

2 fields, 143 acres in Hancock County, TN

COUNTY AVG(\$/AC.)

N/A

AVG NCCPI

21.7

COUNTY AVG



25.0



**ECONOMIC ATTRIBUTES**  
 Hancock County is a high tax county.  
 This land is in a low livestock demand area.

**PHYSICAL ATTRIBUTES**  
 Annual Precipitation: 45.79 inches  
 Annual GDD: 3,448

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

	FIELD	ACRES	LATITUDE LONGITUDE	SLOPE	2023 CROPS	AVG NCCPI	COUNTY AVG. (\$/AC.)
1		141.07	36.57697 -82.93976	34.20%	96% Forest, 4% Other	21.0	N/A
2		2.31	36.57344 -82.93639	8.55%	51% Developed, 43% Forest, 6% Grass/Pasture, 0% Other	70.9	N/A
		<b>143.38</b>		<b>33.79%</b>		<b>21.7</b>	<b>N/A</b>

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	COMP 1	COMP 2	COMP 3	COMP 4	COMP AVGS	TARGET PARCELS
BOUNDARY						
COUNTY	Hawkins, TN	Hawkins, TN	Lee, VA	Hawkins, TN		Hancock, TN
SALE PRICE	\$400,000	\$90,000	\$87,095	\$275,000	\$227,921	
\$/AC. PRICE	\$8,753/ac.	\$2,456/ac.	\$2,837/ac.	\$8,543/ac.	\$5,867/ac.	
SALE DATE	01/15/25	12/27/24	01/14/25	11/18/24		
SALE CONDITION	Market	Market	Market	Market		
PURCHASE CONDITION	Mortgage	Mortgage	Mortgage	Mortgage		
DISTANCE (MI)	5.01	5.91	6.12	2.83	4.97	
ACRES	45.70	36.65	30.70	32.19	36.31	143.38
TOP CROP	None	Forest	None	Forest		Forest, Developed
NCCPI	23.0	25.7	33.7	15.2	24.2	18.6
\$/NCCPI	\$381	\$96	\$84	\$564	\$287	
TILLABLE %	0.0%	0.0%	0.2%	0.0%	0.0%	0.0%

\* Estimated Price Per Acre from AcreValue model.



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Field 1

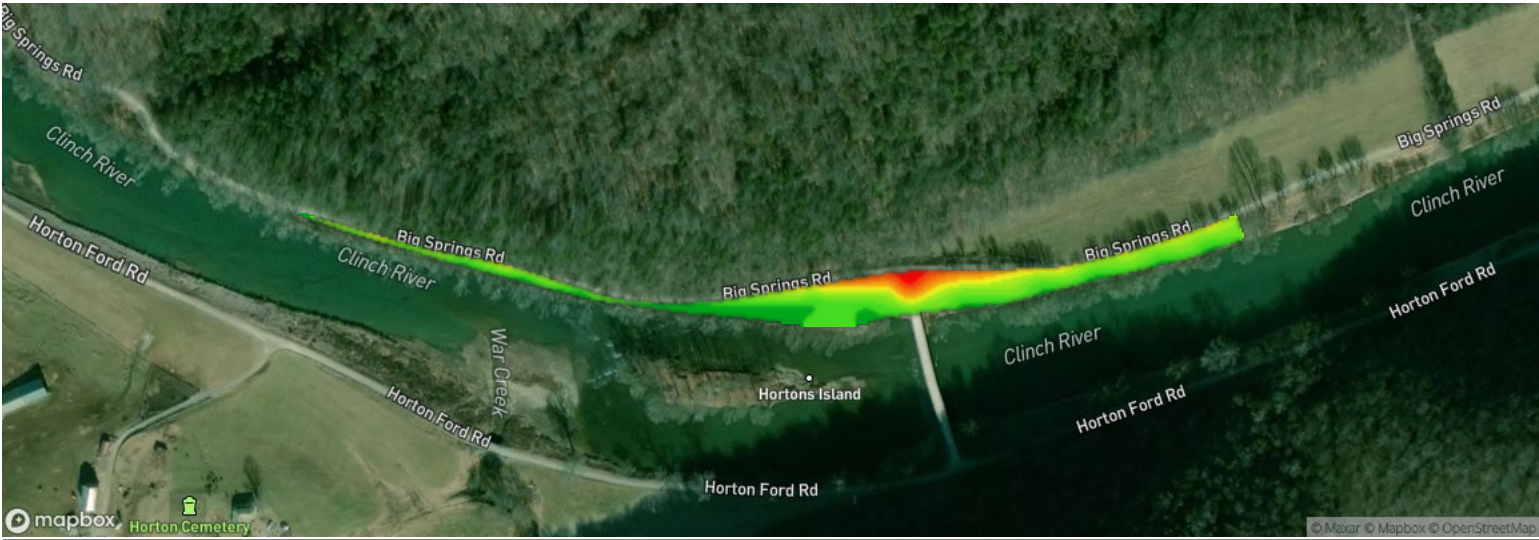
141 ac.

