

3 fields, 14 acres in Greene County, TN

COUNTY AVG(\$/AC.)

N/A

AVG NCCPI

0.0

COUNTY AVG

44.1



ECONOMIC ATTRIBUTES

Greene County is a moderate tax county.

PHYSICAL ATTRIBUTES

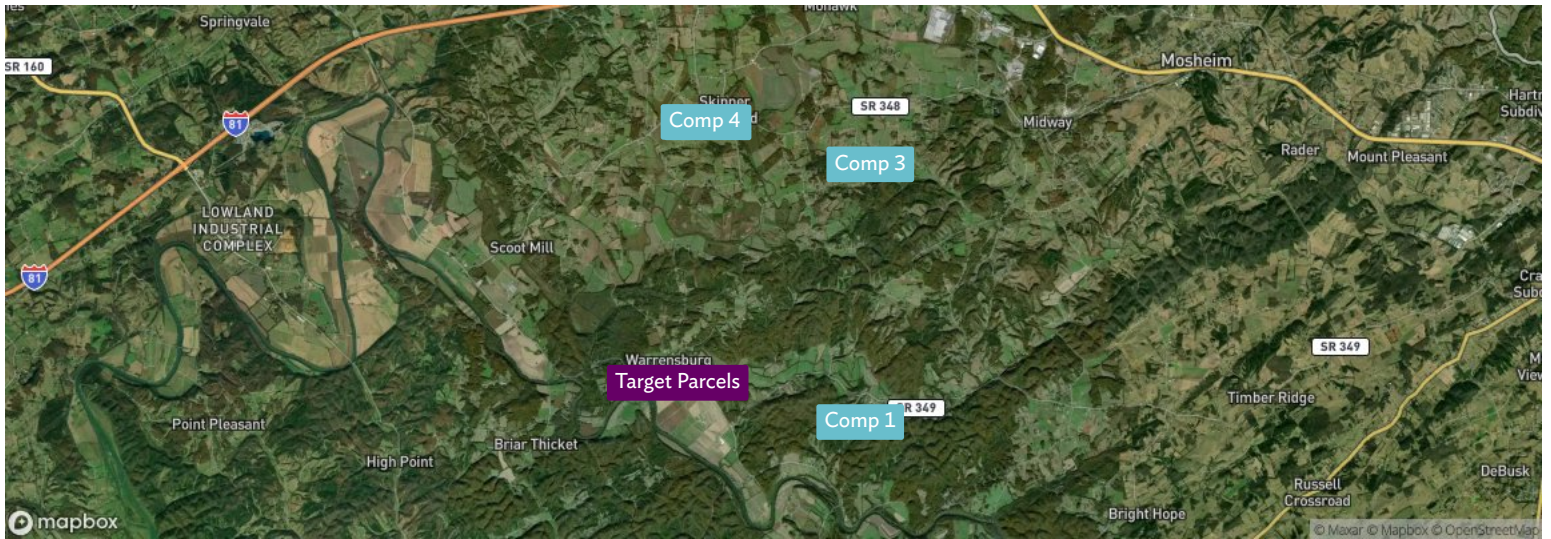
Annual Precipitation: 42.60 inches
Annual GDD: 3,746

ZONING & LAND USE

Land Use: Developed, Grass/Pasture,
Non-Cropland
Zoning Code: A-1

	FIELD	ACRES	LATITUDE LONGITUDE	SLOPE	2024 CROPS	AVG NCCPI	COUNTY AVG. (\$/AC.)
1		10.15	36.12226 -83.09237	1.75%	54% Developed, 37% Grass/Pasture, 6% Non-Cropland, 3% Forest	69.8	N/A
2		3.20	36.12321 -83.09169	22.22%	59% Forest, 19% Developed, 13% Grass/Pasture, 9% Non-Cropland	25.5	N/A
3		0.25	36.12332 -83.09288	3.06%	49% Non-Cropland, 32% Grass/Pasture, 19% Forest	76.6	N/A
		13.61		6.59%		0.0	N/A

