

4 fields, 588 acres in Hawkins County, TN

COUNTY AVG(\$/AC.)

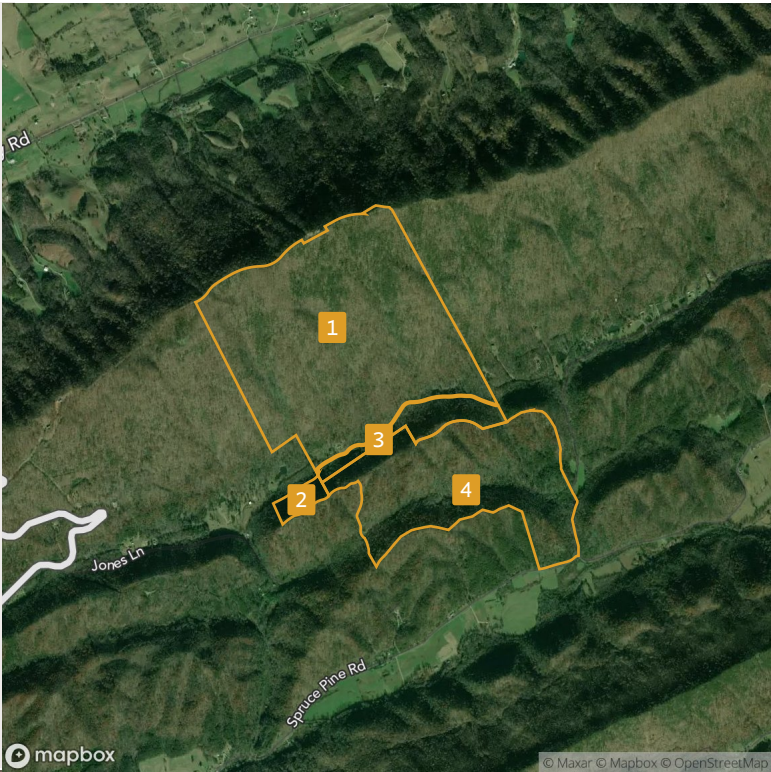
N/A

AVG NCCPI

16.4

COUNTY AVG

30.6



ECONOMIC ATTRIBUTES





Hawkins County is a high tax county.

PHYSICAL ATTRIBUTES

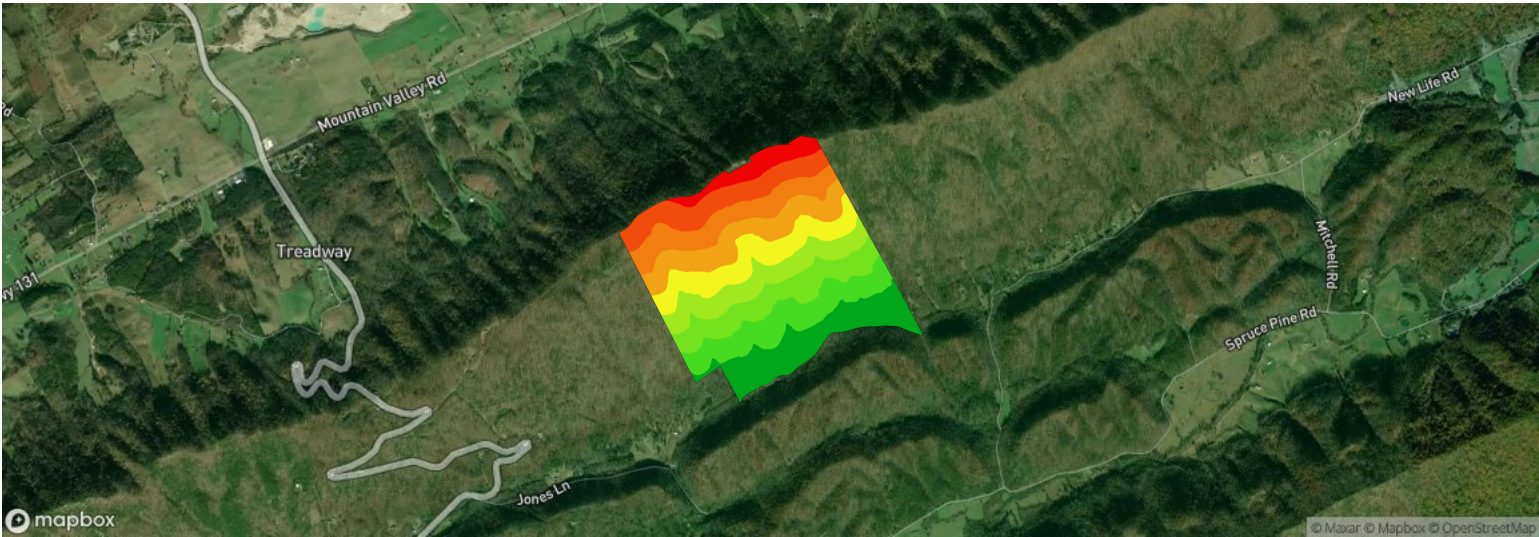
Annual Precipitation: 47.61 inches  
Annual GDD: 3,513

LAND USE

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

	FIELD	ACRES	LATITUDE LONGITUDE	SLOPE	2024 CROPS	AVG NCCPI	COUNTY AVG. (\$/AC.)
1		359.60	36.41786 -83.19544	30.62%	84% Forest, 11% Non-Cropland, 5% Grass/Pasture, 0% Developed	12.0	N/A
2		9.60	36.40942 -83.19790	53.76%	100% Forest	32.9	N/A
3		31.59	36.41330 -83.19000	33.39%	86% Forest, 12% Grass/Pasture, 2% Other	44.0	N/A
4		186.97	36.41025 -83.18727	29.87%	88% Forest, 10% Grass/Pasture, 2% Other	19.4	N/A
		587.77		30.91%		16.4	N/A

4 fields, 588 acres in Hawkins County, TN












Field 1

360 ac.

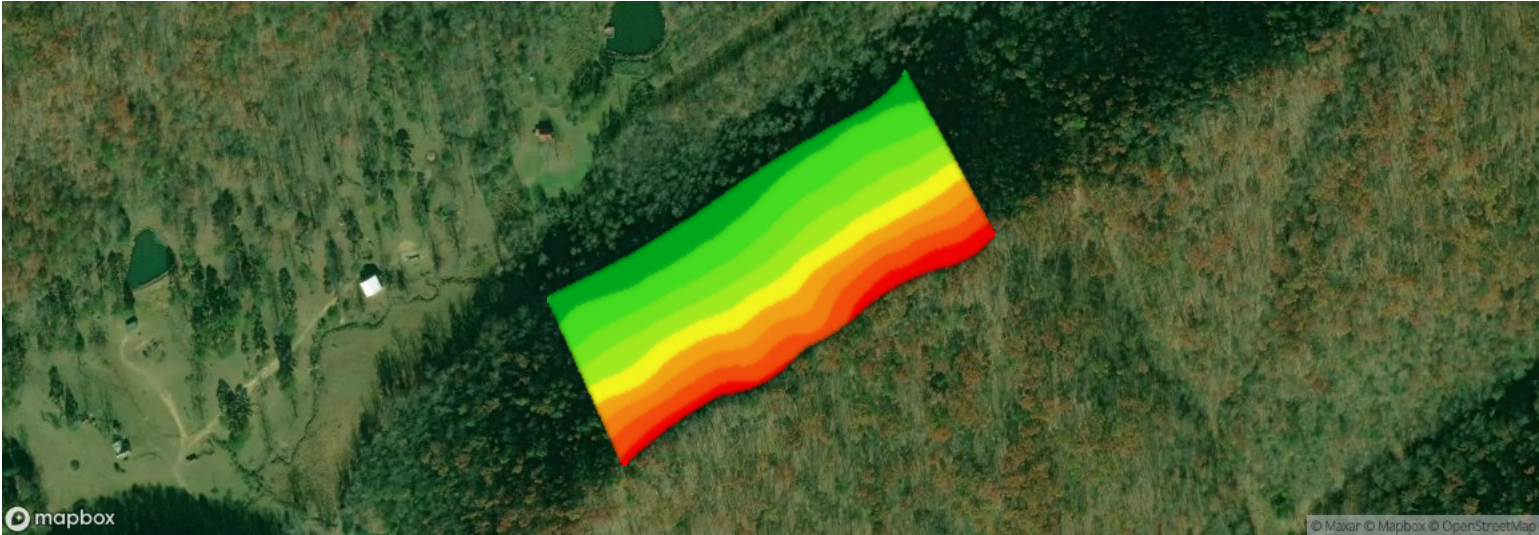
Avg. Elevation

1,825.47 ft

	ELEVATION RANGE	ACRES	PERCENT AREA
	2,455.31 ft - 2,614.15 ft	18.99	5.28%
	2,296.47 ft - 2,455.31 ft	38.05	10.58%
	2,137.63 ft - 2,296.47 ft	38.41	10.68%
	1,978.80 ft - 2,137.63 ft	41.46	11.53%
	1,819.96 ft - 1,978.80 ft	42.61	11.85%
	1,661.12 ft - 1,819.96 ft	38.80	10.79%
	1,502.29 ft - 1,661.12 ft	41.61	11.57%
	1,343.45 ft - 1,502.29 ft	46.39	12.9%
	1,184.61 ft - 1,343.45 ft	53.33	14.83%