Avg. Elevation

1,394.23 ft

	ELEVATION RANGE	ACRES	PERCENT AREA
<div></div>	1,726.22 ft - 1,793.19 ft	3.37	2.39%
<div></div>	1,659.26 ft - 1,726.22 ft	6.71	4.76%
<div></div>	1,592.30 ft - 1,659.26 ft	7.58	5.37%
<div></div>	1,525.33 ft - 1,592.30 ft	8.72	6.18%
<div></div>	1,458.37 ft - 1,525.33 ft	10.06	7.13%
<div></div>	1,391.41 ft - 1,458.37 ft	14.29	10.13%
<div></div>	1,324.45 ft - 1,391.41 ft	39.02	27.66%
<div></div>	1,257.48 ft - 1,324.45 ft	36.90	26.16%
<div></div>	1,190.52 ft - 1,257.48 ft	14.42	10.22%

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Field 2

2 ac.

Avg. Elevation

1,182.53 ft

	ELEVATION RANGE	ACRES	PERCENT AREA
<div></div>	1,198.40 ft - 1,201.38 ft	0.03	1.41%
<div></div>	1,195.42 ft - 1,198.40 ft	0.06	2.49%
<div></div>	1,192.43 ft - 1,195.42 ft	0.08	3.43%
<div></div>	1,189.45 ft - 1,192.43 ft	0.10	4.33%
<div></div>	1,186.47 ft - 1,189.45 ft	0.20	8.47%
<div></div>	1,183.49 ft - 1,186.47 ft	0.36	15.38%
<div></div>	1,180.51 ft - 1,183.49 ft	0.47	20.2%
<div></div>	1,177.52 ft - 1,180.51 ft	0.63	27.33%
<div></div>	1,174.54 ft - 1,177.52 ft	0.39	16.96%

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Source: Harmonized Landsat and Sentinel-2

Field 2










2 ac.