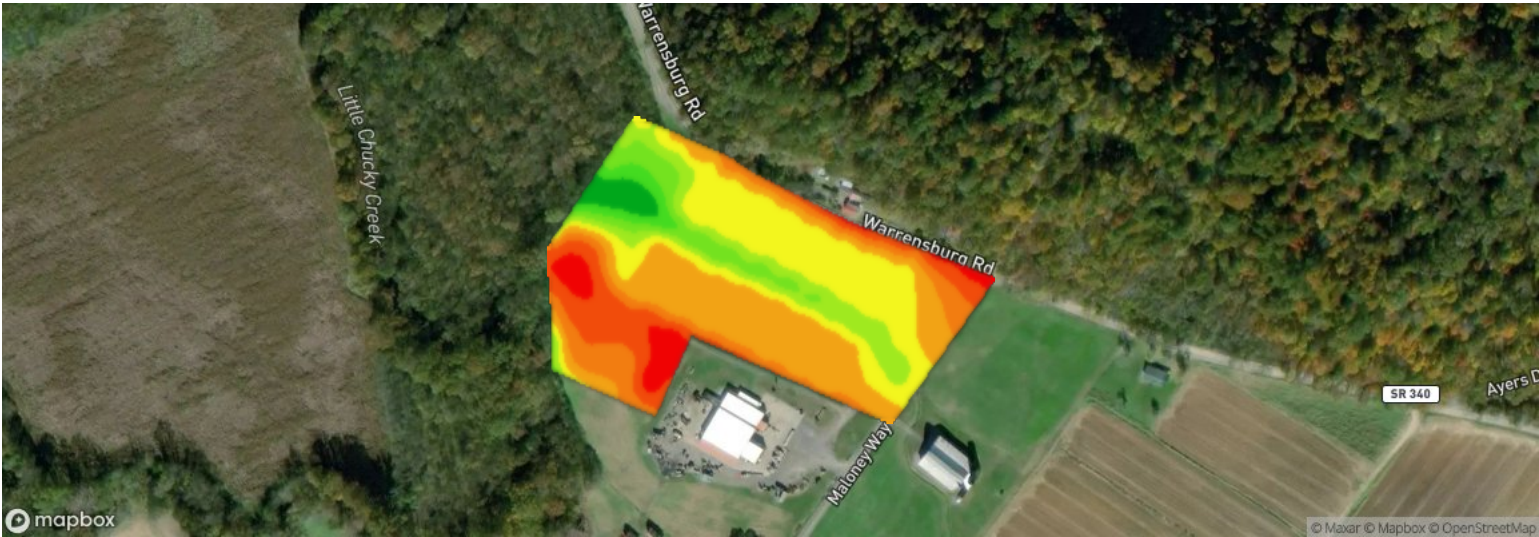
3 fields, 14 acres in Greene County, TN



	COMP 1	COMP 2	COMP 3	COMP 4	COMP AVGS	TARGET PARCELS
BOUNDARY						
COUNTY	Greene, TN	Greene, TN	Greene, TN	Greene, TN		Greene County, TN
SALE PRICE	\$125,000	\$115,000	\$45,000	\$229,900	\$123,000	
\$/AC. PRICE	\$18,601/ac.	\$93,376/ac.	\$39,470/ac.	\$287,977/ac.	\$52,063/ac.	
SALE DATE	05/22/25	07/23/25	07/21/25	06/24/25		
SALE CONDITION	Market	Market	Market	Market		
PURCHASE CONDITION	Mortgage	Cash Purchase	Cash Purchase	Mortgage		
DISTANCE (MI)	2.69	3.77	4.19	3.77	3.60	
ACRES	6.72	1.23	1.14	0.80	2.47	13.61
TOP CROP	Grass/Pasture	Grass/Pasture	Grass/Pasture	Grass/Pasture		Developed, Forest, Non-Cropland
NCCPI	43.4	49.5	47.7	46.9	44.9	59.5
\$/NCCPI	\$429	\$1,885	\$828	\$6,140	\$1,117	
TILLABLE %	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%

* Estimated Price Per Acre from AcreValue model.

3 fields, 14 acres in Greene County, TN












Field 1

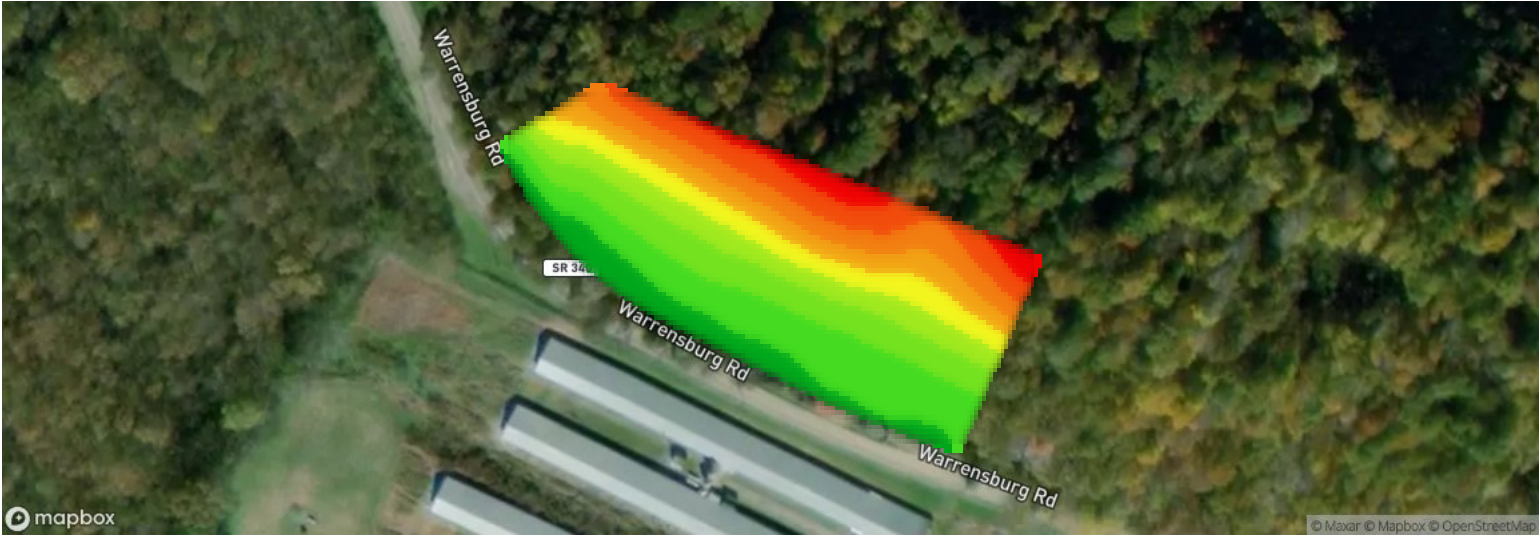
10 ac.

Avg. Elevation

1,073.93 ft

	ELEVATION RANGE	ACRES	PERCENT AREA
	1,079.64 ft - 1,081.61 ft	0.49	4.82%
	1,077.67 ft - 1,079.64 ft	1.10	10.8%
	1,075.70 ft - 1,077.67 ft	1.15	11.32%
	1,073.73 ft - 1,075.70 ft	2.67	26.33%
	1,071.76 ft - 1,073.73 ft	2.60	25.63%
	1,069.79 ft - 1,071.76 ft	1.03	10.15%
	1,067.82 ft - 1,069.79 ft	0.59	5.79%
	1,065.85 ft - 1,067.82 ft	0.26	2.6%
	1,063.88 ft - 1,065.85 ft	0.26	2.58%

3 fields, 14 acres in Greene County, TN












Field 2

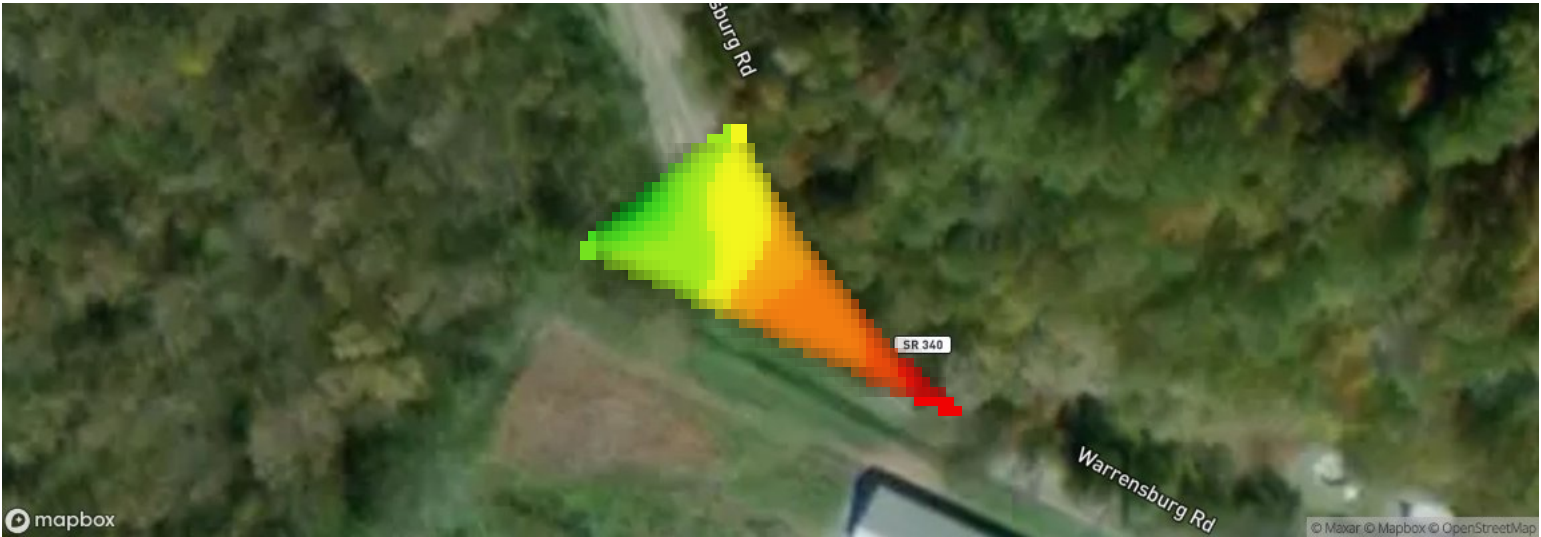
3 ac.