4 fields, 588 acres in Hawkins County, TN












Field 2

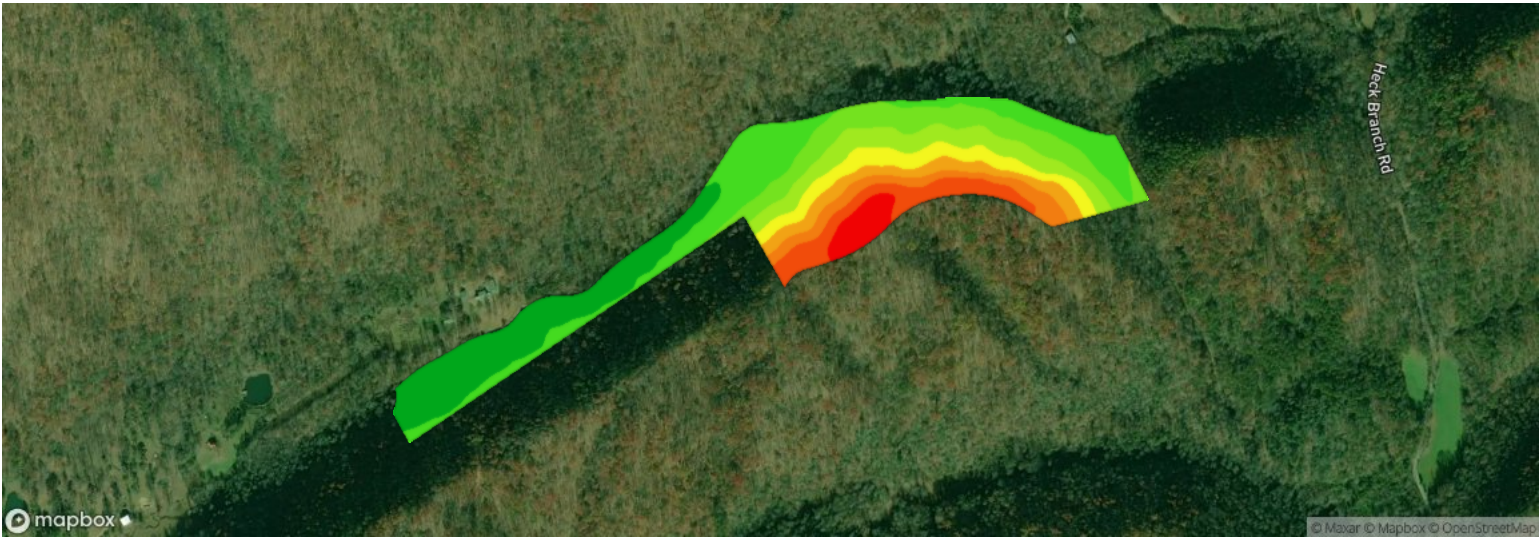
10 ac.

Avg. Elevation

1,308.97 ft

	ELEVATION RANGE	ACRES	PERCENT AREA
	1,448.88 ft - 1,483.25 ft	0.59	6.14%
	1,414.52 ft - 1,448.88 ft	0.94	9.84%
	1,380.15 ft - 1,414.52 ft	0.89	9.26%
	1,345.79 ft - 1,380.15 ft	0.91	9.46%
	1,311.42 ft - 1,345.79 ft	1.06	10.99%
	1,277.05 ft - 1,311.42 ft	1.16	12.12%
	1,242.69 ft - 1,277.05 ft	1.23	12.86%
	1,208.32 ft - 1,242.69 ft	1.55	16.09%
	1,173.95 ft - 1,208.32 ft	1.27	13.25%

4 fields, 588 acres in Hawkins County, TN












Field 3

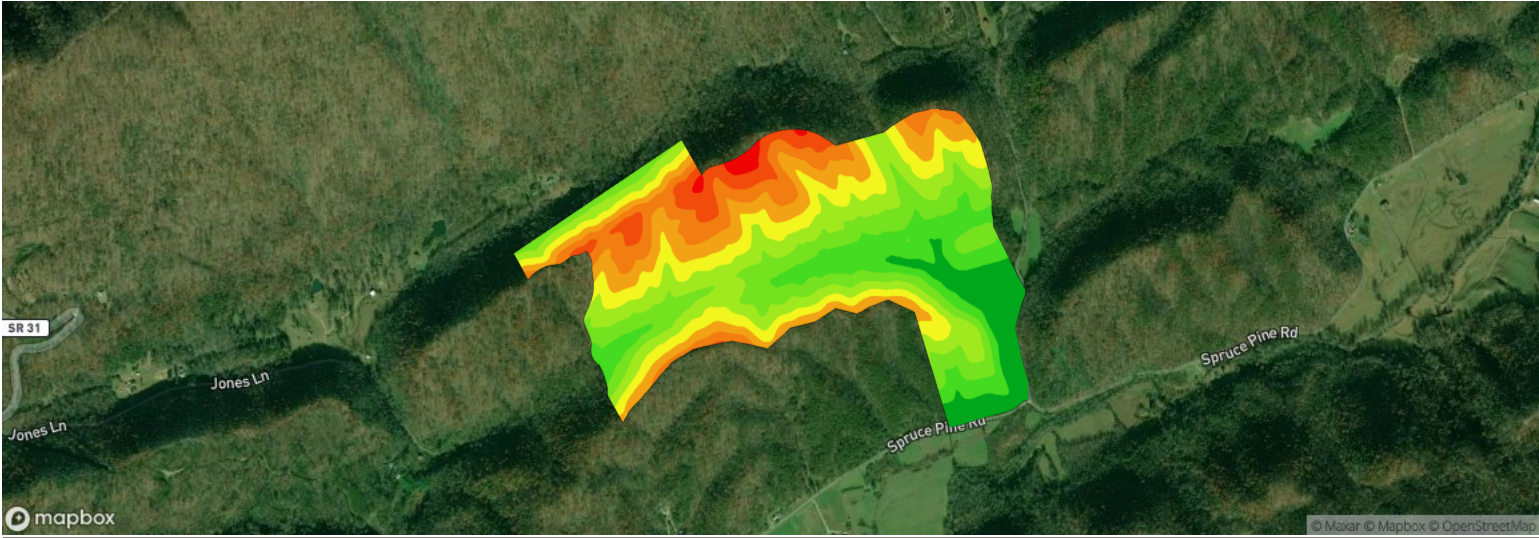
32 ac.

Avg. Elevation

1,319.21 ft

	ELEVATION RANGE	ACRES	PERCENT AREA
	1,521.51 ft - 1,563.49 ft	1.20	3.81%
	1,479.53 ft - 1,521.51 ft	2.44	7.74%
	1,437.55 ft - 1,479.53 ft	1.85	5.87%
	1,395.56 ft - 1,437.55 ft	2.02	6.38%
	1,353.58 ft - 1,395.56 ft	2.62	8.29%
	1,311.60 ft - 1,353.58 ft	3.42	10.84%
	1,269.62 ft - 1,311.60 ft	4.66	14.74%
	1,227.64 ft - 1,269.62 ft	7.01	22.18%
	1,185.66 ft - 1,227.64 ft	6.36	20.15%

4 fields, 588 acres in Hawkins County, TN












Field 4

187 ac.