Avg. NDVI

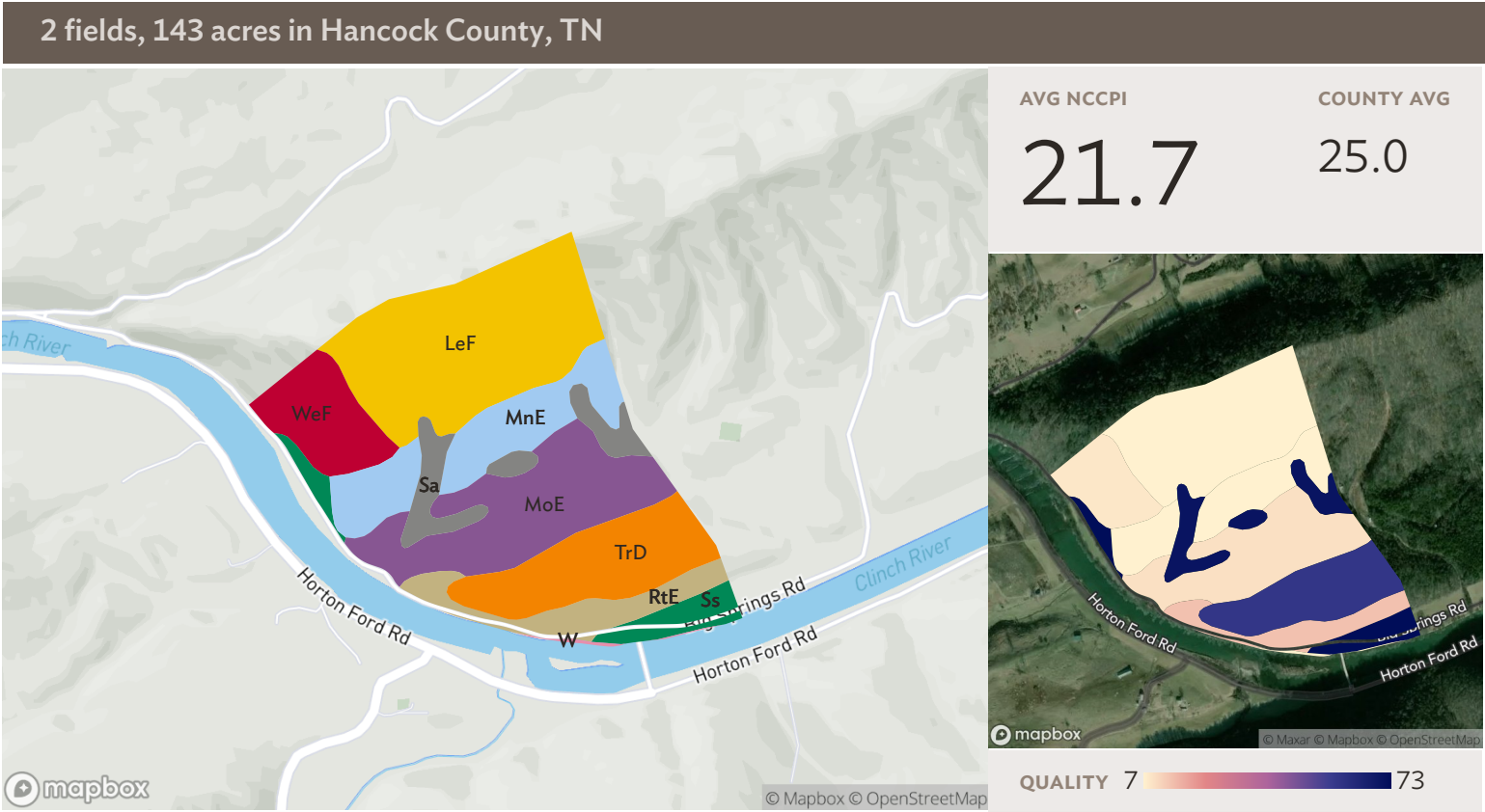
36.83

Date

02/21/2025

	NDVI RANGE	ACRES	PERCENT AREA
	-16.27 - -8.11	0.08	3.6%
	-8.11 - 0.04	0.00	0.0%
	0.04 - 8.19	0.00	0.0%
	8.19 - 16.35	0.00	0.0%
	16.35 - 24.50	0.02	1.08%
	24.50 - 32.66	0.47	20.14%
	32.66 - 40.81	0.91	39.48%
	40.81 - 48.97	0.61	26.3%
	48.97 - 57.12	0.22	9.4%





