

1 field, 124 acres in Hawkins County, TN

COUNTY AVG(\$/AC.)

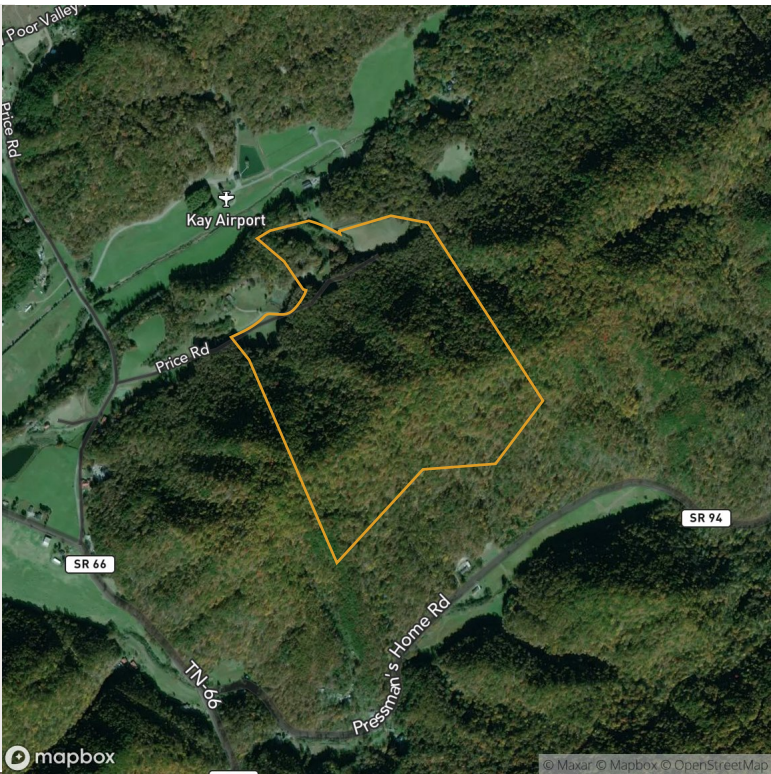
N/A

AVG NCCPI

15.1

COUNTY AVG

31.2



ECONOMIC ATTRIBUTES


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

PHYSICAL ATTRIBUTES

Annual Precipitation: 45.97 inches
Annual GDD: 3534






LAND USE

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

	FIELD	ACRES	LATITUDE LONGITUDE	SLOPE	2022 CROPS	AVG NCCPI	CARBON POTENTIAL (\$)	COUNTY AVG. (\$/AC.)
all		123.67	36.43670 -83.10718	34.42%	93% Forest, 5% Grass/Pasture, 2% Other	15.1	N/A	N/A