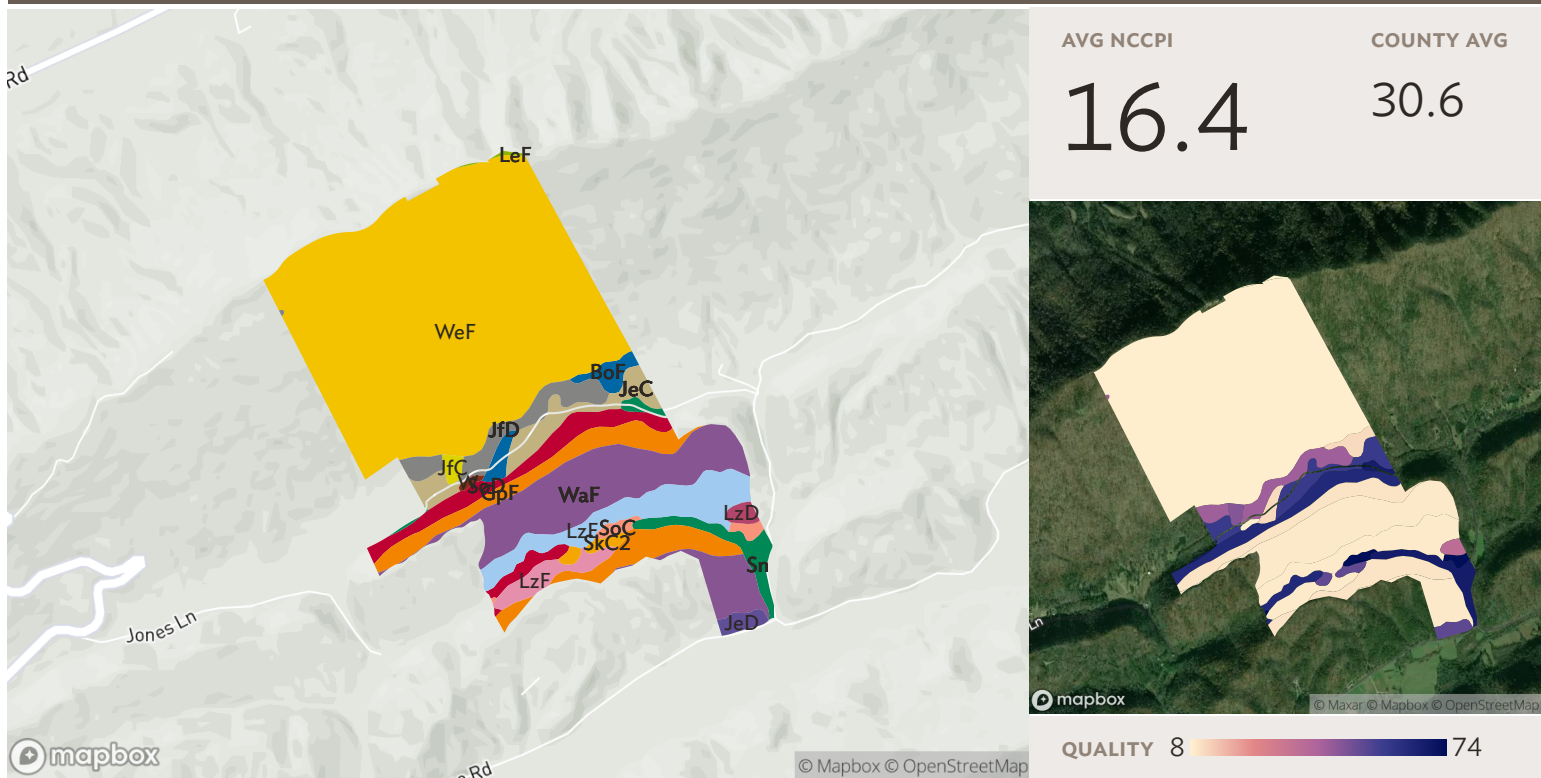
Avg. Elevation

1,306.54 ft

	ELEVATION RANGE	ACRES	PERCENT AREA
	1,511.31 ft - 1,559.94 ft	1.79	0.96%
	1,462.69 ft - 1,511.31 ft	8.90	4.76%
	1,414.06 ft - 1,462.69 ft	18.12	9.69%
	1,365.43 ft - 1,414.06 ft	25.71	13.75%
	1,316.81 ft - 1,365.43 ft	28.16	15.06%
	1,268.18 ft - 1,316.81 ft	34.57	18.49%
	1,219.55 ft - 1,268.18 ft	31.54	16.87%
	1,170.92 ft - 1,219.55 ft	22.64	12.11%
	1,122.30 ft - 1,170.92 ft	15.54	8.31%



## 4 fields, 588 acres in Hawkins County, TN



## All fields

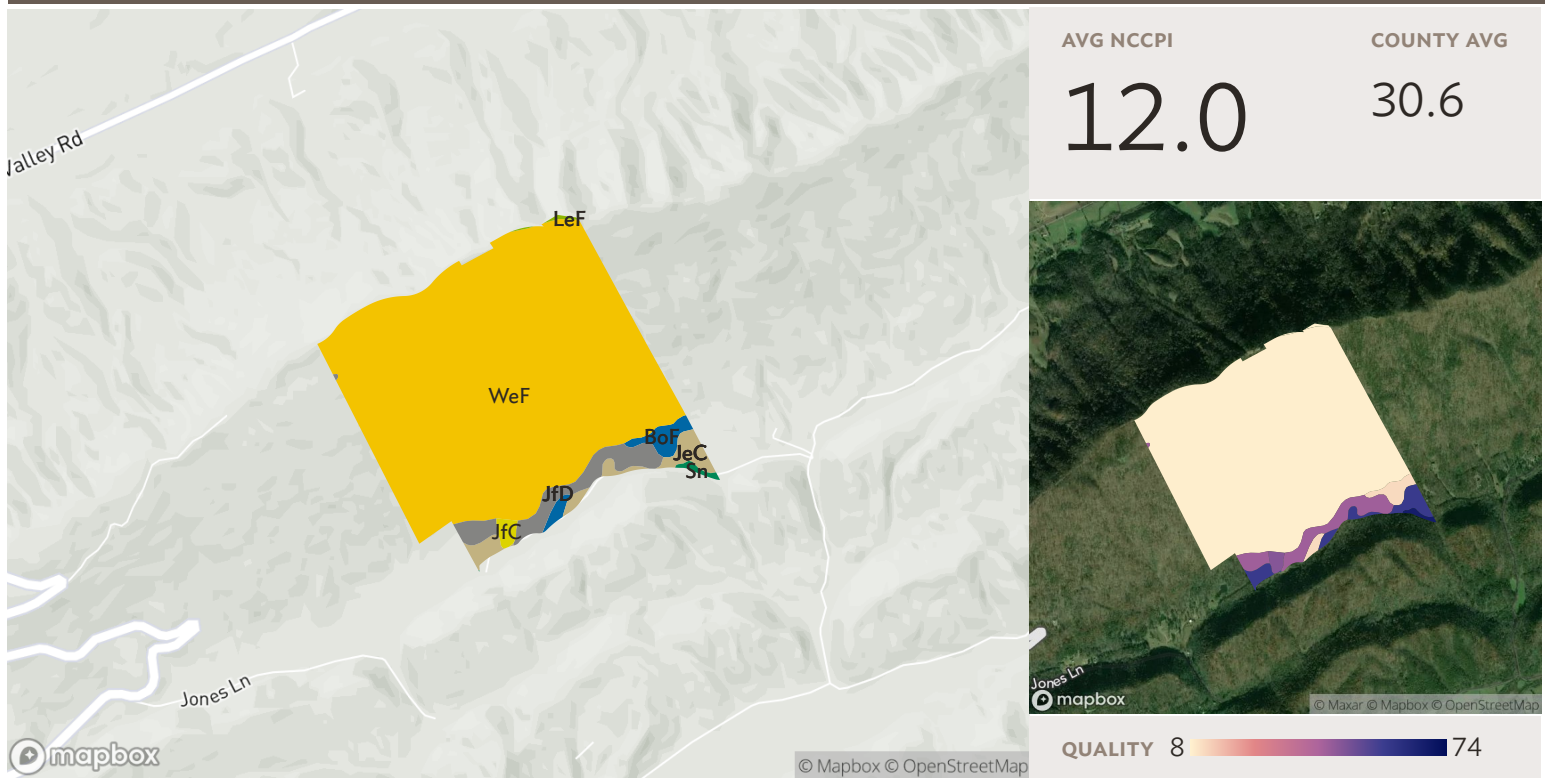
Source: NRCS Soil Survey

588 ac.

