

2 fields, 1 14 acres in Hawkins County, TN

COUNTY AVG (\$/AC.)

N/A

AVG

27.9

COUNTY AVG

31.8



Economic Attributes

Hawkins County is a high tax county.

Physical Attributes

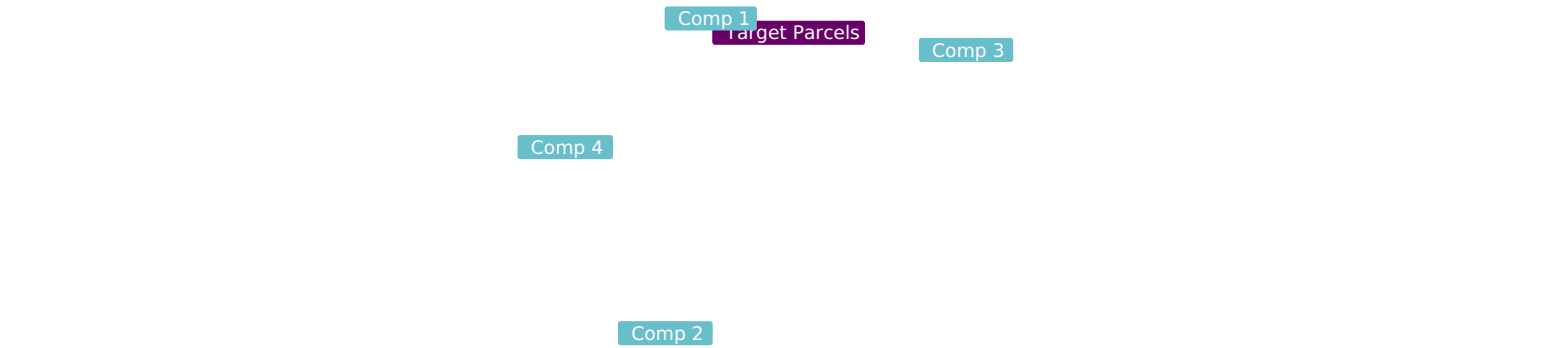
 Annual Precipitation: 43.68 inches
 Annual GDD: 3,527

Land Use

Land Use: Grass/Pasture, Non-Cropland

Field	Acres	Latitude Longitude	Slope	2025 Crops	Avg NCCPI	County Avg (\$/ ac.)
1 	112.72	36.38671 -82.83792	23.52%	97% Forest, 3% Other	27.6	N/A
2 	1.04	36.38904 -82.84108	4.48%	66% Grass/Pasture, 34% Non-Cropland, 0% Forest	68.2	N/A
113.77			23.34%		27.9	N/A

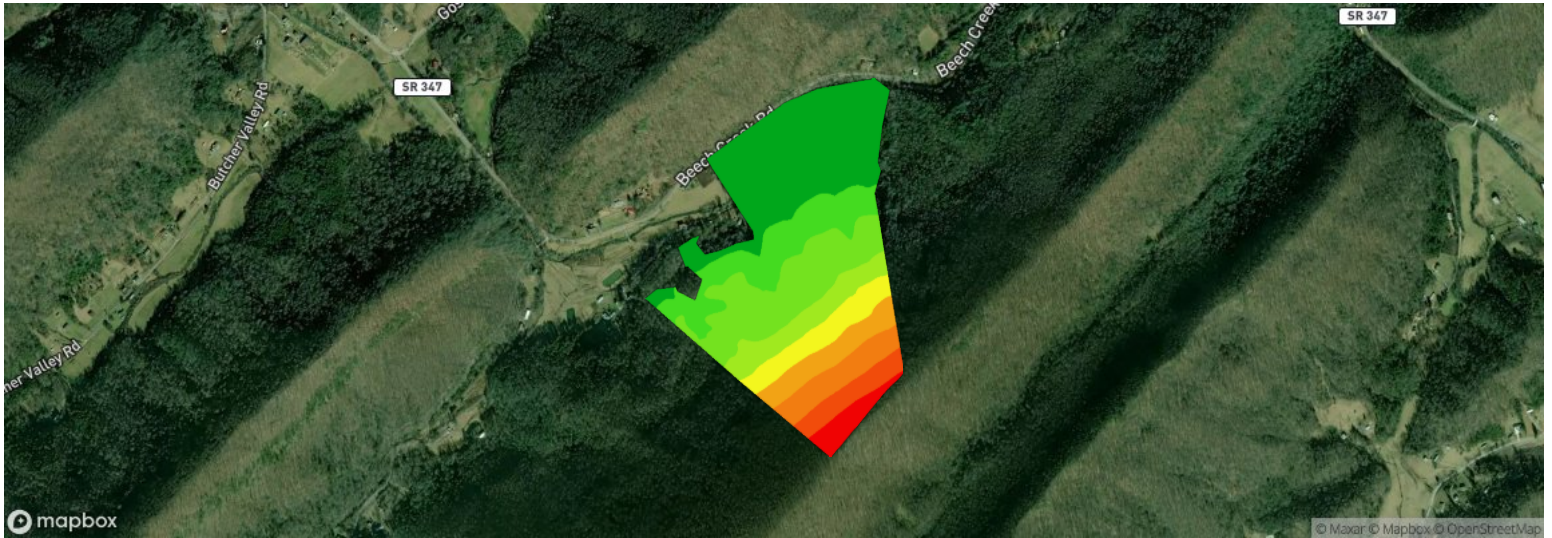
2 fields, 1 14 acres in Hawkins County, TN