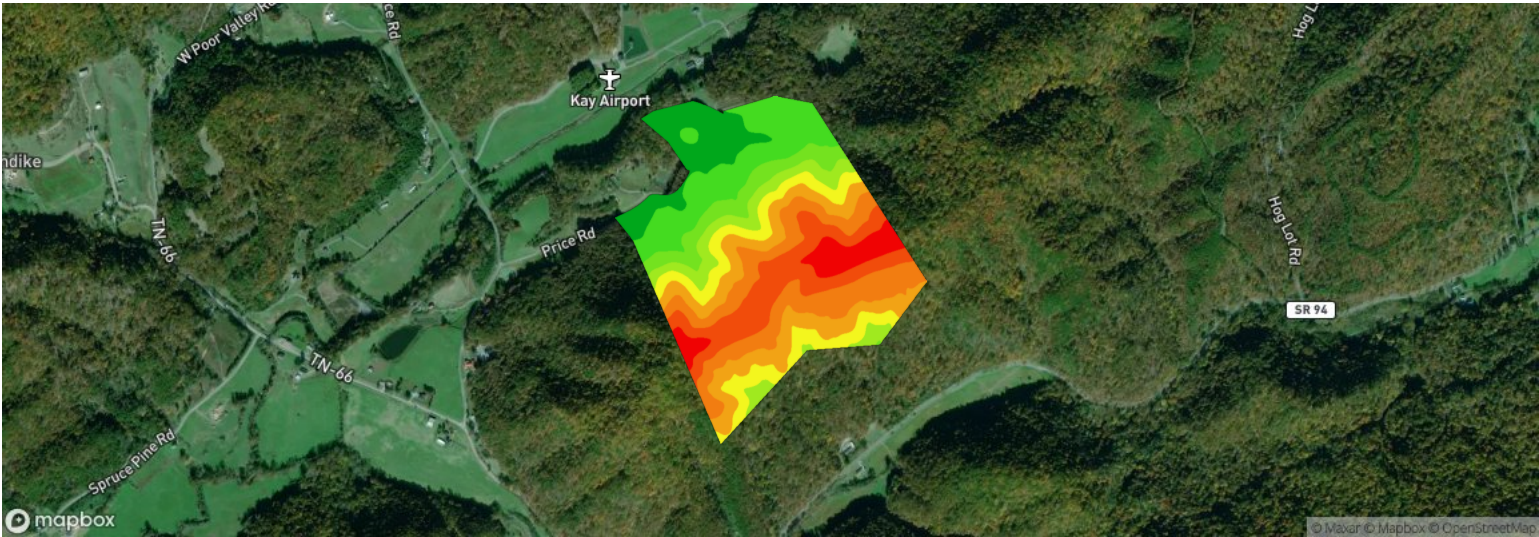
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	COMP 1	COMP 2	COMP 3	COMP 4	COMP AVGS	TARGET PARCEL
BOUNDARY						
COUNTY	Hawkins, TN	Hawkins, TN	Hawkins, TN	Hawkins, TN		Hawkins, TN
SALE PRICE	\$195,000	\$369,900	\$139,900	\$155,000	\$237,228	
\$/AC. PRICE	\$19,377/ac.	\$4,878/ac.	\$1,845/ac.	\$5,652/ac.	\$4,546/ac.	
SALE DATE	10/31/23	10/10/23	08/30/23	05/01/23		
SALE CONDITION	Market	Market	Market	Market		
PURCHASE CONDITION	Mortgage	Mortgage	Mortgage	Cash Purchase		
DISTANCE (MI)	0.27	1.38	1.38	1.29	1.08	
ACRES	10.06	75.82	75.82	27.42	47.28	123.67
TOP CROP	None	None	None	None		Forest
NCCPI	29.1	20.6	20.6	31.1	22.6	15.1
\$/NCCPI	\$665	\$237	\$90	\$182	\$193	
TILLABLE %	2.2%	0.3%	0.3%	0.0%	0.4%	0.0%

* Estimated Price Per Acre from AcreValue model.