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
■ WeF	Wallen-Rock outcrop complex, 25 to 60 percent slopes	320.79	54.6%	7	8.4
■ WaF	Wallen gravelly loam, 25 to 60 percent slopes	78.38	13.3%	7	9.2
■ GpF	Gilpin silt loam, 25 to 50 percent slopes	44.50	7.6%	7	9.9
■ LzE	Litz shaly silt loam, 20 to 35 percent slopes (sil)	33.13	5.6%	6	9.0
■ SoD	Shouns silt loam, 12 to 25 percent slopes	26.54	4.5%	4	64.2
■ JeC	Jefferson loam, 5 to 12 percent slopes, warm	18.51	3.1%	3	58.3
■ JfD	Jefferson cobbly loam, 12 to 20 percent slopes, warm	17.68	3.0%	6	43.0
■ Sn	Sewanee loam	13.04	2.2%	2	68.2
■ LzF	Litz shaly silt loam, 35 to 60 percent slopes (sil)	9.78	1.7%	7	9.0

4 fields, 588 acres in Hawkins County, TN						
■	BoF	Bouldin cobbly loam, 20 to 60 percent slopes	8.35	1.4%	7	11.5
■	SoC	Shouns silt loam, 3 to 12 percent slopes	4.11	0.7%	3	75.0
■	JeD	Jefferson loam, 12 to 20 percent slopes, warm	3.68	0.6%	4	52.5
■	SkC2	Sequoia silt loam, 3 to 12 percent slopes, eroded	3.23	0.5%	4	51.9
■	LzD	Litz shaly silt loam, 8 to 20 percent slopes (sil)	2.54	0.4%	3	36.6
■	JfC	Jefferson cobbly loam, 5 to 12 percent slopes, warm	2.19	0.4%	4	46.8
■	W	Water	0.81	0.1%		N/A
■	LeF	Lehew channery loam, 25 to 60 percent slopes	0.53	0.1%	7	5.0
			<b>586.96</b>	<b>99.9%</b>		<b>16.4</b>

4 fields, 588 acres in Hawkins County, TN



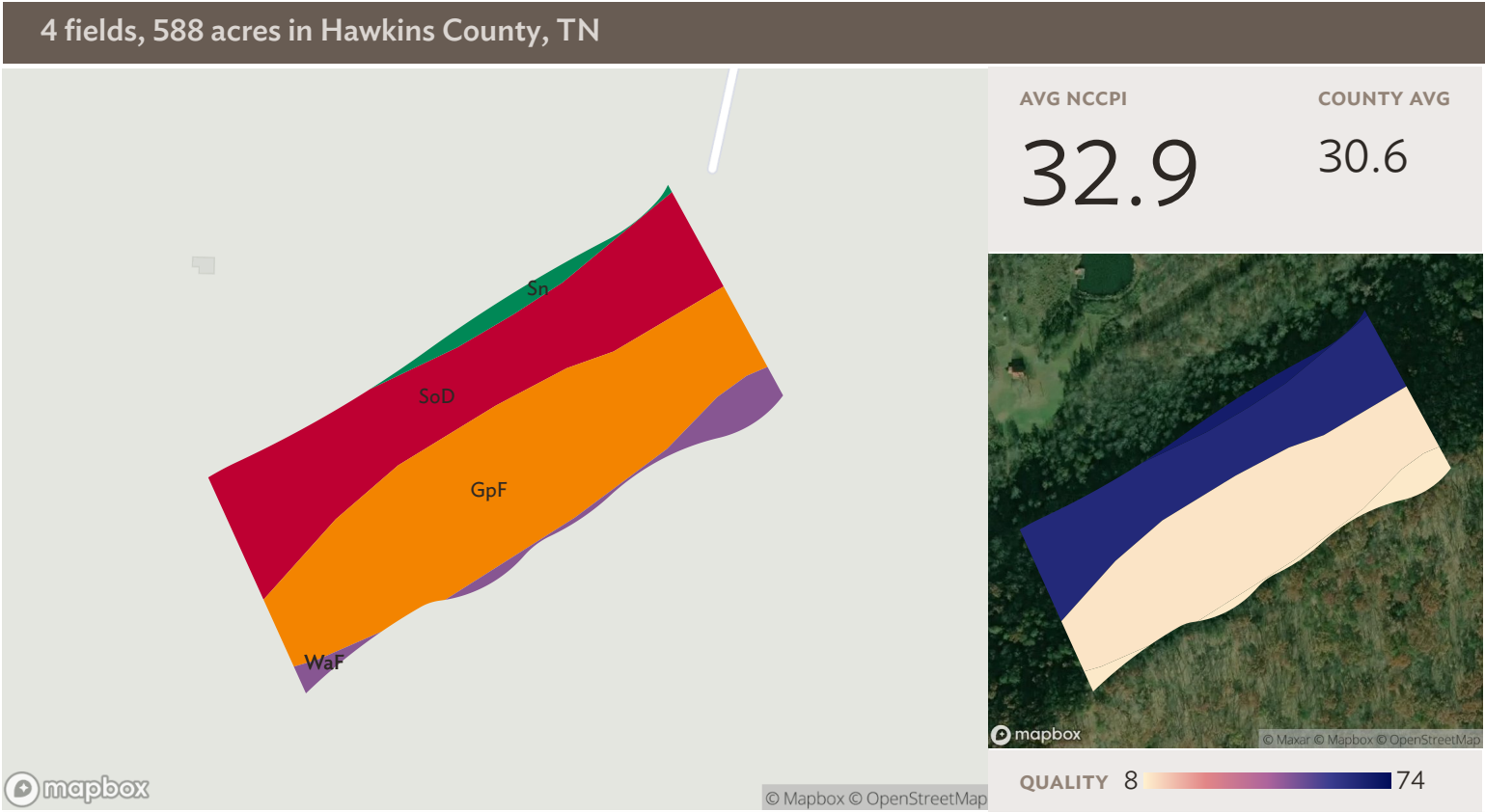
## Field 1

Source: NRCS Soil Survey

360 ac.

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
■ WeF	Wallen-Rock outcrop complex, 25 to 60 percent slopes	320.79	89.2%	7	8.4
■ JfD	Jefferson cobbly loam, 12 to 20 percent slopes, warm	17.37	4.8%	6	43.0
■ JeC	Jefferson loam, 5 to 12 percent slopes, warm	10.82	3.0%	3	58.3
■ BoF	Bouldin cobbly loam, 20 to 60 percent slopes	6.81	1.9%	7	11.5
■ JfC	Jefferson cobbly loam, 5 to 12 percent slopes, warm	2.19	0.6%	4	46.8
■ Sn	Sewanee loam	1.09	0.3%	2	68.2
■ LeF	Lehew channery loam, 25 to 60 percent slopes	0.53	0.1%	7	5.0
		359.60			12.0





Field 2

10 ac.

Source: NRCS Soil Survey

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
GpF	Gilpin silt loam, 25 to 50 percent slopes	5.05	52.6%	7	9.9
SoD	Shouns silt loam, 12 to 25 percent slopes	3.78	39.3%	4	64.2
WaF	Wallen gravelly loam, 25 to 60 percent slopes	0.49	5.2%	7	9.2
Sn	Sewanee loam	0.28	2.9%	2	68.2
9.60					32.9

4 fields, 588 acres in Hawkins County, TN



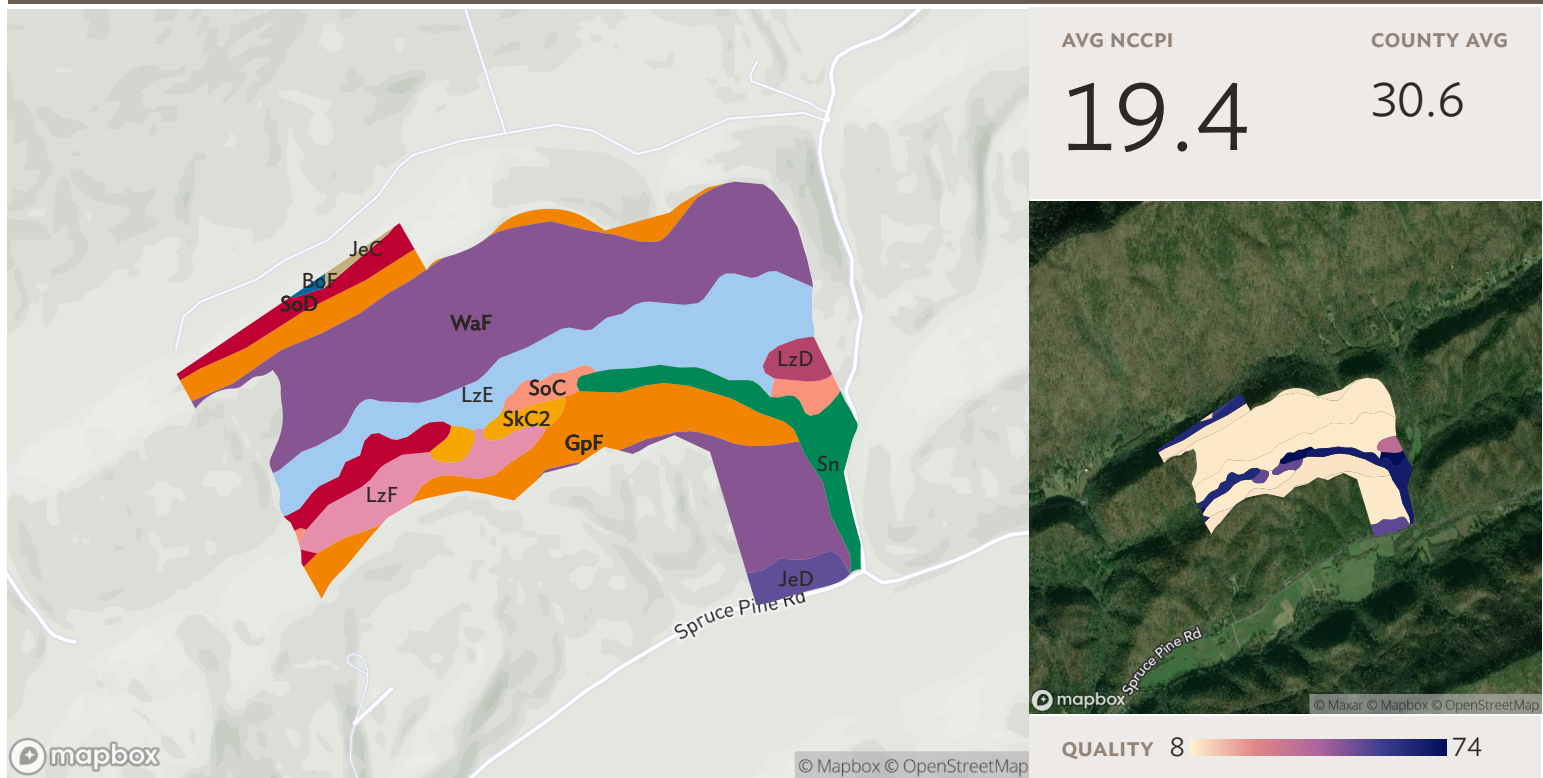
# Field 3

Source: NRCS Soil Survey

32 ac.

