

1 field, 74 acres in Greene County, TN

COUNTY AVG(\$/AC.)

N/A

AVG NCCPI

39.0

COUNTY AVG

43.5



ECONOMIC ATTRIBUTES


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

PHYSICAL ATTRIBUTES

Annual Precipitation: 43.47 inches  
Annual GDD: 3,676

ZONING & LAND USE

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

	FIELD	ACRES	LATITUDE LONGITUDE	SLOPE	2023 CROPS	AVG NCCPI	CARBON POTENTIAL (\$)	COUNTY AVG. (\$/AC.)
1		74.36	36.29128 -82.95684	28.48%	64% Forest, 35% Grass/Pasture, 1% Other	39.0	\$1,675	N/A

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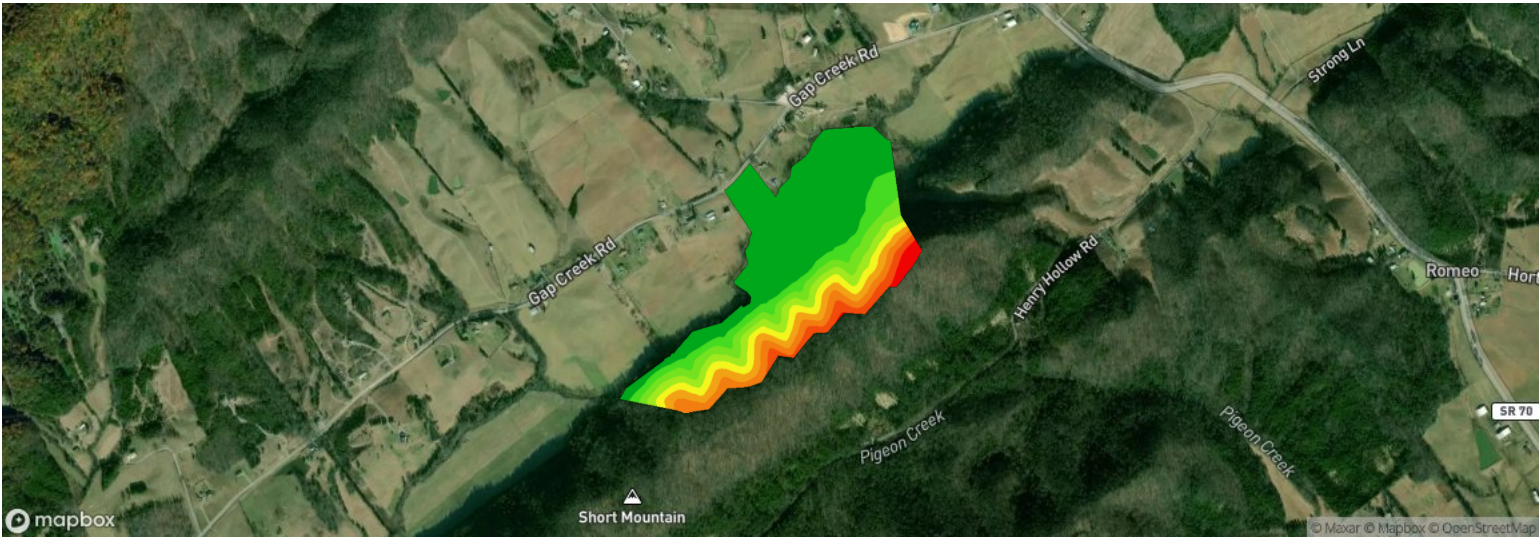


	COMP 1	COMP 2	COMP 3	COMP 4	COMP AVGS	TARGET PARCEL
BOUNDARY						
COUNTY	Greene, TN	Greene, TN	Greene, TN	Greene, TN		Greene, TN
SALE PRICE	\$180,000	\$285,000	\$340,000	\$20,000	\$305,406	
\$/AC. PRICE	\$68,106/ac.	\$213,201/ac.	\$17,027/ac.	\$17,189/ac.	\$32,853/ac.	
SALE DATE	12/23/24	11/19/24	11/29/24	09/27/24		
SALE CONDITION	Market	Market	Market	Market		
PURCHASE CONDITION	Cash Purchase	Mortgage	Mortgage	Cash Purchase		
DISTANCE (MI)	1.95	1.64	2.87	1.59	2.01	
ACRES	2.64	1.34	19.97	1.16	6.28	74.36
TOP CROP	Forest	Developed	Grass/Pasture	Grass/Pasture		Forest
NCCPI	47.1	48.9	38.6	52.7	40.7	39.0
\$/NCCPI	\$1,445	\$4,357	\$442	\$326	\$750	
TILLABLE %	0.0%	0.0%	0.0%	0.0%	0.0%	0.2%

\* Estimated Price Per Acre from AcreValue model.