	Comp 1	Comp 2	Comp 3	Comp 4	Comp Avgs	Target Parcels
Boundary						
County	Hawkins, TN	Greene, TN	Hawkins, TN	Hawkins, TN		Hawkins County, TN
Sale Price	\$175,000	\$84,645	\$51,000	\$220,000	\$117,322	
\$/AC. Price	\$6,951/ac.	\$1,255/ac.	\$1,049/ac.	\$5,682/ac.	\$2,949/ac.	
Sale Date	07/07/26	08/12/26	05/19/26	06/26/26		
Sale Condition	Market	Market	Market	Market		
Purchase Condition	Cash Purchase	Mortgage	Cash Purchase	Mortgage		
Distance (Mi.)	1.13	4.65	2.55	3.59	2.98	
Acres	25.18	67.42	48.62	38.72	44.98	113.77
Top Crop	None	None	None	None		Forest, Grass/Pasture
NCCPI	13.8	46.6	15.4	12.0	26.1	27.9
\$/NCCPI	\$502	\$27	\$68	\$475	\$201	
Tillable %	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%

* Estimated Price Per Acre from AcreValue model.

2 fields, 114 acres in Hawkins County, TN



Field 1
113 ac.

Avg. Elevation
1,404.78 ft

	Elevation Range	Acres	Percent Area
	1,886.82 ft - 1,977.89 ft	3.83	3.4%
	1,795.75 ft - 1,886.82 ft	5.05	4.48%
	1,704.68 ft - 1,795.75 ft	6.86	6.09%
	1,613.61 ft - 1,704.68 ft	7.01	6.22%
	1,522.54 ft - 1,613.61 ft	7.64	6.78%
	1,431.47 ft - 1,522.54 ft	8.27	7.34%
	1,340.40 ft - 1,431.47 ft	20.57	18.25%
	1,249.33 ft - 1,340.40 ft	16.49	14.63%
	1,158.26 ft - 1,249.33 ft	36.97	32.8%

2 fields, 114 acres in Hawkins County, TN



Field 2
1 ac.

Avg. Elevation
1,162.42 ft

	Elevation Range	Acres	Percent Area
	1,166.78 ft - 1,167.56 ft	0.01	1.38%
	1,166.00 ft - 1,166.78 ft	0.02	2.24%
	1,165.22 ft - 1,166.00 ft	0.03	2.75%
	1,164.44 ft - 1,165.22 ft	0.04	3.36%
	1,163.66 ft - 1,164.44 ft	0.05	4.33%
	1,162.88 ft - 1,163.66 ft	0.07	6.62%
	1,162.10 ft - 1,162.88 ft	0.34	32.45%
	1,161.32 ft - 1,162.10 ft	0.29	27.61%
	1,160.54 ft - 1,161.32 ft	0.20	19.26%

2 fields, 114 acres in Hawkins County, TN



Source: Harmonized Landsat and Sentinel-2

Field 1
113 ac.