Source: NRCS Soil Survey

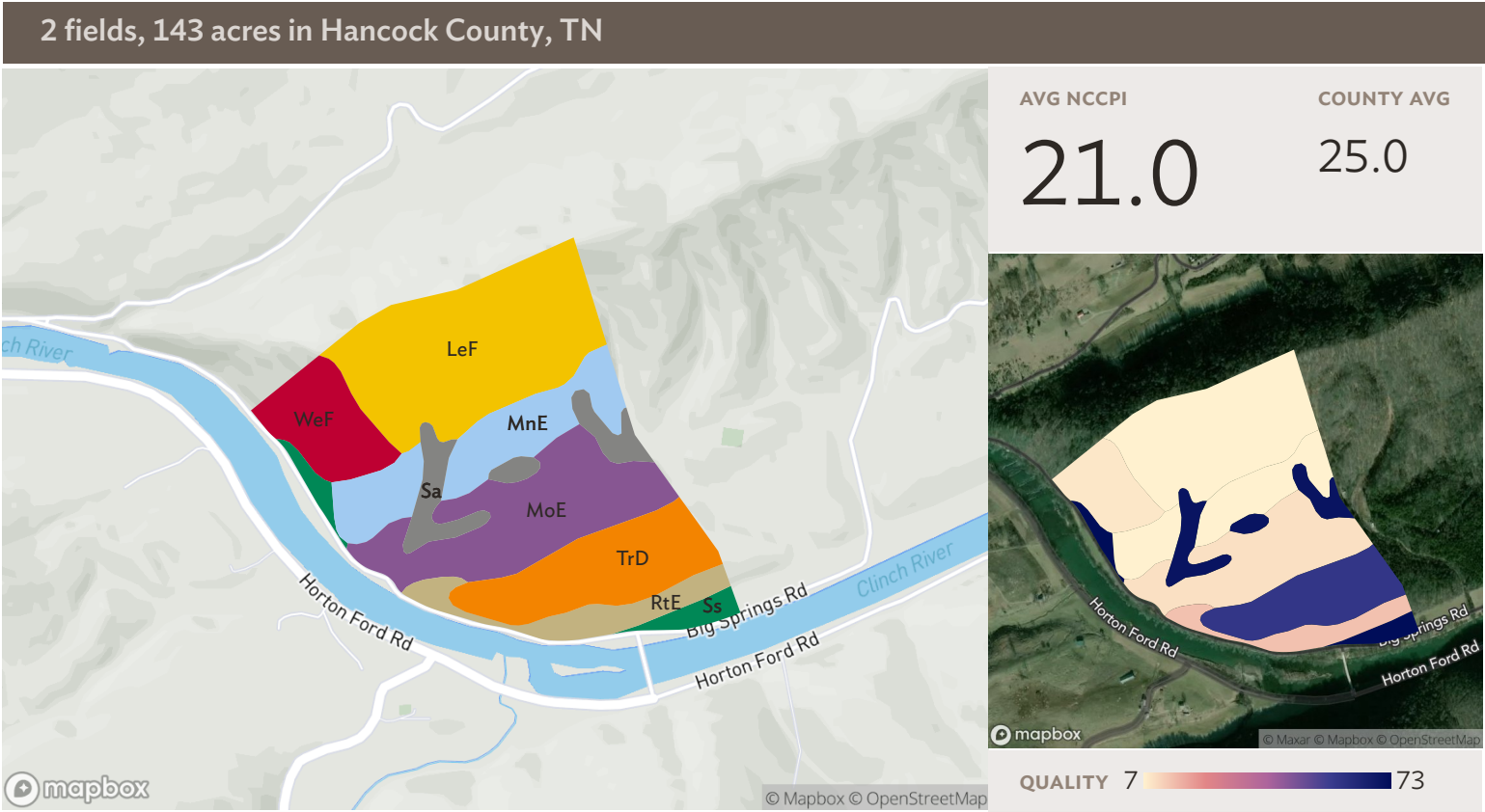
# All fields

143 ac.

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
LeF	Lehew channery loam, 25 to 60 percent slopes	40.70	28.4%	7	5.0
MoE	Montevallo-Talbott complex, 20 to 45 percent slopes	27.47	19.2%	7	9.6
TrD	Talbott-Rock outcrop complex, 5 to 20 percent slopes	20.04	14.0%	6	58.9
MnE	Montevallo shaly silt loam, 25 to 50 percent slopes	18.92	13.2%	7	6.8
WeF	Wallen-Rock outcrop complex, 25 to 60 percent slopes	12.21	8.5%	7	8.4
RtE	Rock outcrop-Talbott complex, 10 to 40 percent slopes	8.98	6.3%	8	14.3
Sa	Sensabaugh gravelly loam	8.83	6.2%	2	70.5
Ss	Staser silt loam, 0 to 3 percent slopes, occasionally flooded	5.86	4.1%	2	81.4
W	Water	0.37	0.3%		N/A