Avg. Elevation

1,118.92 ft

	ELEVATION RANGE	ACRES	PERCENT AREA
	1,164.44 ft - 1,175.38 ft	0.15	4.68%
	1,153.49 ft - 1,164.44 ft	0.32	9.92%
	1,142.55 ft - 1,153.49 ft	0.32	9.85%
	1,131.61 ft - 1,142.55 ft	0.30	9.4%
	1,120.66 ft - 1,131.61 ft	0.32	9.97%
	1,109.72 ft - 1,120.66 ft	0.34	10.73%
	1,098.78 ft - 1,109.72 ft	0.45	14.12%
	1,087.83 ft - 1,098.78 ft	0.65	20.24%
	1,076.89 ft - 1,087.83 ft	0.36	11.09%

3 fields, 14 acres in Greene County, TN



Field 3

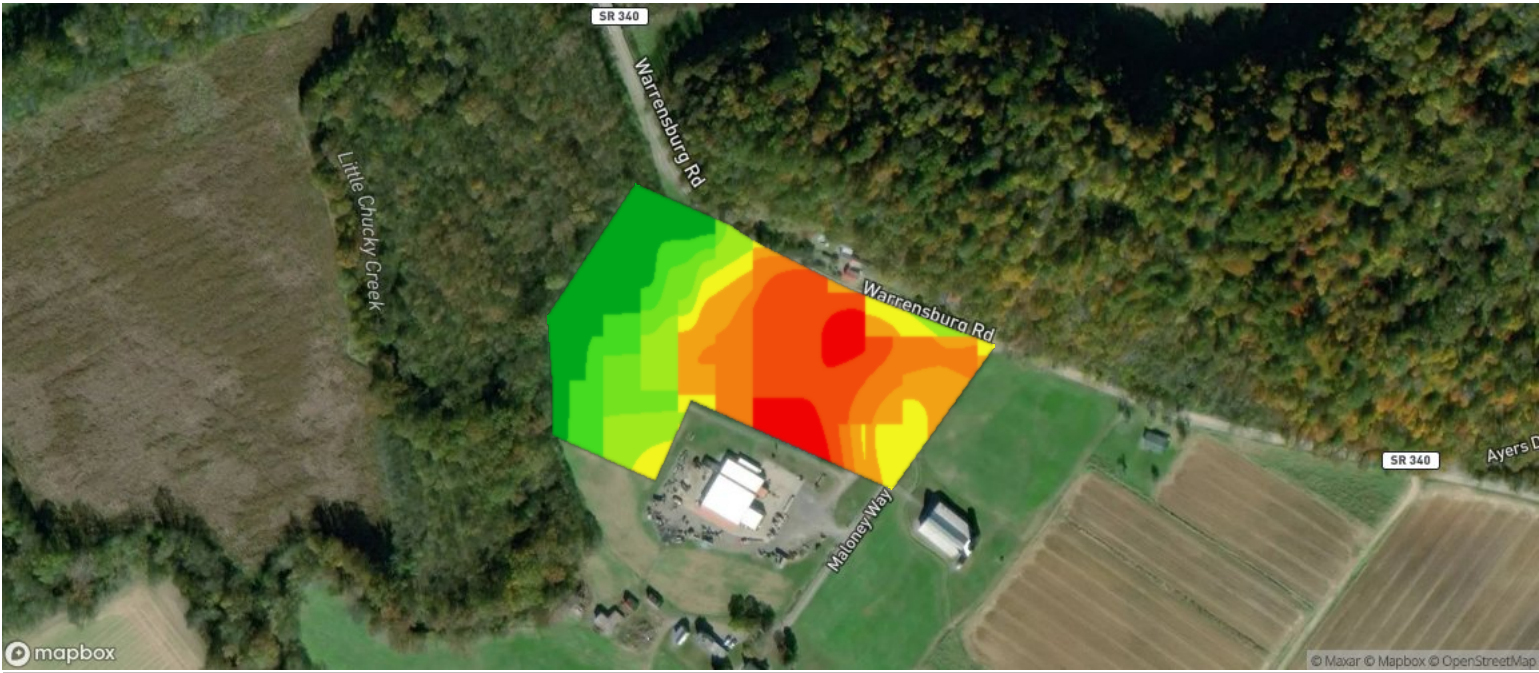
0 ac.

Avg. Elevation










1,072.66 ft

	ELEVATION RANGE	ACRES	PERCENT AREA
<div></div>	1,075.76 ft - 1,076.72 ft	0.01	4.37%
<div></div>	1,074.79 ft - 1,075.76 ft	0.02	6.03%
<div></div>	1,073.82 ft - 1,074.79 ft	0.05	19.54%
<div></div>	1,072.85 ft - 1,073.82 ft	0.03	13.51%
<div></div>	1,071.88 ft - 1,072.85 ft	0.05	21.83%
<div></div>	1,070.92 ft - 1,071.88 ft	0.05	21.0%
<div></div>	1,069.95 ft - 1,070.92 ft	0.02	7.07%
<div></div>	1,068.98 ft - 1,069.95 ft	0.01	4.37%
<div></div>	1,068.01 ft - 1,068.98 ft	0.01	2.29%