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
SoD	Shouns silt loam, 12 to 25 percent slopes	12.38	39.2%	4	64.2
GpF	Gilpin silt loam, 25 to 50 percent slopes	9.28	29.4%	7	9.9
JeC	Jefferson loam, 5 to 12 percent slopes, warm	7.07	22.4%	3	58.3
BoF	Bouldin cobbly loam, 20 to 60 percent slopes	1.22	3.9%	7	11.5
W	Water	0.81	2.6%		N/A
Sn	Sewanee loam	0.43	1.3%	2	68.2
JfD	Jefferson cobbly loam, 12 to 20 percent slopes, warm	0.30	1.0%	6	43.0
WaF	Wallen gravelly loam, 25 to 60 percent slopes	0.11	0.3%	7	9.2
		30.78	97.4%		44.0

4 fields, 588 acres in Hawkins County, TN






## Field 4

Source: NRCS Soil Survey

187 ac.

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
WaF	Wallen gravelly loam, 25 to 60 percent slopes	77.78	41.6%	7	9.2
LzE	Litz shaly silt loam, 20 to 35 percent slopes (sil)	33.13	17.7%	6	9.0
GpF	Gilpin silt loam, 25 to 50 percent slopes	30.17	16.1%	7	9.9
Sn	Sewanee loam	11.25	6.0%	2	68.2
SoD	Shouns silt loam, 12 to 25 percent slopes	10.38	5.6%	4	64.2
LzF	Litz shaly silt loam, 35 to 60 percent slopes (sil)	9.78	5.2%	7	9.0
SoC	Shouns silt loam, 3 to 12 percent slopes	4.11	2.2%	3	75.0
JeD	Jefferson loam, 12 to 20 percent slopes, warm	3.68	2.0%	4	52.5
SkC2	Sequoia silt loam, 3 to 12 percent slopes, eroded	3.23	1.7%	4	51.9



4 fields, 588 acres in Hawkins County, TN						
	LzD	Litz shaly silt loam, 8 to 20 percent slopes (sil)	2.54	1.4%	3	36.6
	JeC	Jefferson loam, 5 to 12 percent slopes, warm	0.62	0.3%	3	58.3
	BoF	Bouldin cobbly loam, 20 to 60 percent slopes	0.31	0.2%	7	11.5
			186.97	19.4		

4 fields, 588 acres in Hawkins 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.

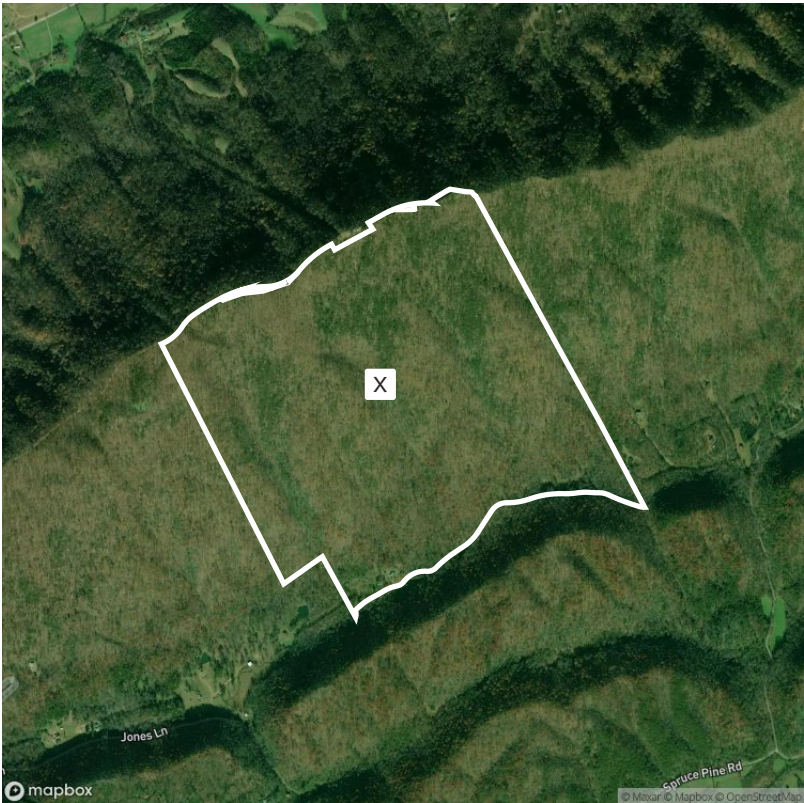
Source: FEMA National Flood Hazard Layer

All fields

588 ac.

FLOOD ZONE	FLOOD RISK*	FLOOD ZONE SUBTYPE	ACRES	PERCENTAGE OF FIELD
<div><div></div>X</div>	MINIMAL	AREA OF MINIMAL FLOOD HAZARD	588.34	100.1%
			588.34	

4 fields, 588 acres in Hawkins 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

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Source: FEMA National Flood Hazard Layer

Field 1

360 ac.

FLOOD ZONE	FLOOD RISK*	FLOOD ZONE SUBTYPE	ACRES	PERCENTAGE OF FIELD
<div></div> X	MINIMAL	AREA OF MINIMAL FLOOD HAZARD	360.18	100.2%
			360.18	



4 fields, 588 acres in Hawkins 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

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Source: FEMA National Flood Hazard Layer

Field 2

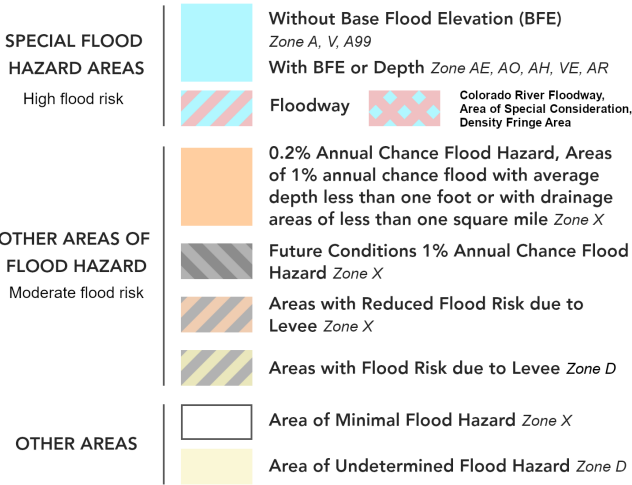
10 ac.

FLOOD ZONE	FLOOD RISK*	FLOOD ZONE SUBTYPE	ACRES	PERCENTAGE OF FIELD
<div><div></div>X</div>	MINIMAL	AREA OF MINIMAL FLOOD HAZARD	9.60	100.0%
			9.60	

4 fields, 588 acres in Hawkins County, TN



Legend



SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

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Source: FEMA National Flood Hazard Layer

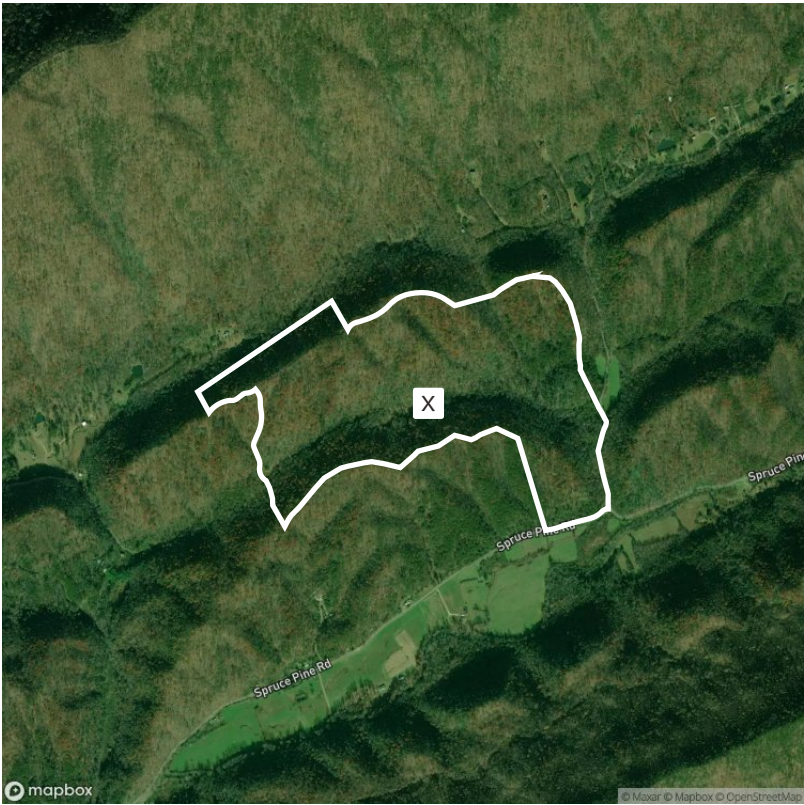
Field 3

32 ac.