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143.0199.7%21.7



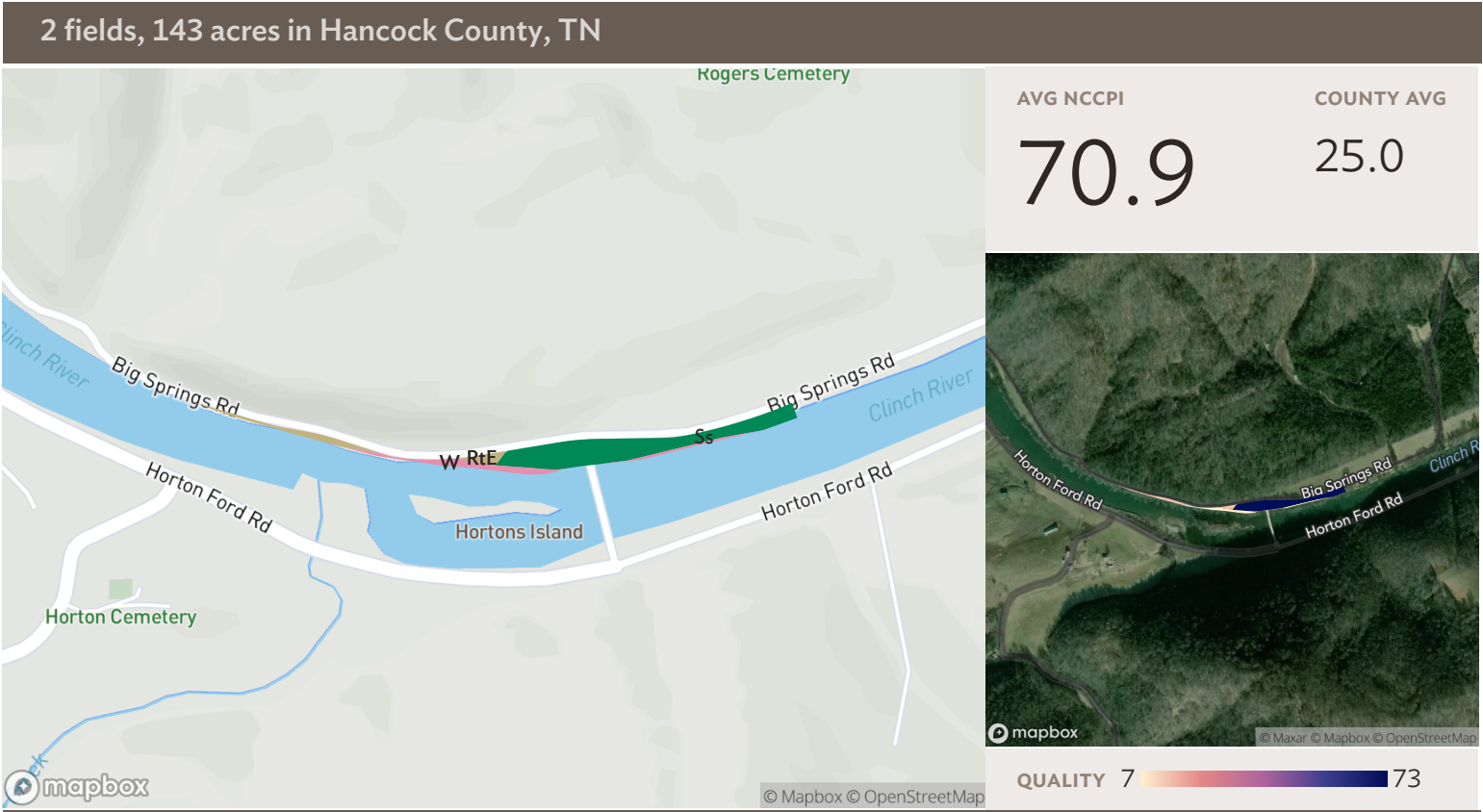
Source: NRCS Soil Survey

# Field 1

141 ac.

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
LeF	Lehew channery loam, 25 to 60 percent slopes	40.70	28.9%	7	5.0
MoE	Montevallo-Talbott complex, 20 to 45 percent slopes	27.47	19.5%	7	9.6
TrD	Talbott-Rock outcrop complex, 5 to 20 percent slopes	20.04	14.2%	6	58.9
MnE	Montevallo shaly silt loam, 25 to 50 percent slopes	18.92	13.4%	7	6.8
WeF	Wallen-Rock outcrop complex, 25 to 60 percent slopes	12.21	8.7%	7	8.4
Sa	Sensabaugh gravelly loam	8.83	6.3%	2	70.5
RtE	Rock outcrop-Talbott complex, 10 to 40 percent slopes	8.67	6.1%	8	14.3
Ss	Staser silt loam, 0 to 3 percent slopes, occasionally flooded	4.22	3.0%	2	81.4
141.07					21.0





Field 2

Source: NRCS Soil Survey

2 ac.