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All fields

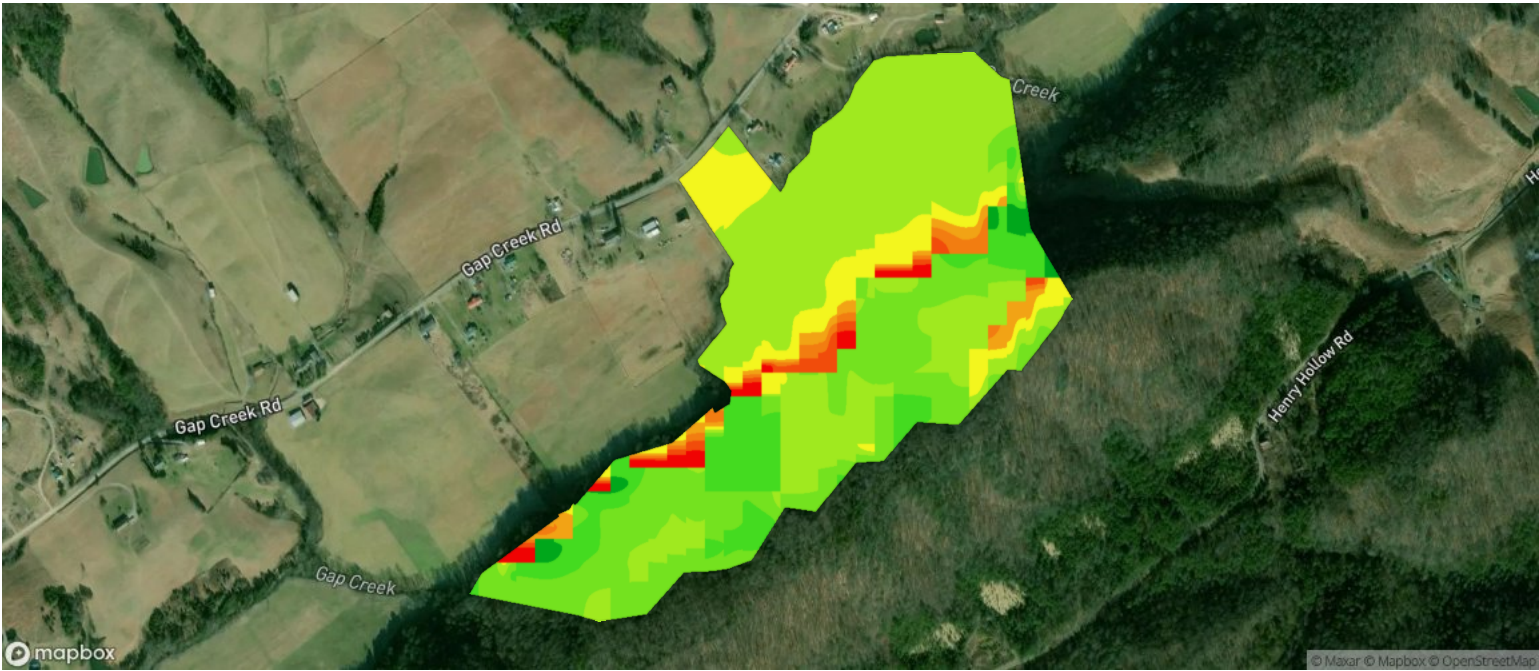
74 ac.