FLOOD ZONE	FLOOD RISK*	FLOOD ZONE SUBTYPE	ACRES	PERCENTAGE OF FIELD
<div></div> X	MINIMAL	AREA OF MINIMAL FLOOD HAZARD	31.59	100.0%
			31.59	



4 fields, 588 acres in Hawkins 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

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Source: FEMA National Flood Hazard Layer

Field 4

187 ac.

FLOOD ZONE	FLOOD RISK*	FLOOD ZONE SUBTYPE	ACRES	PERCENTAGE OF FIELD
<div><div></div>X</div>	MINIMAL	AREA OF MINIMAL FLOOD HAZARD	186.97	100.0%
			186.97	



4 fields, 588 acres in Hawkins County, TN

All fields

588 ac.



20242023202220212020

Forest	85.4%	91.8%	91.9%	92.2%	92.5%
Non-Cropland	7.6%	0.1%	7.4%	7.3%	7.3%
Grass/Pasture	6.9%	0.7%	0.5%	0.4%	0.2%
Developed	–	7.4%	0.1%	0.1%	–
Other	0.1%	–	–	–	–

Field 1

360 ac.



20242023202220212020

Forest	83.8%	88.2%	88.3%	88.3%	88.8%
Non-Cropland	11.2%	0.1%	10.9%	11.0%	10.8%
Developed	0.1%	11.0%	0.1%	0.1%	0.1%
Grass/Pasture	5.0%	0.7%	0.6%	0.6%	0.3%
Other	–	–	0.1%	–	–

4 fields, 588 acres in Hawkins County, TN

Field 2

10 ac.



2024 2023 2022 2021 2020

■ Forest	100.0%	98.4%	98.4%	100.0%	100.0%
■ Other	-	1.6%	1.6%	-	-

Field 3

32 ac.



2024 2023 2022 2021 2020

■ Forest	86.3%	98.8%	98.8%	98.8%	98.8%
■ Grass/Pasture	11.7%	0.1%	-	0.1%	-
■ Other	2.0%	1.1%	1.1%	1.1%	1.1%

Field 4

187 ac.







2024 2023 2022 2021 2020

■ Forest	87.7%	97.1%	97.5%	98.1%	98.1%
■ Grass/Pasture	10.1%	0.7%	0.5%	-	-
■ Other	2.2%	2.2%	2.1%	1.9%	1.9%

Source: NASS Cropland Data Layer - All Images from 2024

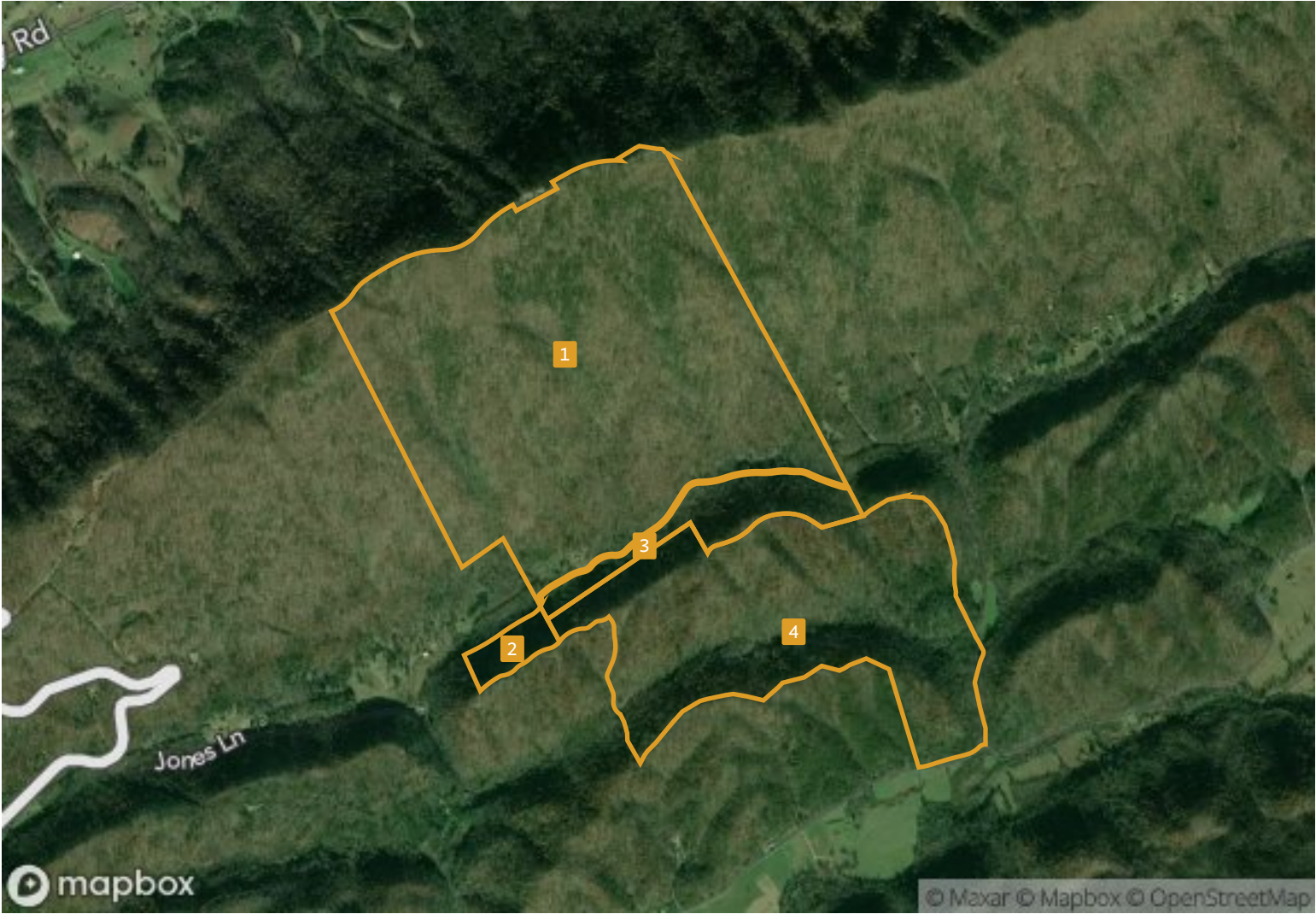
4 fields, 588 acres in Hawkins County, TN

# Hawkins County, TN

FIELD	ACRES	TAX AMOUNT	ASSESSED VALUE	LOCATION	OWNER (LAST UPDATED)	OWNER ADDRESS	LEGAL DESCRIPTION
1 	359.60	4,434.00	173,575.00	APN: 096 01700 000	BROOKS LAND MANAGEMENT LLC ()	460 PO BOX, ROGERSVILLE, TN 37857	Unknown
2 	9.60	130.00	5,100.00	APN: 096 01400 000	BROOKS LAND MANAGMENT LLC ()	460 PO BOX, ROGERSVILLE, TN 37857	Unknown
3 	31.59	4,434.00	173,575.00	APN: 096 01700 000	BROOKS LAND MANAGEMENT LLC ()	460 PO BOX, ROGERSVILLE, TN 37857	Unknown
4 	186.97	78.00	3,050.00	APN: 097 02400 000	BROOKS LAND MANAGEMENT LLC ()	460 PO BOX, ROGERSVILLE, TN 37857	HATTIE ETHEL ABSHER
587.77							