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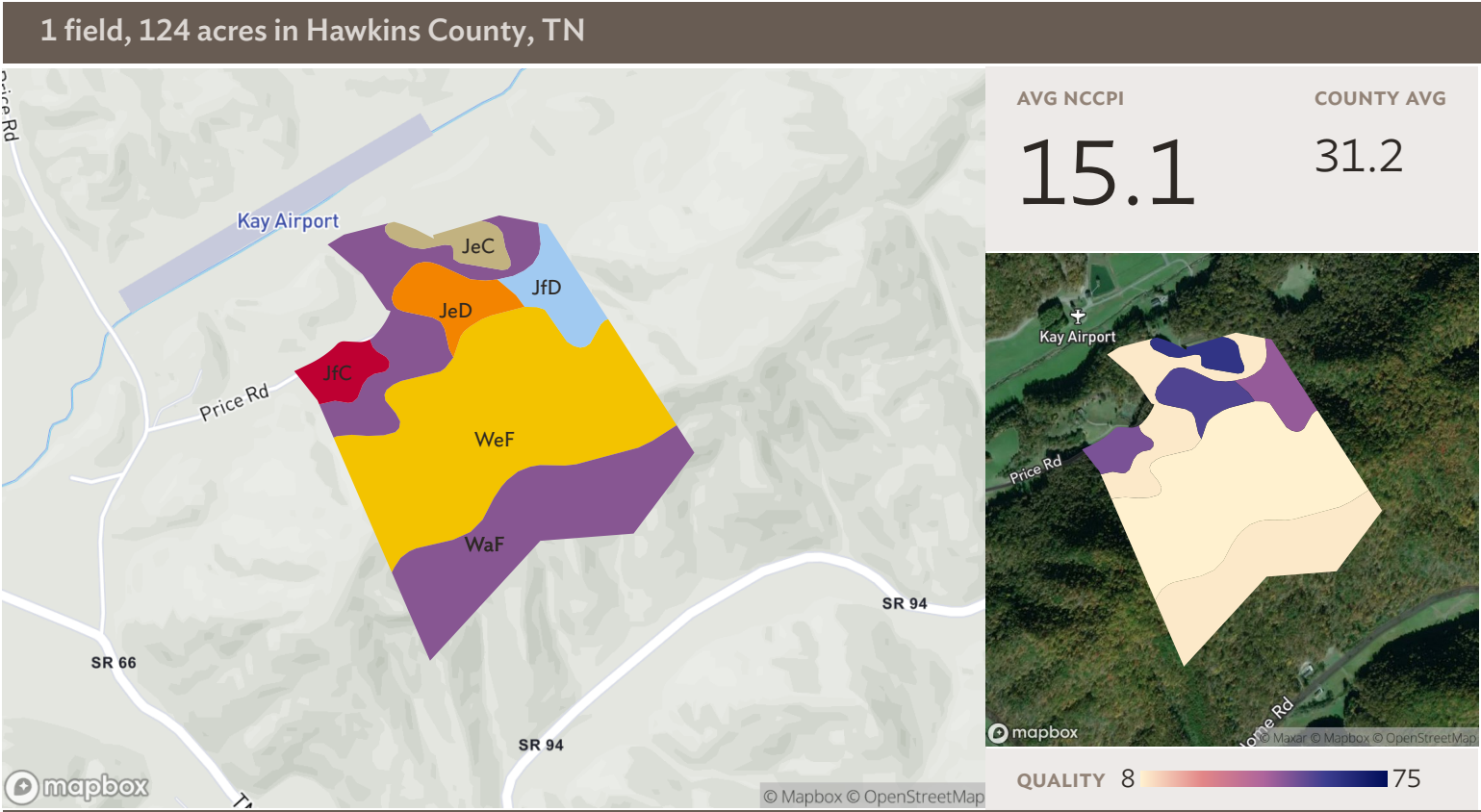
Field 1