Avg NDVI
90.77

Date
07/03/2026

	NDVI Range	Acres	Percent Area
	83.14 - 84.12	0.10	0.09%
	84.12 - 85.09	0.16	0.14%
	85.09 - 86.06	0.21	0.19%
	86.06 - 87.04	0.51	0.45%
	87.04 - 88.01	1.72	1.53%
	88.01 - 88.98	4.91	4.36%
	88.98 - 89.96	8.54	7.58%
	89.96 - 90.93	29.08	25.8%
	90.93 - 91.90	67.46	59.85%

2 fields, 114 acres in Hawkins County, TN



Source: Harmonized Landsat and Sentinel-2

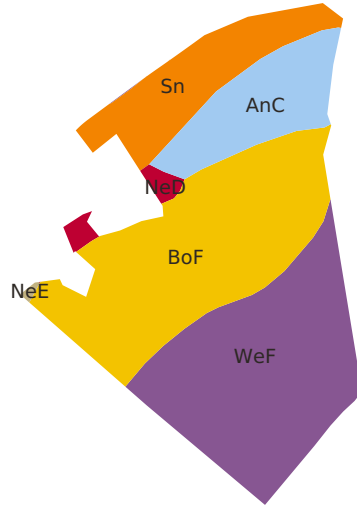
Field 2
1 ac.

Avg NDVI
85.87

Date
07/03/2026

	NDVI Range	Acres	Percent Area
	80.63 - 81.57	0.04	4.06%
	81.57 - 82.52	0.06	5.68%
	82.52 - 83.46	0.07	6.85%
	83.46 - 84.41	0.09	8.16%
	84.41 - 85.35	0.11	10.14%
	85.35 - 86.29	0.17	16.42%
	86.29 - 87.24	0.19	18.25%
	87.24 - 88.18	0.17	15.87%
	88.18 - 89.13	0.15	14.58%

2 fields, 1 14 acres in Hawkins County, TN

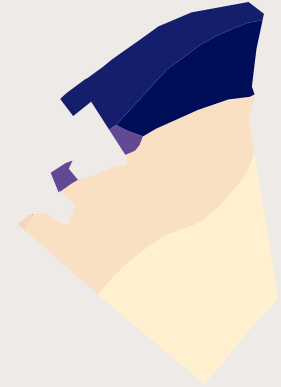


Avg NCCPI

27.9

County Avg

31.8



Quality 9

74

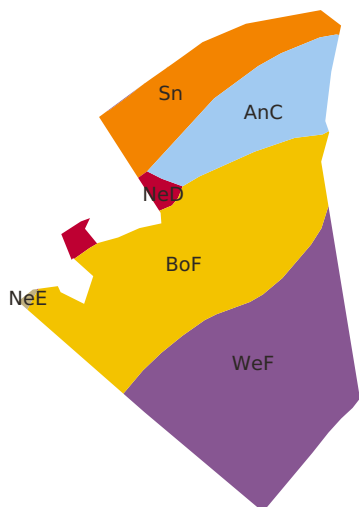
Source: NRCS Soil Survey

All fields

114 ac.

Soil Code	Soil Description	Acres	Percentage of Field	Soil Class	NCCPI
BoF	Bouldin cobbly loam, 20 to 60 percent slopes	41.18	36.2%	7	11.5
WeF	Wallen-Rock outcrop complex, 25 to 60 percent slopes	39.70	34.9%	7	8.4
Sn	Sewanee loam	15.67	13.8%	2	68.2
AnC	Allen loam, 5 to 12 percent slopes	15.08	13.3%	3	79.4
NeD	Nella cobbly loam, 12 to 20 percent slopes	1.95	1.7%	6	52.4
NeE	Nella cobbly loam, 20 to 45 percent slopes	0.19	0.2%	7	13.3
113.77					27.9