3 fields, 14 acres in Greene County, TN












Source: Harmonized Landsat and Sentinel-2

Field 1	Avg. NDVI	Date	
10 ac.	67.93	08/25/2025	
	NDVI RANGE	ACRES	PERCENT AREA
	47.60 - 52.08	0.67	6.64%
	52.08 - 56.57	1.68	16.55%
	56.57 - 61.05	1.29	12.74%
	61.05 - 65.54	1.28	12.61%
	65.54 - 70.03	0.95	9.33%
	70.03 - 74.51	0.99	9.72%
	74.51 - 79.00	0.69	6.79%
	79.00 - 83.48	0.84	8.23%
	83.48 - 87.97	1.77	17.39%

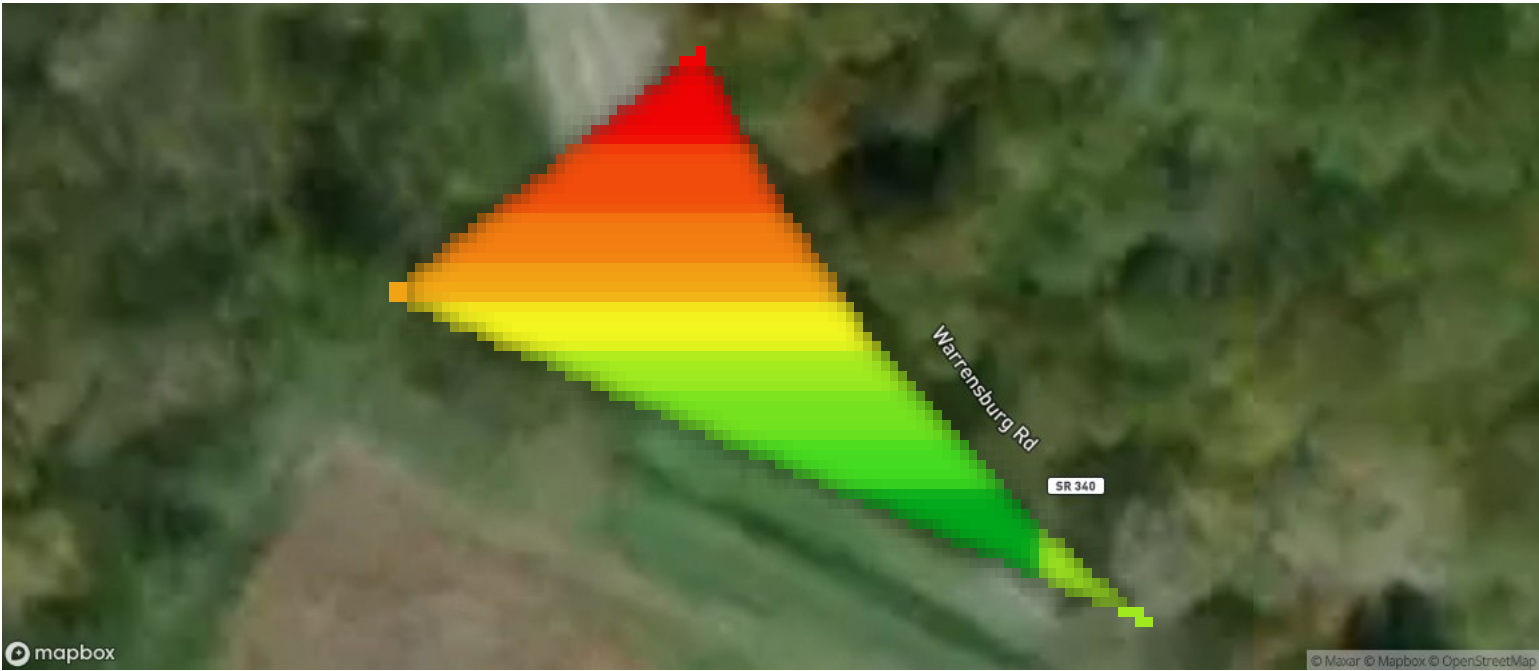
3 fields, 14 acres in Greene County, TN



Source: Harmonized Landsat and Sentinel-2

Field 2	Avg. NDVI	Date	
3 ac.	80.36	08/25/2025	
	NDVI RANGE	ACRES	PERCENT AREA
	55.13 - 58.93	0.04	1.16%
	58.93 - 62.73	0.05	1.59%
	62.73 - 66.52	0.15	4.77%
	66.52 - 70.32	0.09	2.68%
	70.32 - 74.12	0.22	6.95%
	74.12 - 77.92	0.42	13.03%
	77.92 - 81.72	0.47	14.64%
	81.72 - 85.51	0.87	27.01%
	85.51 - 89.31	0.90	28.17%

3 fields, 14 acres in Greene County, TN



Source: Harmonized Landsat and Sentinel-2

Field 3










0 ac.