4 fields, 588 acres in Hawkins County, TN



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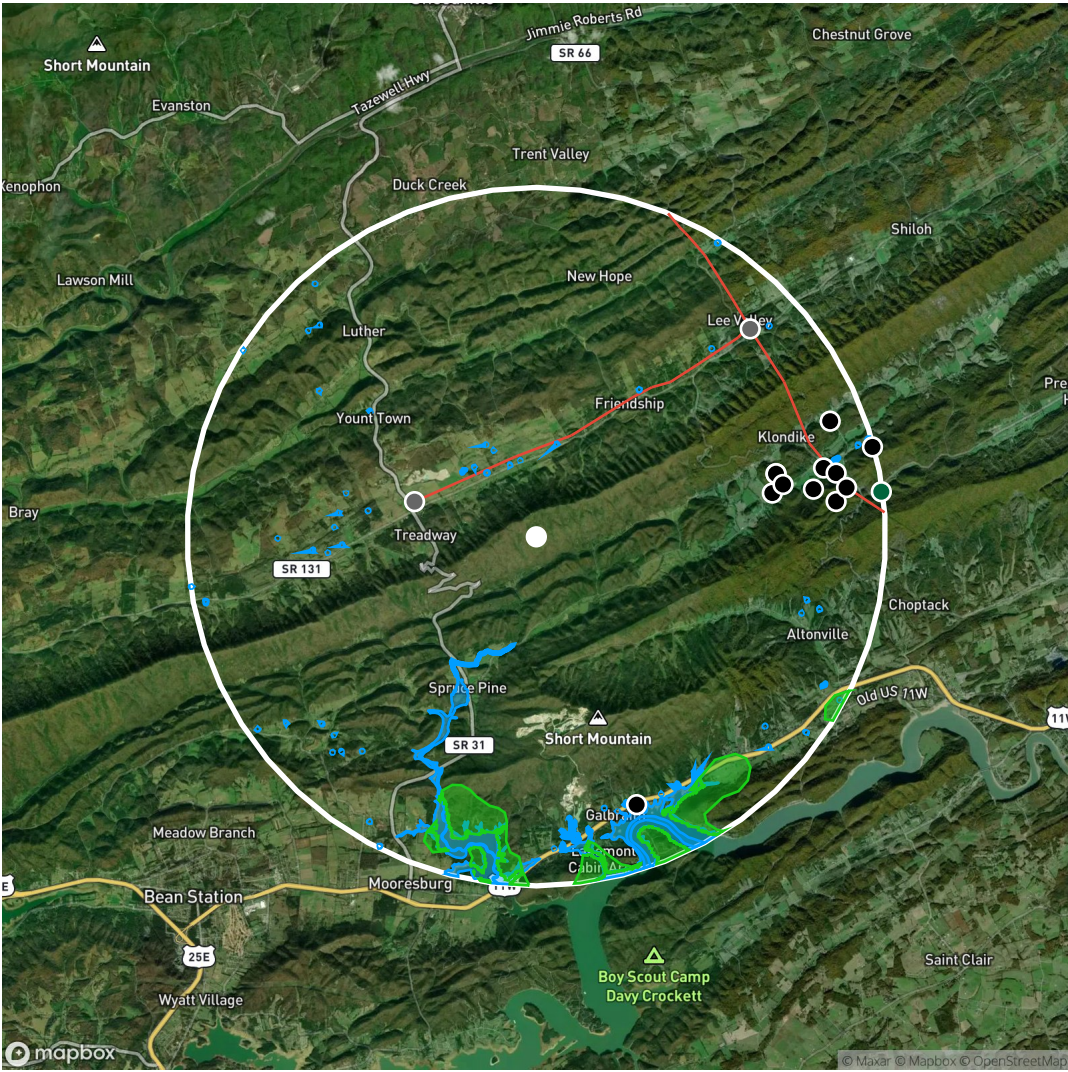
All fields

588 ac.

LOCAL DESIGNATION	EASEMENT NAME	ACRES	PERCENTAGE OF FIELD	DURATION
<input type="checkbox"/> n/a	n/a	587.77	100.0%	n/a



4 fields, 588 acres in Hawkins County, TN



Field 1 - 359.60 acres

Legend

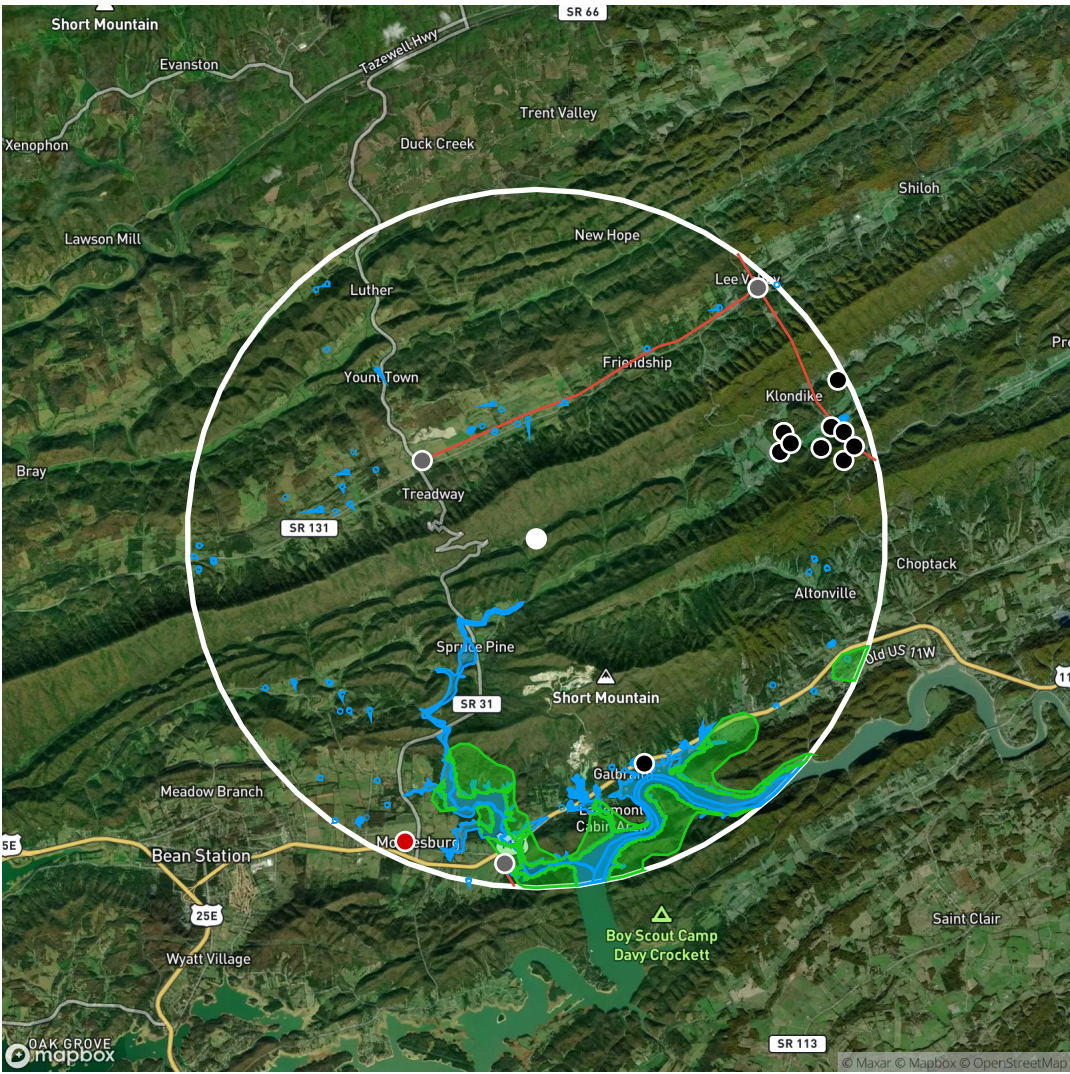
- Field Location
- Biodiesel Plant
- Ethanol Plant
- Power Plant
- Soybean Plant
- Remediation Site
- Substation
- Oil/Gas Well
- Solar Farm
- Wind Turbine
- Organic Farm
- Oil Pipeline
- Transmission Line
- Recreational Trail
- Park/Protected Area
- Water Body

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

FEATURE TYPE	TOTAL COUNT	DISTANCE TO NEAREST (MILES)
Substation	2	1.82
Oil/Gas Well	12	3.44
Transmission Line	5	1.17
Water Bodies	64	1.08
Parks/Protected Areas	2	3.72
Organic Farm	1	4.99