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
Ss	Staser silt loam, 0 to 3 percent slopes, occasionally flooded	1.64	70.9%	2	81.4
W	Water	0.37	16.0%		N/A
RtE	Rock outcrop-Talbott complex, 10 to 40 percent slopes	0.30	13.1%	8	14.3
		1.94	84.0%		70.9

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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

All fields

143 ac.

	FLOOD ZONE	FLOOD RISK*	FLOOD ZONE SUBTYPE	ACRES	PERCENTAGE OF FIELD
	X	MINIMAL	AREA OF MINIMAL FLOOD HAZARD	133.84	93.3%
	A	HIGH	N/A	9.54	6.7%
				143.38	

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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

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Source: FEMA National Flood Hazard Layer

Field 1

141 ac.

FLOOD ZONE	FLOOD RISK*	FLOOD ZONE SUBTYPE	ACRES	PERCENTAGE OF FIELD
X	MINIMAL	AREA OF MINIMAL FLOOD HAZARD	133.84	94.9%
A	HIGH	N/A	7.23	5.1%
			141.07	



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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

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Field 2

Source: FEMA National Flood Hazard Layer

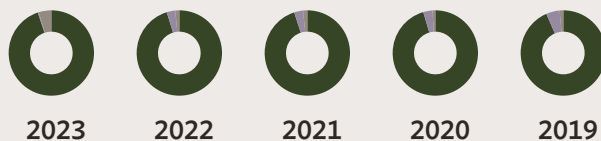
2 ac.

FLOOD ZONE	FLOOD RISK*	FLOOD ZONE SUBTYPE	ACRES	PERCENTAGE OF FIELD
<div></div> A	HIGH	N/A	2.31	100.0%
			<b>2.31</b>	

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All fields

143 ac.



Forest

94.9%

95.2%

95.0%

95.4%

93.5%

Non-Cropland

0.3%

3.2%

3.4%

3.5%

5.1%

Other

4.8%

1.5%

1.6%

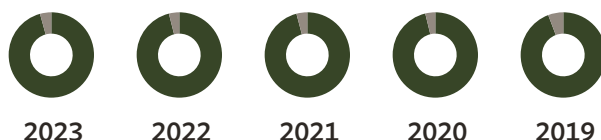
1.1%

1.4%



Field 1

141 ac.



Forest

95.7%

96.1%

95.9%

96.2%

94.2%

Other

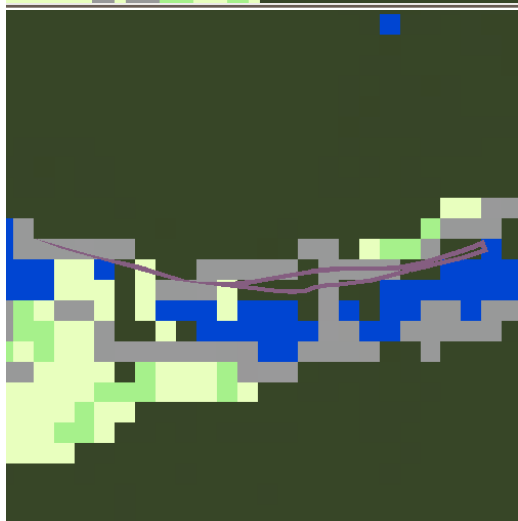
4.3%

3.9%

4.1%

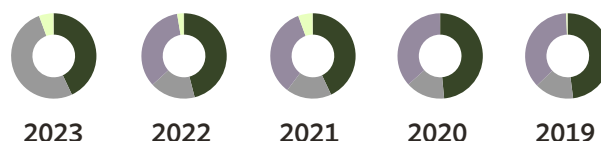
3.8%

5.8%



Field 2

2 ac.