Avg. NDVI

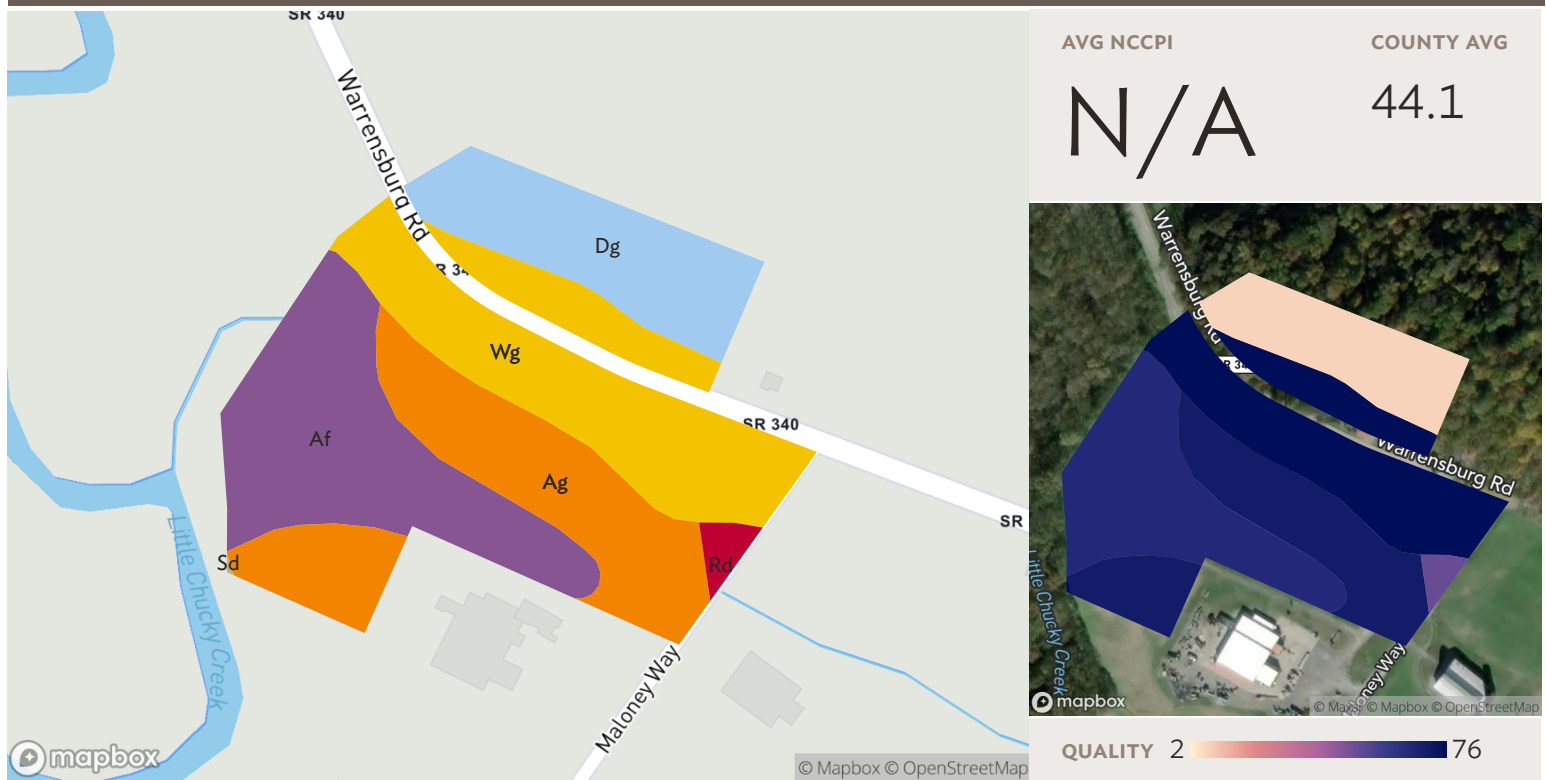
79.92

Date

08/25/2025

	NDVI RANGE	ACRES	PERCENT AREA
	79.07 - 79.26	0.02	6.61%
	79.26 - 79.46	0.03	12.62%
	79.46 - 79.65	0.03	13.28%
	79.65 - 79.84	0.03	13.14%
	79.84 - 80.04	0.04	15.59%
	80.04 - 80.23	0.03	13.14%
	80.23 - 80.43	0.03	10.7%
	80.43 - 80.62	0.02	8.06%
	80.62 - 80.81	0.02	6.87%

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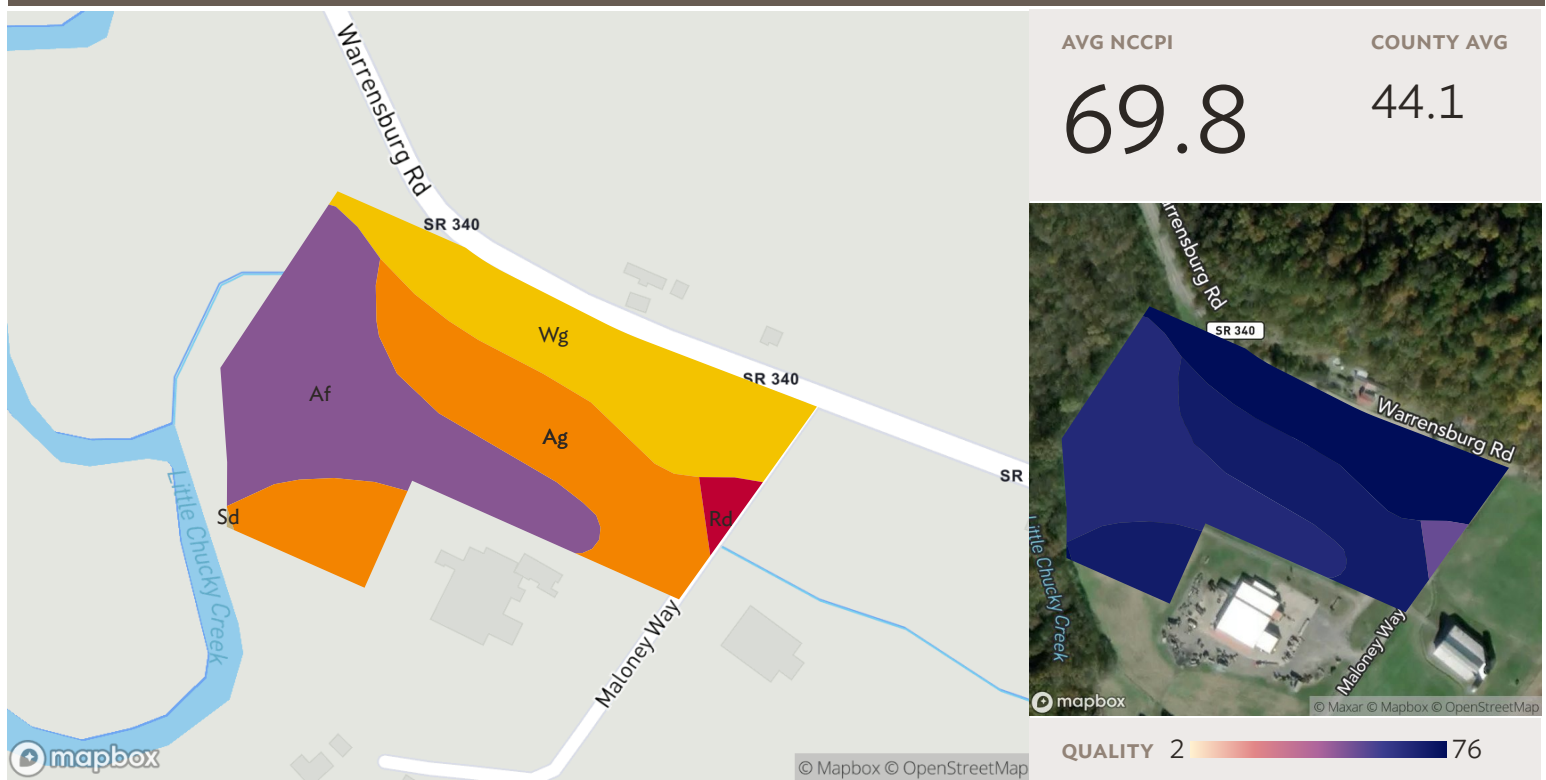
All fields

Source: NRCS Soil Survey

14 ac.

