone X Areas with Reduced F Levee Zone X				
OTHER AREAS		Areas with Flood Risk	d Hazard Zone X			

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

24 ac.

 FLOOD ZONE	FLOOD RISK <sup>*</sup>	FLOOD ZONE SUBTYPE	ACRES	PERCENTAGE OF FIELD
Х	MINIMAL	AREA OF MINIMAL FLOOD HAZARD	23.96	100.0%
			23.96	





2020

97.8%

2.2%

#### 1 field, 24 acres in Grainger County, TN Field 1 24 ac. 2024 2023 2022 2021 Forest 96.4% 97.5% 97.4% 96.8% 3.6% 2.5% 2.6% 3.2% Other

Source: NASS Cropland Data Layer - All Images from 2024





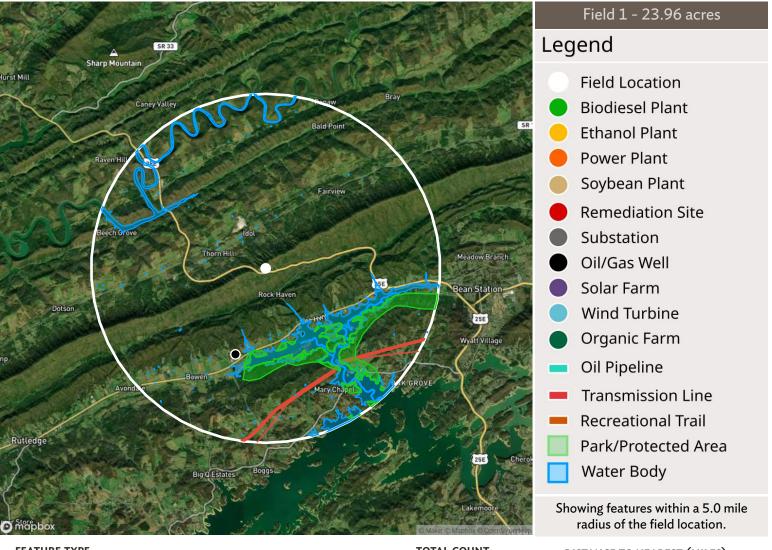
# Grainger County, TN

	FIELD	ACRES	TAX AMOUNT	ASSESSED VALUE	LOCATION	OWNER (LAST UPDATED)	OWNER ADDRESS	LEGAL DESCRIPTION
1	$\checkmark$	23.96	63.00	2,675.00	APN: 021 02601 000	GARRISON, JAMES D; SHOWERS, VIRGINIA E (11/15/2024)	451 COUNTY ROAD 213, ATHENS, TN 37303	Unknown
2.12	100 Mar 100 Ma							
	Clinch	m Bear Mount Restu pbox	ain arant	Appal	achian Hwy Clinch Mounta Rest Area	25E		achian HWY Appbox © Open Street Map

AcreValue © 2025 Ag-Analytics Technology Company All Rights Reserved. Use of this report is subject to Ag-Analytics Technology Company's Terms of Service. All information is provided without any express or implied warranties of any kind. Land prices are estimates of valuation and not certified appraised values. Report: 3086243 Ownership: 1 of 1







FEATURE TYPE	TOTAL COUNT	DISTANCE TO NEAREST (MILES)
Oil/Gas Well	1	2.61
Transmission Line	5	3.42
Water Bodies	121	1.0
Parks/Protected Areas	1	2.2