124 ac

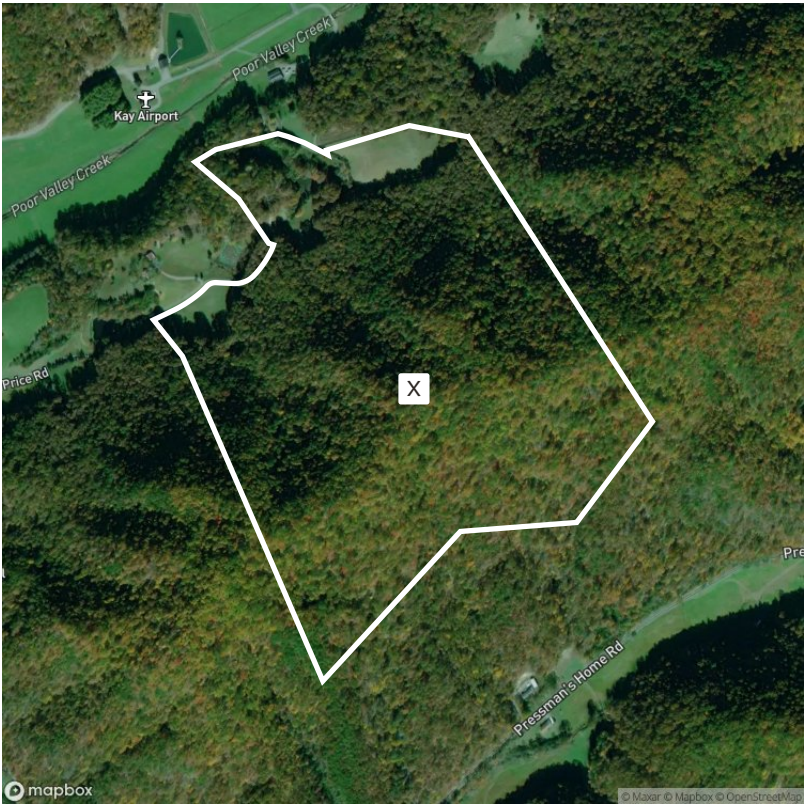
Avg. Elevation

1,525.65 ft

	ELEVATION RANGE	ACRES	PERCENT AREA
	1,760.36 ft - 1,828.42 ft	6.64 ac	5.37%
	1,692.29 ft - 1,760.36 ft	16.60 ac	13.42%
	1,624.23 ft - 1,692.29 ft	20.81 ac	16.83%
	1,556.16 ft - 1,624.23 ft	17.82 ac	14.41%
	1,488.10 ft - 1,556.16 ft	13.88 ac	11.22%
	1,420.04 ft - 1,488.10 ft	9.03 ac	7.3%
	1,351.97 ft - 1,420.04 ft	7.75 ac	6.27%
	1,283.91 ft - 1,351.97 ft	18.35 ac	14.84%
	1,215.85 ft - 1,283.91 ft	12.78 ac	10.33%



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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.

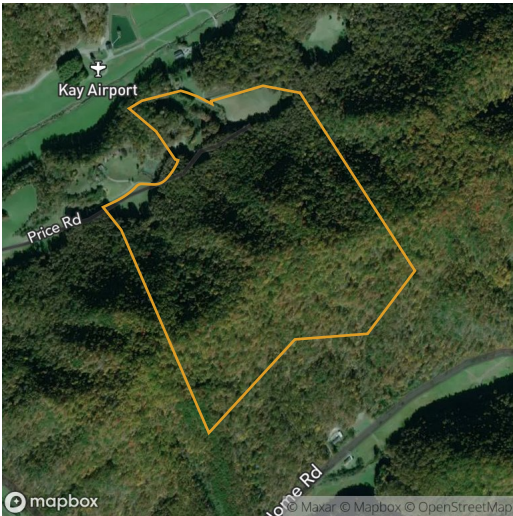
Source: FEMA National Flood Hazard Layer

All fields

124 ac.

FLOOD ZONE	FLOOD RISK*	FLOOD ZONE SUBTYPE	ACRES	PERCENTAGE OF FIELD
<div><div></div>X</div>	MINIMAL	AREA OF MINIMAL FLOOD HAZARD	123.67	100.0%
			123.67	

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All fields						
124 ac.		2022	2021	2020	2019	2018
■ Forest		93.1%	92.5%	95.4%	96.1%	91.6%
■ Grass/Pasture		4.8%	5.4%	2.6%	2.0%	3.7%
■ Other		2.1%	2.1%	1.9%	1.9%	4.7%