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
Wg	Whitesburg silt loam	3.91	28.8%	1	76.6
Af	Altavista loam, eroded rolling phase	3.68	27.1%	2	65.2
Ag	Altavista loam, undulating phase	3.47	25.5%	2	70.2
Dg	Dandridge silt loam, very steep phase	2.35	17.3%	7	7.1
Rd	Roanoke loam	0.19	1.4%	4	50.4
Sd	Staser silt loam, 0 to 3 percent slopes, occasionally flooded	0.01	0.0%	2	81.4
		13.61			59.5

3 fields, 14 acres in Greene County, TN



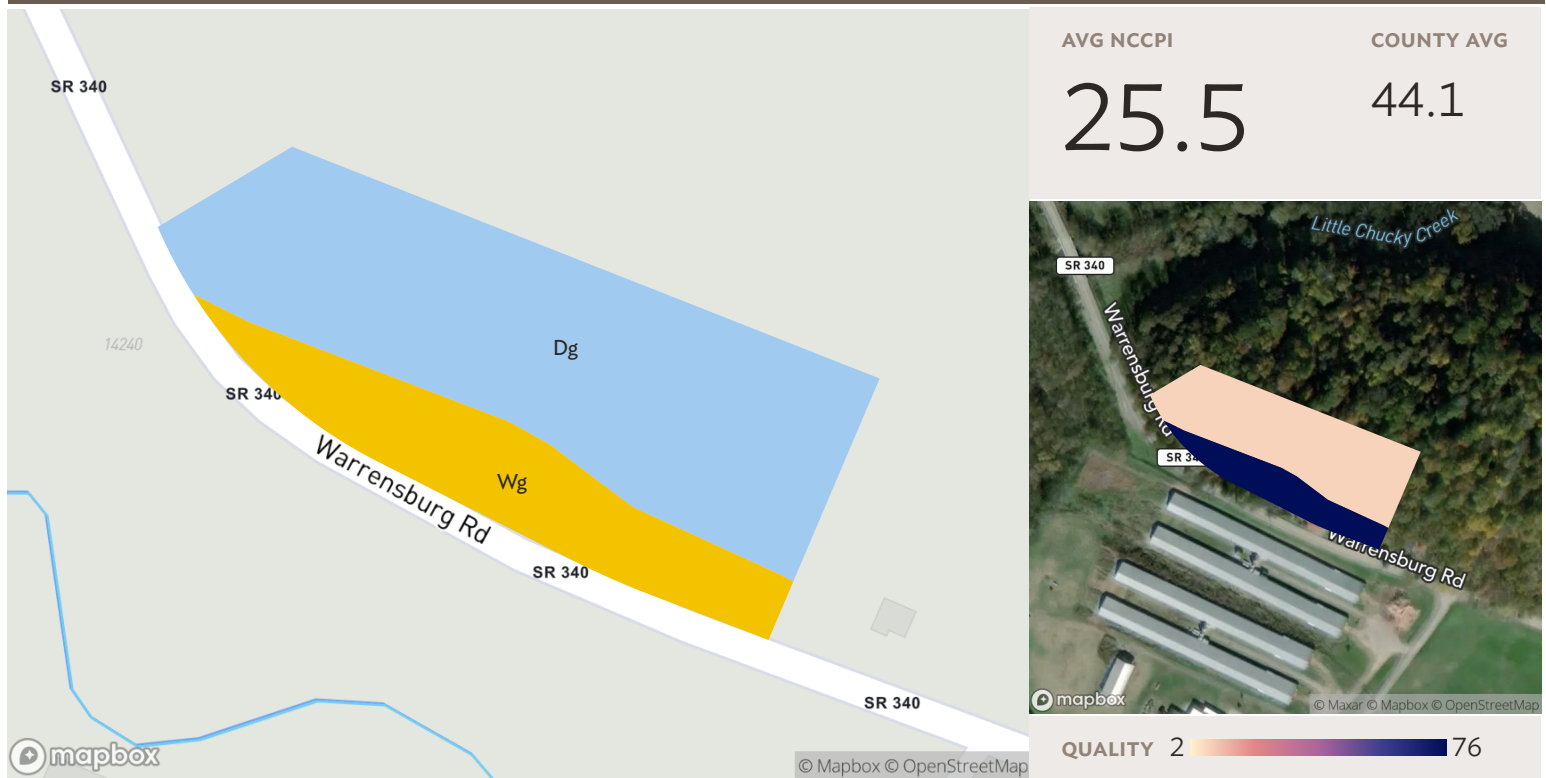
Field 1

Source: NRCS Soil Survey

10 ac.

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
Af	Altavista loam, eroded rolling phase	3.68	36.3%	2	65.2
Ag	Altavista loam, undulating phase	3.47	34.1%	2	70.2
Wg	Whitesburg silt loam	2.81	27.7%	1	76.6
Rd	Roanoke loam	0.19	1.8%	4	50.4
Sd	Staser silt loam, 0 to 3 percent slopes, occasionally flooded	0.01	0.1%	2	81.4
10.15					69.8