Forest

43.0%

46.0%

43.0%

48.5%

48.0%

Developed

51.4%

17.2%

17.2%

14.9%

14.9%

Non-Cropland

-

34.2%

34.2%

36.5%

36.5%

Grass/Pasture

5.5%

2.5%

5.5%

-

0.5%

Other

0.1%

0.1%

0.1%

0.1%

0.1%



Source: NASS Cropland Data Layer - All Images from 2023

2 fields, 143 acres in Hancock County, TN



2 fields, 143 acres in Hancock County, TN

## Hancock County, TN

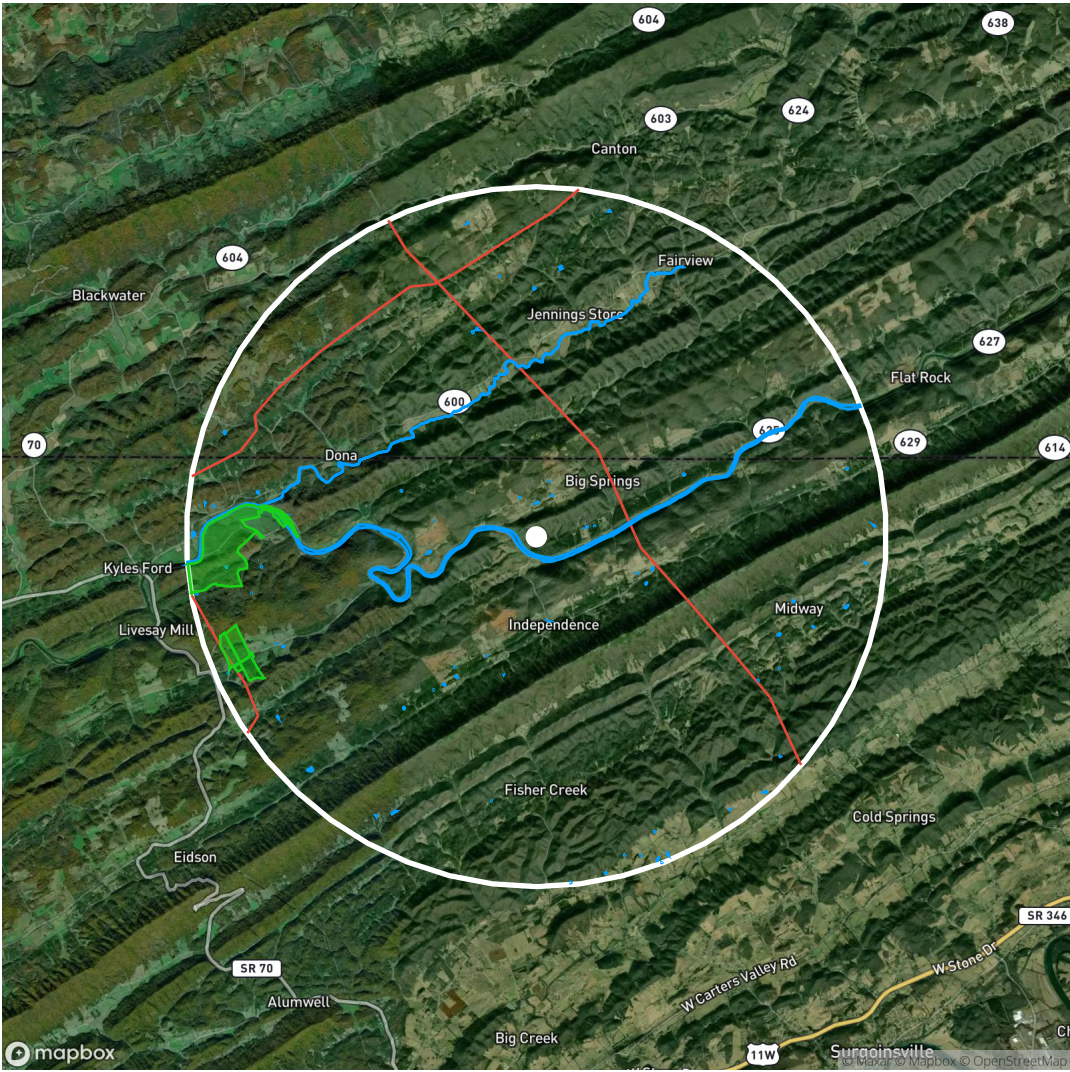
FIELD	ACRES	TAX AMOUNT	ASSESSED VALUE	LOCATION	OWNER (LAST UPDATED)	OWNER ADDRESS	LEGAL DESCRIPTION
1	 141.07	517.00	23,300.00	APN: 014 03100 000	SPEARS, PAMELA H (07/26/2024)	264 PO BOX, DELANO, TN 37325	PARCELS 31&32 COMB IN 31
2	 2.31	517.00	23,300.00	APN: 014 03100 000	SPEARS, PAMELA H (07/26/2024)	264 PO BOX, DELANO, TN 37325	PARCELS 31&32 COMB IN 31