4 fields, 588 acres in Hawkins County, TN



Field 2 - 9.60 acres

Legend

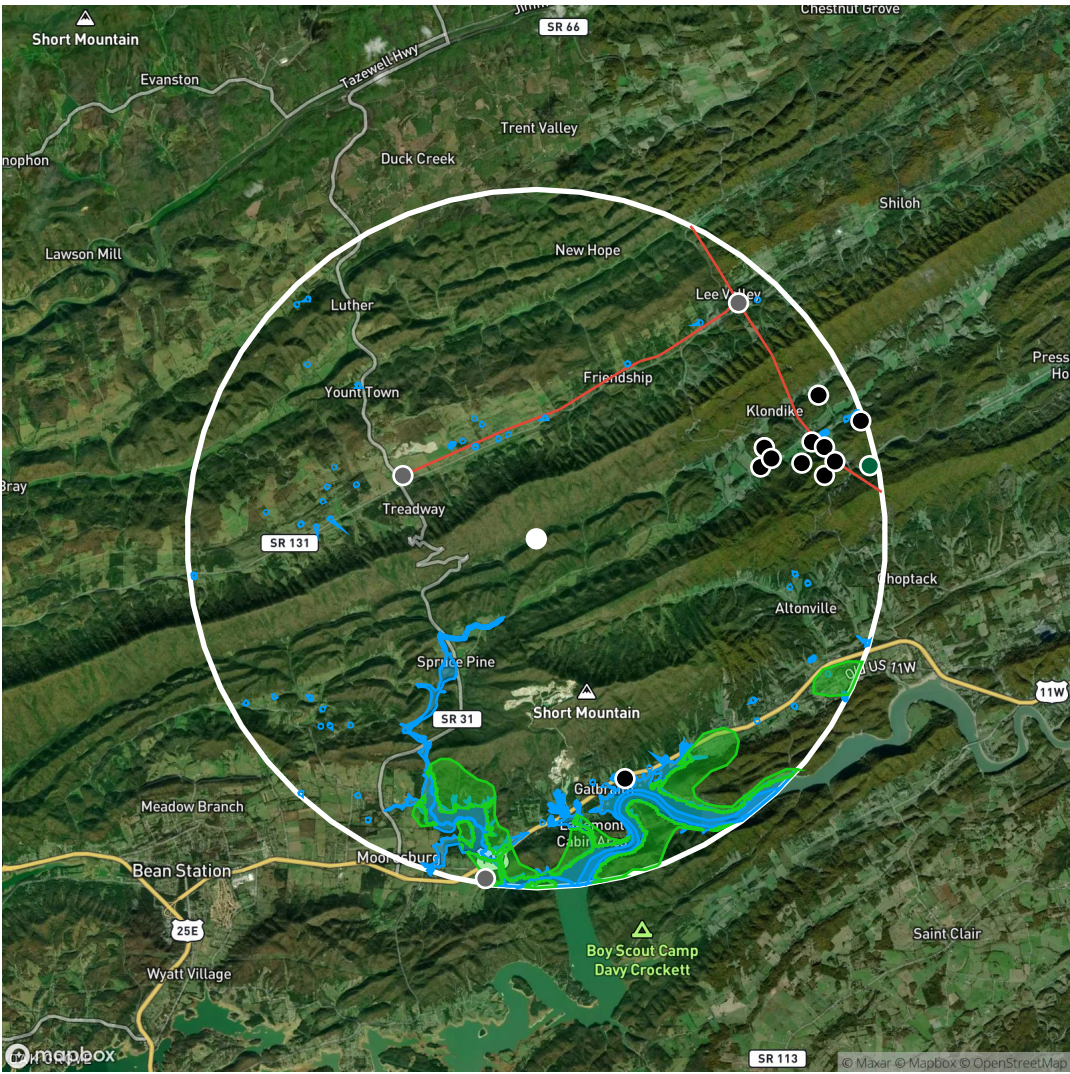
- Field Location
- Biodiesel Plant
- Ethanol Plant
- Power Plant
- Soybean Plant
- Remediation Site
- Substation
- Oil/Gas Well
- Solar Farm
- Wind Turbine
- Organic Farm
- Oil Pipeline
- Transmission Line
- Recreational Trail
- Park/Protected Area
- Water Body

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

FEATURE TYPE	TOTAL COUNT	DISTANCE TO NEAREST (MILES)
Substation	3	1.98
Oil/Gas Well	11	3.58
Transmission Line	5	1.69
Remediation Sites	1	4.73
Water Bodies	67	0.96
Parks/Protected Areas	2	3.1



4 fields, 588 acres in Hawkins County, TN



Field 3 - 31.59 acres

Legend

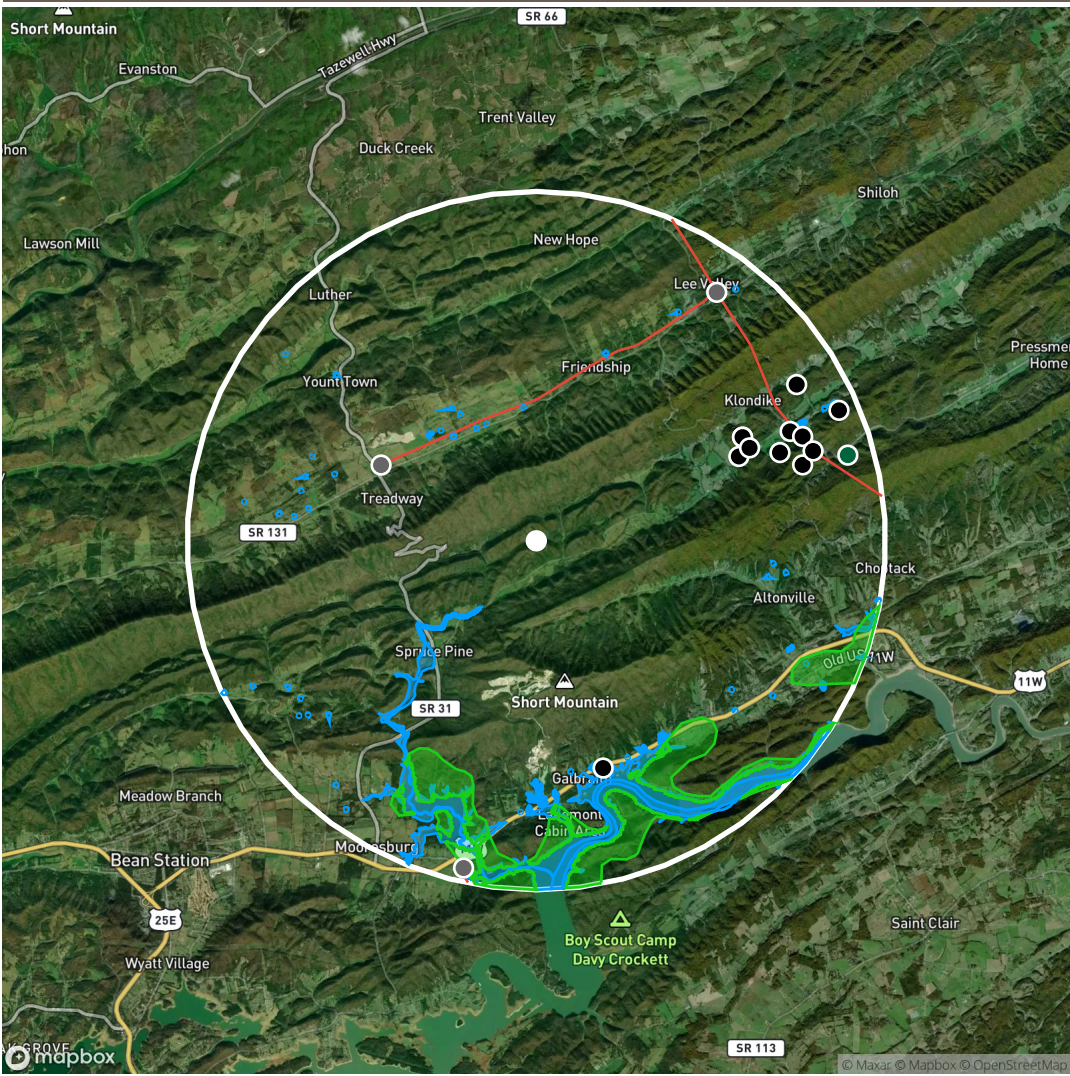
- Field Location
- Biodiesel Plant
- Ethanol Plant
- Power Plant
- Soybean Plant
- Remediation Site
- Substation
- Oil/Gas Well
- Solar Farm
- Wind Turbine
- Organic Farm
- Oil Pipeline
- Transmission Line
- Recreational Trail
- Park/Protected Area
- Water Body

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

FEATURE TYPE	TOTAL COUNT	DISTANCE TO NEAREST (MILES)
Substation	3	2.12
Oil/Gas Well	12	3.38
Transmission Line	5	1.61
Water Bodies	63	1.26
Parks/Protected Areas	2	3.39
Organic Farm	1	4.89



4 fields, 588 acres in Hawkins County, TN



Field 4 - 186.97 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)
Substation	3	2.48
Oil/Gas Well	12	3.14
Transmission Line	5	1.89
Water Bodies	60	1.27
Parks/Protected Areas	2	3.34
Organic Farm	1	4.63