3 fields, 14 acres in Greene County, TN



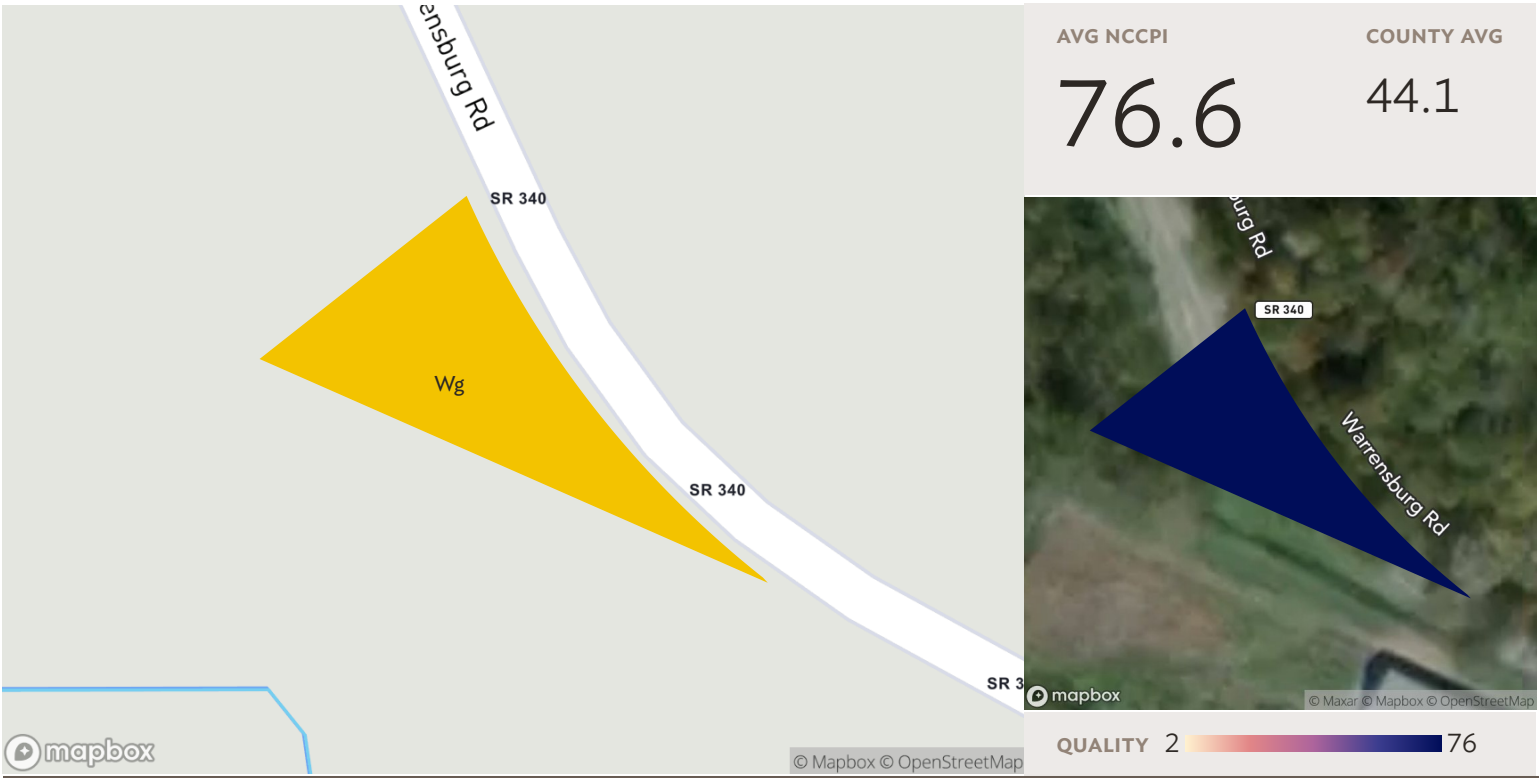
Field 2

Source: NRCS Soil Survey

3 ac.

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
Dg	Dandridge silt loam, very steep phase	2.35	73.5%	7	7.1
Wg	Whitesburg silt loam	0.85	26.5%	1	76.6
		3.20			25.5

3 fields, 14 acres in Greene County, TN



Field 3

Source: NRCS Soil Survey

0 ac.

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
■ Wg	Whitesburg silt loam	0.25	100.0%	1	76.6
		0.25			76.6

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Legend

SPECIAL FLOOD HAZARD AREAS	Without Base Flood Elevation (BFE) Zone A, V, A99
	With BFE or Depth Zone AE, AO, AH, VE, AR
High flood risk	Floodway Colorado River Floodway, Area of Special Consideration, Density Fringe Area
OTHER AREAS OF FLOOD HAZARD	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

14 ac.

FLOOD ZONE	FLOOD RISK*	FLOOD ZONE SUBTYPE	ACRES	PERCENTAGE OF FIELD
X	MINIMAL	AREA OF MINIMAL FLOOD HAZARD	13.03	95.8%
A	HIGH	N/A	0.57	4.2%
			13.61	

3 fields, 14 acres in Greene 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











10 ac.

FLOOD ZONE	FLOOD RISK*	FLOOD ZONE SUBTYPE	ACRES	PERCENTAGE OF FIELD
<div>X</div>	MINIMAL	AREA OF MINIMAL FLOOD HAZARD	9.58	94.3%
<div>A</div>	HIGH	N/A	0.57	5.7%
10.15				

3 fields, 14 acres in Greene 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		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
OTHER AREAS			Areas with Flood Risk due to Levee Zone D
			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










3 ac.

FLOOD ZONE	FLOOD RISK*	FLOOD ZONE SUBTYPE	ACRES	PERCENTAGE OF FIELD
 X	MINIMAL	AREA OF MINIMAL FLOOD HAZARD	3.20	100.0%
			3.20	

3 fields, 14 acres in Greene 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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Field 3

Source: FEMA National Flood Hazard Layer

0 ac.

FLOOD ZONE	FLOOD RISK*	FLOOD ZONE SUBTYPE	ACRES	PERCENTAGE OF FIELD
 X	MINIMAL	AREA OF MINIMAL FLOOD HAZARD	0.25	100.0%
			0.25	

3 fields, 14 acres in Greene County, TN

All fields

14 ac.



20242023202220212020

Developed	44.9%	49.2%	41.9%	41.9%	35.4%
Grass/Pasture	31.1%	32.1%	29.4%	27.9%	25.9%
Forest	16.2%	18.7%	21.4%	21.4%	26.4%
Non-Cropland	7.7%	–	7.2%	7.2%	12.3%
Other	–	–	–	1.5%	–

Field 1

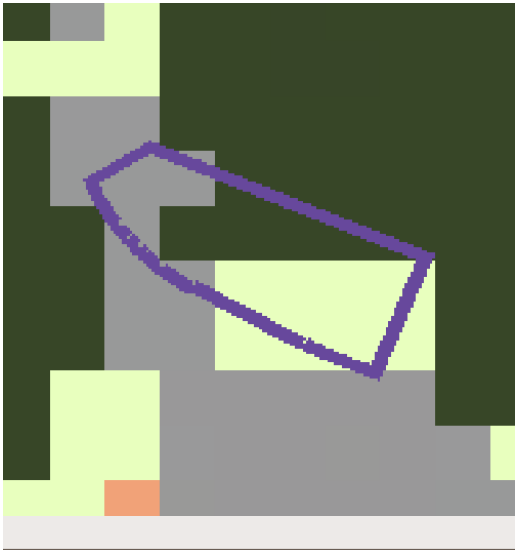
10 ac.



20242023202220212020

Developed	54.2%	61.8%	55.0%	55.0%	46.3%
Grass/Pasture	36.9%	36.1%	34.1%	32.1%	34.8%
Non-Cropland	6.3%	–	6.8%	6.8%	13.5%
Forest	2.6%	2.2%	4.1%	4.1%	5.5%
Other	–	–	–	2.0%	–

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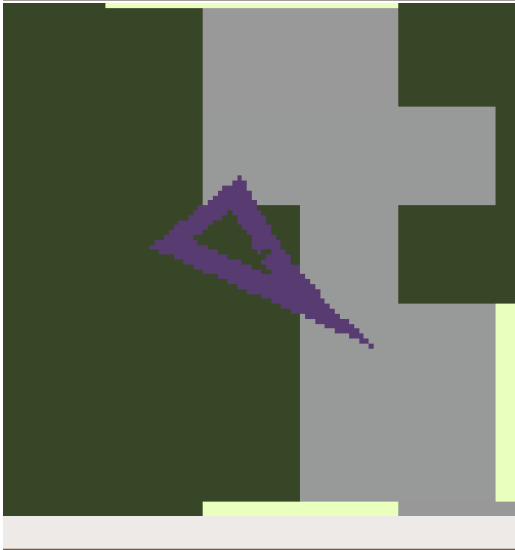


Field 2

3 ac.