Source: NASS Cropland Data Layer

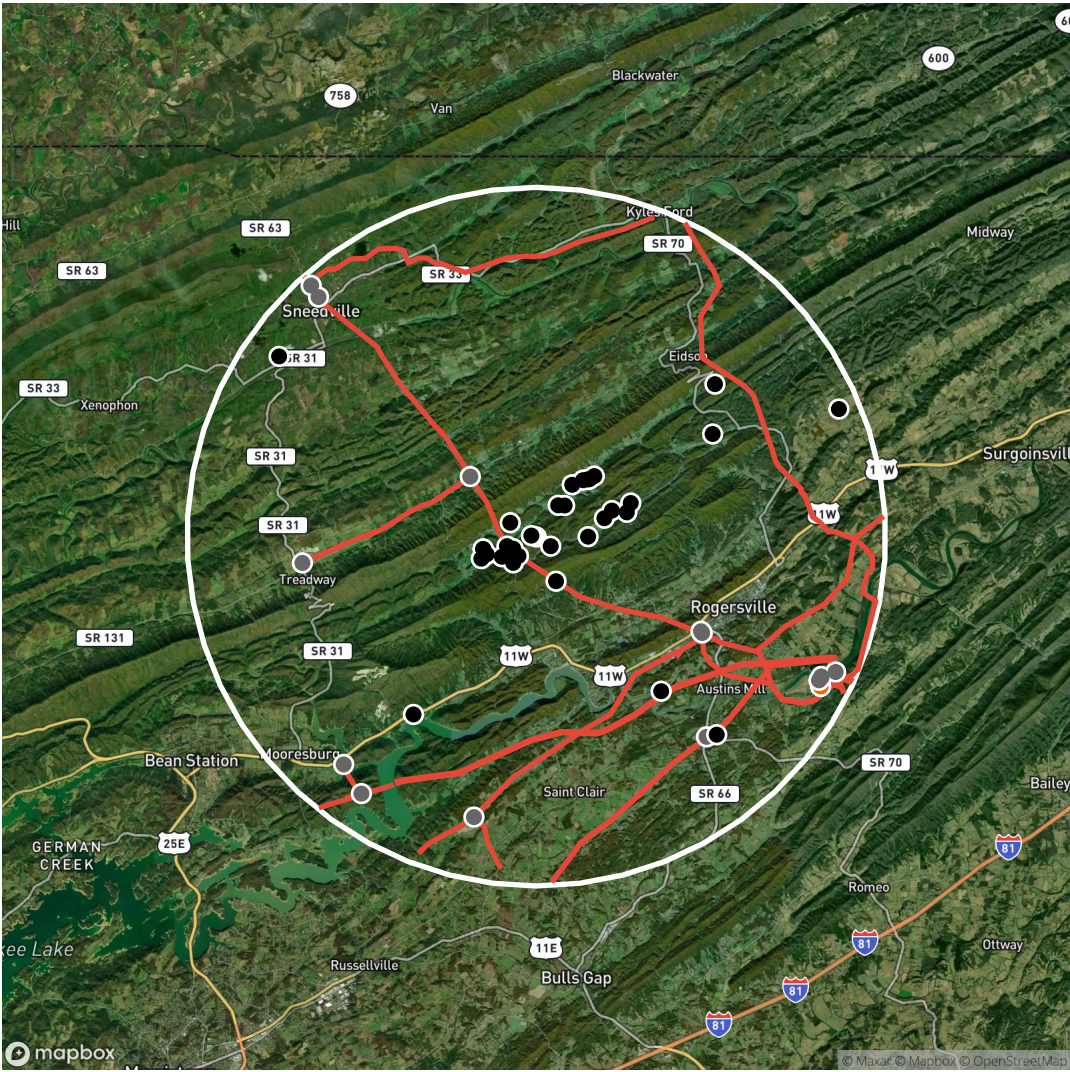
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Hawkins County, TN

FIELD	ACRES	TAX AMOUNT	ASSESSED VALUE	LOCATION	OWNER (LAST UPDATED)	OWNER ADDRESS	LEGAL DESCRIPTION
all 	123.67	1,474.00	68,000.00	APN: 037085 04404	PARPARIAN, BENJAMIN; KENT, BARBARA L (02/04/2022)	164 PRICE RD, ROGERSVILLE, TN 37857	Unknown



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Field 1 - 123.67 acres

Legend

- Biodiesel Plant
- Ethanol Plant
- Power Plant
- Soybean Plant
- 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	9.21
Substation	14	2.56
Oil/Gas Well	32	0.15
Transmission Line	45	0.73