Avg. Elevation

1,275.76 ft

	ELEVATION RANGE	ACRES	PERCENT AREA
<div></div>	1,560.64 ft - 1,611.02 ft	1.23	1.66%
<div></div>	1,510.26 ft - 1,560.64 ft	3.14	4.22%
<div></div>	1,459.89 ft - 1,510.26 ft	5.20	6.99%
<div></div>	1,409.51 ft - 1,459.89 ft	5.33	7.17%
<div></div>	1,359.13 ft - 1,409.51 ft	5.29	7.11%
<div></div>	1,308.75 ft - 1,359.13 ft	5.44	7.31%
<div></div>	1,258.37 ft - 1,308.75 ft	6.02	8.1%
<div></div>	1,207.99 ft - 1,258.37 ft	7.39	9.94%
<div></div>	1,157.61 ft - 1,207.99 ft	35.31	47.49%

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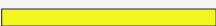

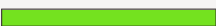

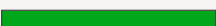


Source: Harmonized Landsat and Sentinel-2

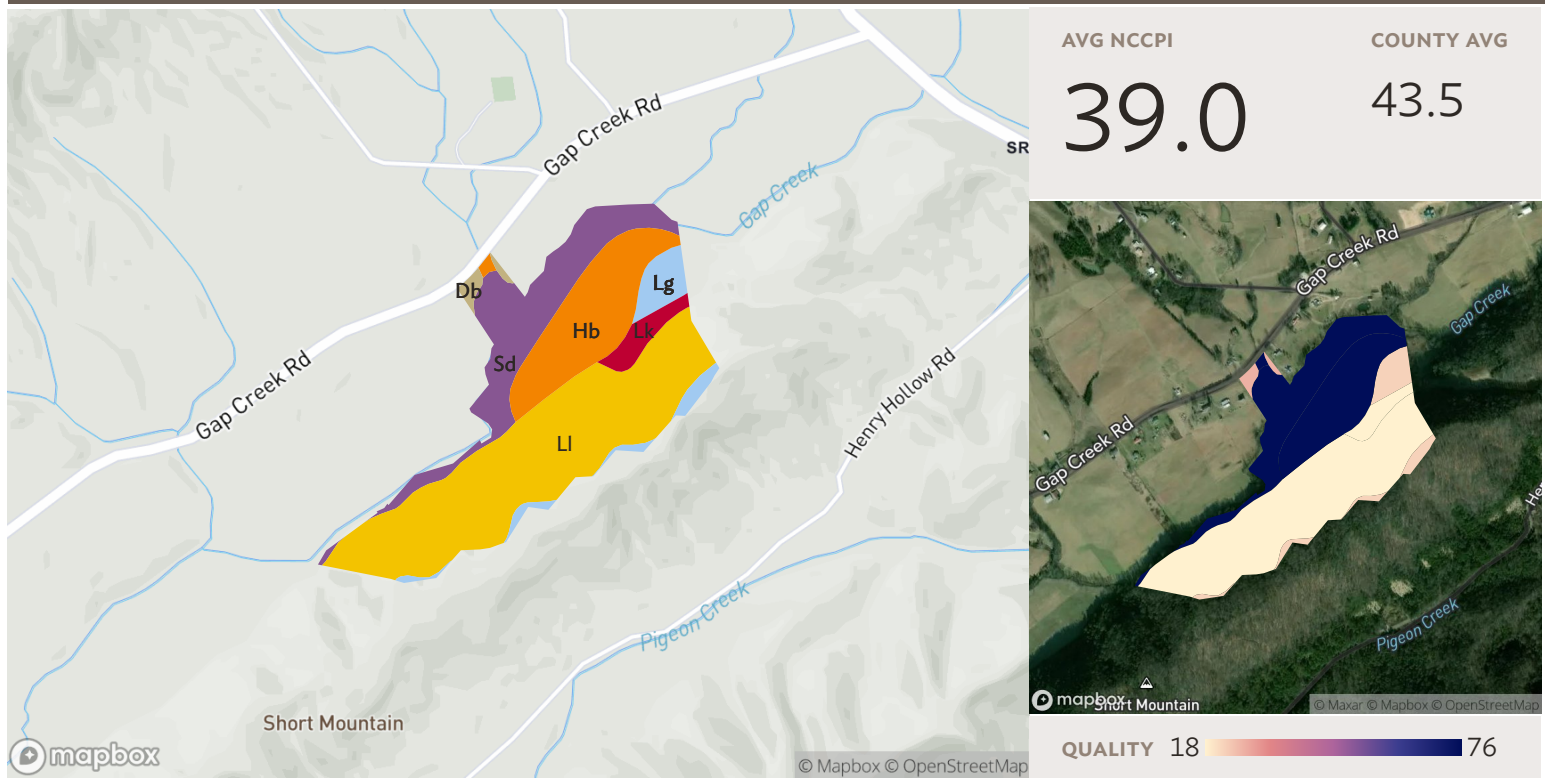
All fields  
74 ac.