2 fields, 1 14 acres in Hawkins County, TN

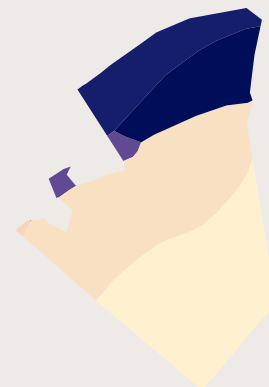


Avg NCCPI

27.6

County Avg

31.8



Quality 9

74

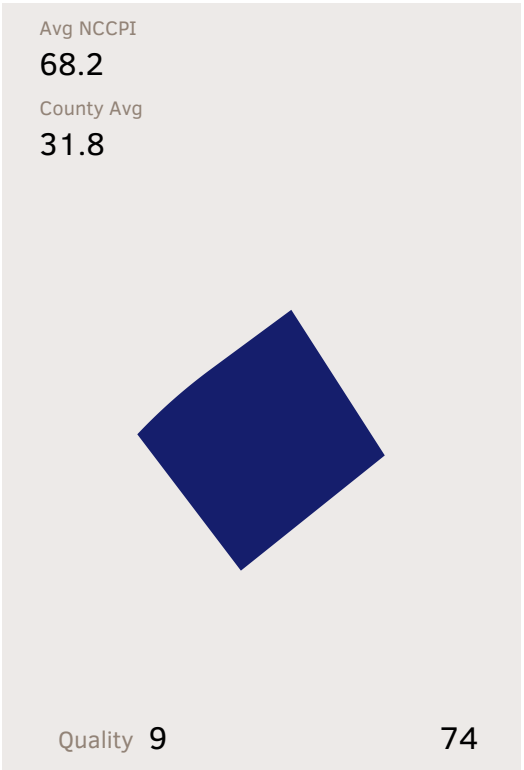
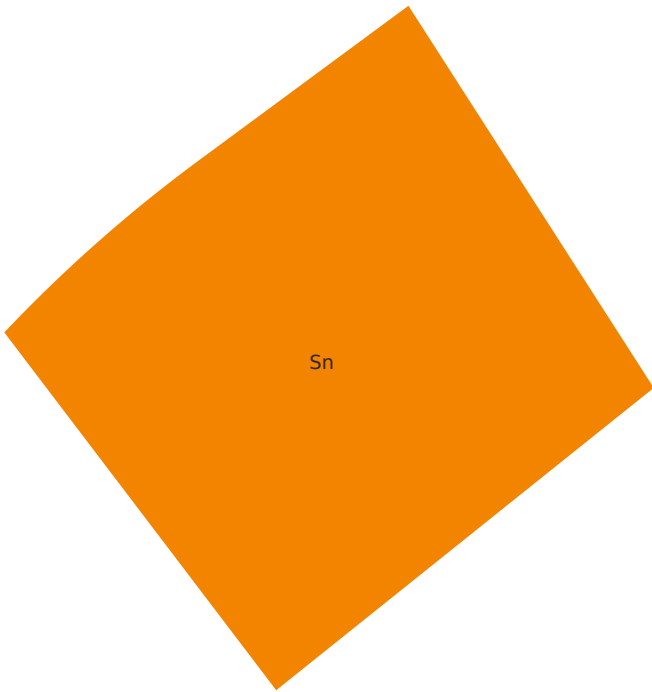
Source: NRCS Soil Survey

Field 1

113 ac.

Soil Code	Soil Description	Acres	Percentage of Field	Soil Class	NCCPI
 BoF	Bouldin cobbly loam, 20 to 60 percent slopes	41.18	36.5%	7	11.5
 WeF	Wallen-Rock outcrop complex, 25 to 60 percent slopes	39.70	35.2%	7	8.4
 AnC	Allen loam, 5 to 12 percent slopes	15.08	13.4%	3	79.4
 Sn	Sewanee loam	14.62	13.0%	2	68.2
 NeD	Nella cobbly loam, 12 to 20 percent slopes	1.95	1.7%	6	52.4
 NeE	Nella cobbly loam, 20 to 45 percent slopes	0.19	0.2%	7	13.3
112.72					27.6

2 fields, 1 14 acres in Hawkins County, TN



Source: NRCS Soil Survey

Field 2
1 ac.

	Soil Code	Soil Description	Acres	Percentage of Field	Soil Class	NCCPI
	Sn	Sewanee loam	1.04	100.0%	2	68.2
			1.04			68.2

2 fields, 1 14 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



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 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

114 ac.

	Flood Zone	Flood Risk*	Flood Zone Subtype	Acres	Percentage of Field
	X	MINIMAL	AREA OF MINIMAL FLOOD HAZARD	113.77	100.0%
				113.77	

2 fields, 1 14 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

Other Areas of Flood Hazard

Moderate flood risk

Other Areas

Floodway

Colorado River Floodway, Area of Special Consideration, Density Fringe Area

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

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 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
113 ac.

	Flood Zone	Flood Risk*	Flood Zone Subtype	Acres	Percentage of Field
	X	MINIMAL	AREA OF MINIMAL FLOOD HAZARD	112.72	100.0%
				112.72	

2 fields, 1 14 acres in Hawkins County, TN

Legend

SPECIAL FLOOD HAZARD AREAS

High flood risk

OTHER AREAS OF FLOOD HAZARD

Moderate flood risk

OTHER AREAS

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

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

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 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