	2024	2023	2022	2021	2020
Forest	59.2%	72.6%	77.3%	77.3%	94.0%
Grass/Pasture	12.7%	21.4%	16.7%	16.7%	-
Developed	19.0%	6.0%	1.1%	1.1%	1.0%
Non-Cropland	9.1%	-	4.8%	4.8%	4.9%



Field 3

0 ac.






	2024	2023	2022	2021	2020
Non-Cropland	48.8%	-	57.9%	57.9%	57.9%
Developed	-	92.2%	34.3%	34.3%	34.3%
Grass/Pasture	32.1%	7.8%	-	-	-
Forest	19.1%	-	7.8%	7.8%	7.8%

Source: NASS Cropland Data Layer - All Images from 2024

3 fields, 14 acres in Greene County, TN

Greene County, TN

FIELD	ACRES	TAX AMOUNT	ASSESSED VALUE	LOCATION	OWNER (LAST UPDATED)	OWNER ADDRESS	LEGAL DESCRIPTION
1 	10.15	1,024.00	22,625.00	APN: 030117 05208	CHUMA, PETER; VANG, ELIZABETH C (05/15/2025)	14240 WARRENSBURG RD, MIDWAY, TN 37809	Unknown
2 	3.20	262.00	15,850.00	APN: 030117 05301	CHUMA, PETER; VANG, ELIZABETH C (05/15/2025)	14240 WARRENSBURG RD, MIDWAY, TN 37809	Unknown
3 	0.25	262.00	15,850.00	APN: 030117 05301	CHUMA, PETER; VANG, ELIZABETH C (05/15/2025)	14240 WARRENSBURG RD, MIDWAY, TN 37809	Unknown

13.61



3 fields, 14 acres in Greene County, TN

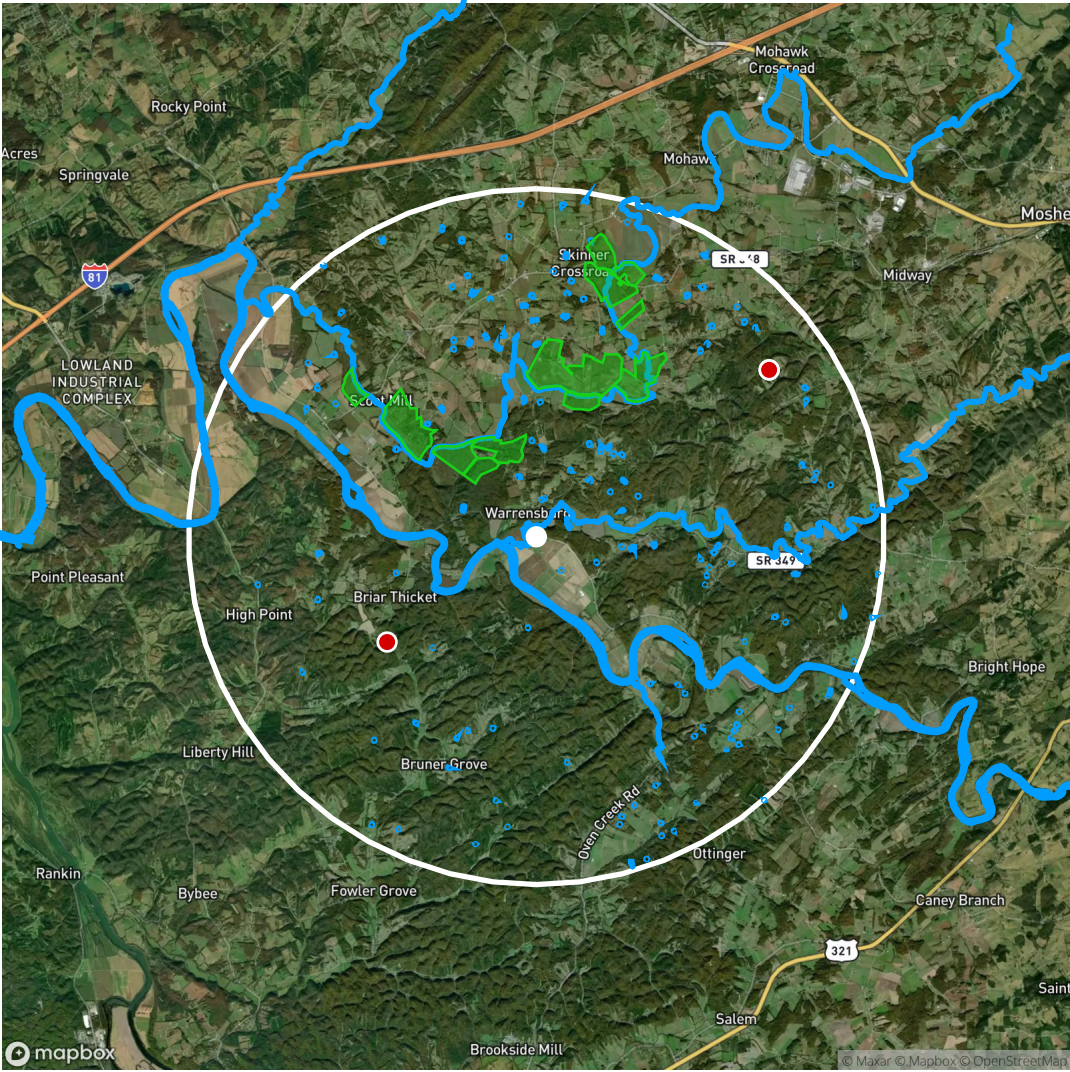


All fields

14 ac.

LOCAL DESIGNATION	EASEMENT NAME	ACRES	PERCENTAGE OF FIELD	DURATION
<input type="checkbox"/> n/a	n/a	13.61	100.0%	n/a

3 fields, 14 acres in Greene County, TN



Field 1 - 10.15 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)
Remediation Sites	3	2.63
Water Bodies	149	0.11
Parks/Protected Areas	2	1.11