Avg. NDVI  
25.88

Date  
01/12/2025

	NDVI RANGE	ACRES	PERCENT AREA
	-92.76 - -71.70	1.39	1.87%
	-71.70 - -50.64	1.20	1.61%
	-50.64 - -29.58	1.44	1.94%
	-29.58 - -8.52	2.01	2.7%
	-8.52 - 12.54	7.44	10.0%
	12.54 - 33.60	33.80	45.45%
	33.60 - 54.66	17.69	23.79%
	54.66 - 75.72	8.41	11.31%
	75.72 - 96.78	0.98	1.32%

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## Field 1

Source: NRCS Soil Survey

74 ac.

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
LI	Litz loam, very steep phase (Armuchee)	36.77	49.5%	7	7.9
Sd	Staser silt loam, 0 to 3 percent slopes, occasionally flooded	15.58	20.9%	2	81.4
Hb	Hamblen silt loam, 0 to 3 percent slopes, occasionally flooded	14.13	19.0%	2	84.4
Lg	Litz loam, hilly phase	4.73	6.4%	4	22.2
Lk	Litz loam, steep phase	2.35	3.2%	7	8.2
Db	Dandridge shaly silt loam, eroded rolling phase	0.81	1.1%	6	26.6
		74.36			39.0



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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

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.

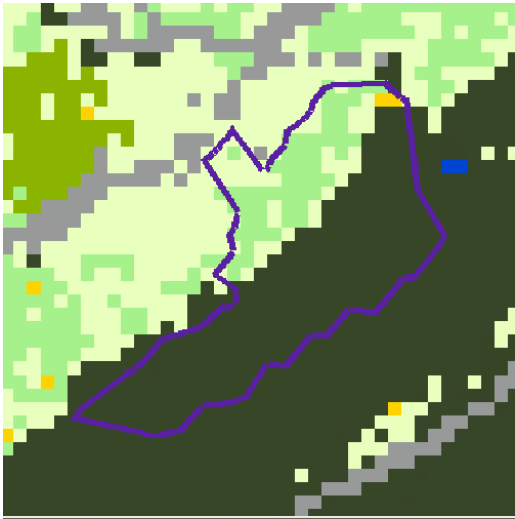
Source: FEMA National Flood Hazard Layer

Field 1

74 ac.

FLOOD ZONE	FLOOD RISK*	FLOOD ZONE SUBTYPE	ACRES	PERCENTAGE OF FIELD
X	MINIMAL	AREA OF MINIMAL FLOOD HAZARD	53.67	72.2%
A	HIGH	N/A	20.69	27.8%
			74.36	

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Field 1

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2023 2022 2021 2020 2019

■ Forest	64.1%	64.6%	65.5%	65.8%	65.5%
■ Grass/Pasture	35.3%	34.7%	33.8%	33.6%	33.9%
■ Other	0.6%	0.6%	0.6%	0.6%	0.6%

Source: NASS Cropland Data Layer - All Images from 2023

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# Greene County, TN

FIELD	ACRES	TAX AMOUNT	ASSESSED VALUE	LOCATION	OWNER (LAST UPDATED)	OWNER ADDRESS	LEGAL DESCRIPTION
1 	74.36	420.00	25,475.00	APN: 031 01809 000	ROBERTSON, BILL G & NIKKI L (07/31/2024)	125 GREENWAY LN, CHUCKEY, TN 37641	CARPENTER PROP PB E PG 19 PB E PG 7 P/O2 LOT10 P/O 13 P/O 24,9 P/O3 GB 9918 (99)