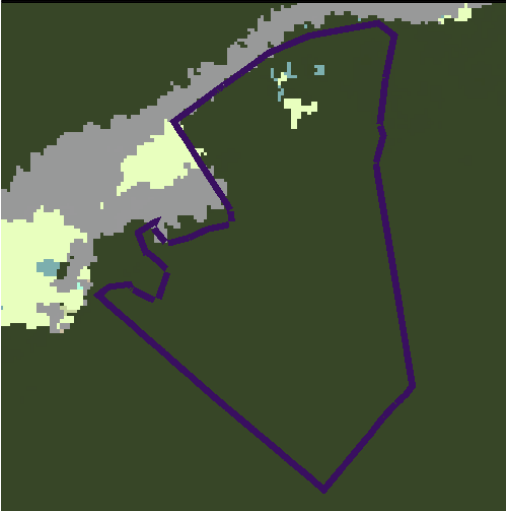
Field 2

1 ac.

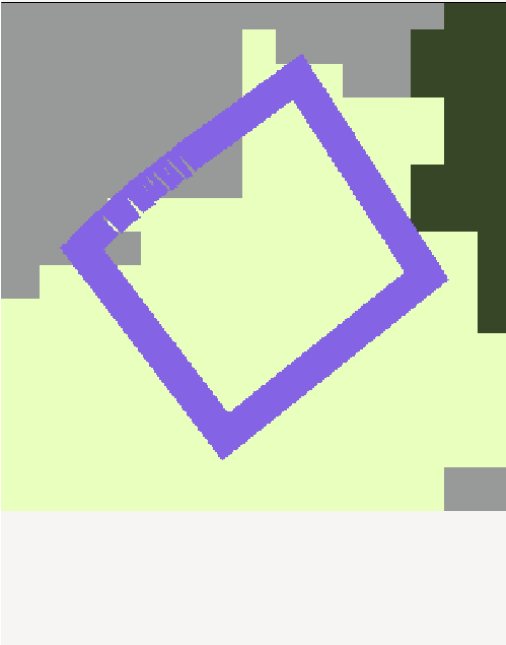
	Flood Zone	Flood Risk*	Flood Zone Subtype	Acres	Percentage of Field
	X	MINIMAL	AREA OF MINIMAL FLOOD HAZARD	1.04	100.0%
				1.04	

2 fields, 1 14 acres in Hawkins County, TN

All Fields						
114 ac.		2025 2024 2023 2022 2021				
Forest		96.5%	97.9%	94.9%	95.4%	95.1%
Other		3.5%	2.1%	5.1%	4.6%	4.9%



Field 1						
113 ac.		2025 2024 2023 2022 2021				
Forest		97.4%	98.6%	95.7%	96.2%	95.9%
Other		2.6%	1.4%	4.3%	3.8%	4.1%



Field 2						
1 ac.		2025 2024 2023 2022 2021				
Grass/Pasture		65.9%	69.4%	83.8%	83.8%	70.0%
Non-Cropland		33.8%	5.9%	--	5.9%	19.6%
Forest		0.3%	24.7%	10.4%	10.4%	10.4%
Developed		--	--	5.9%	--	--

2 fields, 1 14 acres in Hawkins County, TN

Source: NASS Cropland Data Layer - All Images from 2025

2 fields, 114 acres in Hawkins County, TN

Hawkins County, TN

Field	Acres	Tax Amount	Assessed Value	Location	Owner (Last Updated)	Owner Address	Legal Description
1 	112.72	612.00	23,975.00	APN: 037117 05400	SHANKEL, TAMMY (02/11/2026)	1027 LLOYDS CHAPEL RD, CHURCH HILL, TN 37642	Unknown
2 	1.04	89.00	3,500.00	APN: 037117 05300	SHANKEL, TAMMY (02/11/2026)	1027 LLOYDS CHAPEL RD, CHURCH HILL, TN 37642	Unknown
113.77							



2 fields, 1 14 acres in Hawkins County, TN

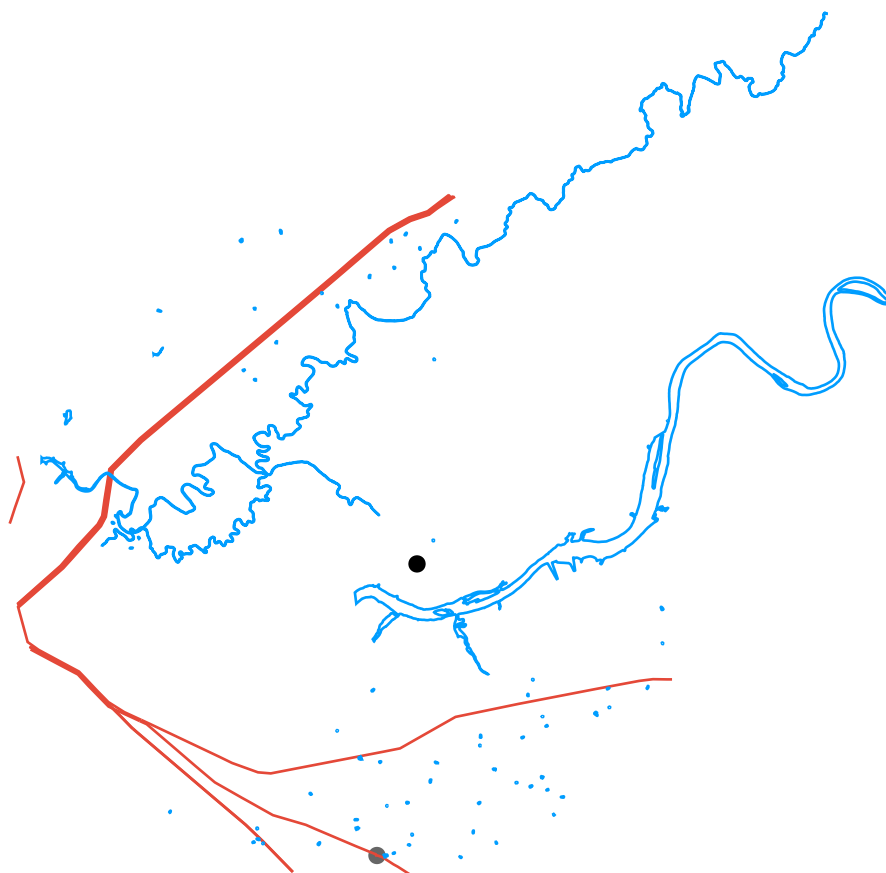


All fields

1 14 ac.

	Local Designation	Easement Name	Acres	Percentage of Field	Duration
☐	n/a	n/a	113.77	100.0%	n/a

2 fields, 1 14 acres in Hawkins County, TN



Field 1 - 112.72 acres

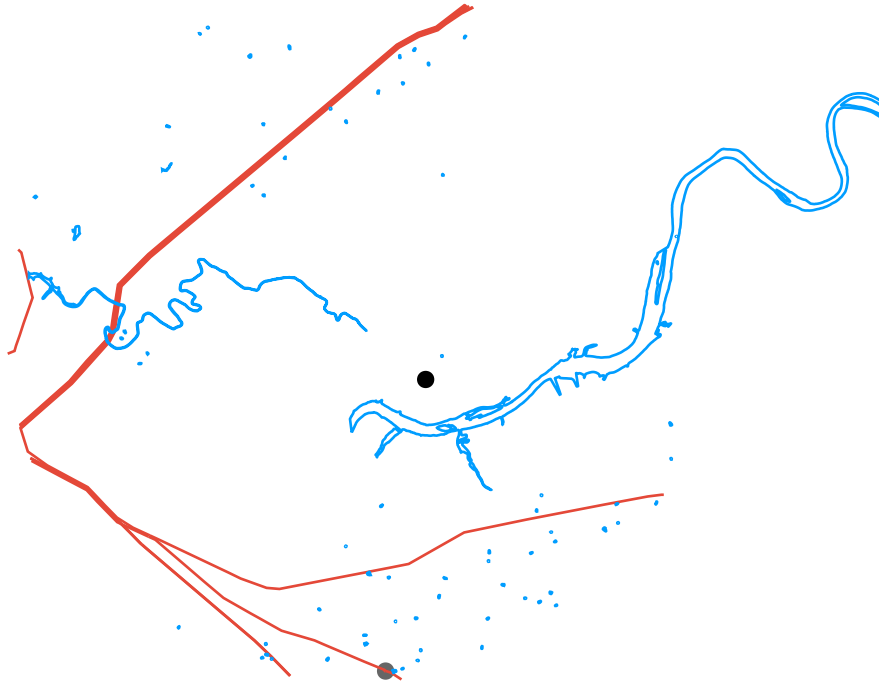
Legend

- 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	4.66
Oil/Gas Well	2	0.98
Transmission Line	16	2.97
Water Bodies	74	0.65

2 fields, 114 acres in Hawkins County, TN



Field 2 - 1.04 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	4.84
Oil/Gas Well	2	1.2
Transmission Line	16	2.74
Water Bodies	72	0.46