143.38





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Field 1 - 141.07 acres

Legend

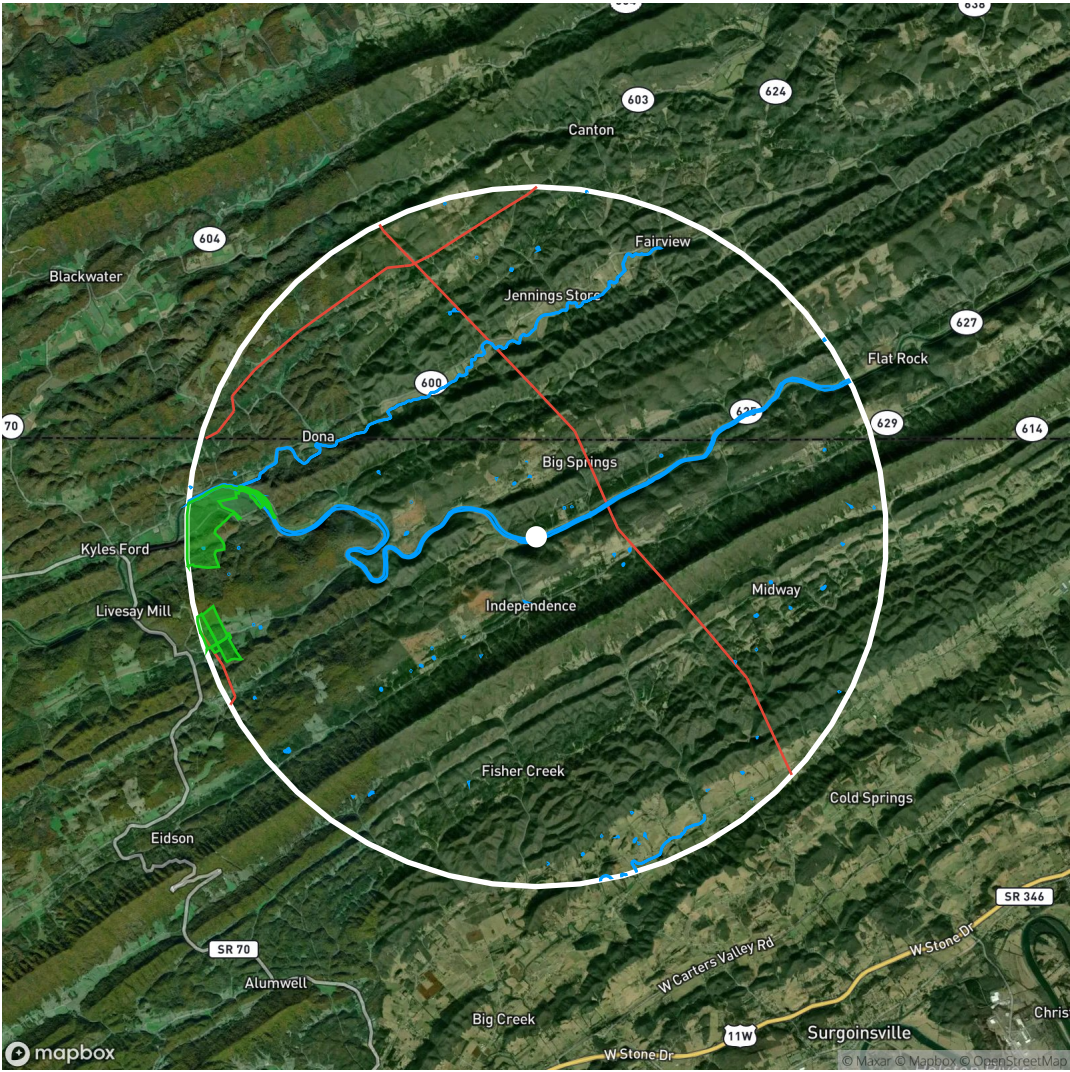
- Field Location
- Biodiesel Plant
- Ethanol Plant
- Power Plant
- Soybean Plant
- Remediation Site
- Substation
- Oil/Gas Well
- Solar Farm
- Wind Turbine
- Organic Farm
- Oil Pipeline
- Transmission Line
- Recreational Trail
- Park/Protected Area
- Water Body

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

FEATURE TYPE	TOTAL COUNT	DISTANCE TO NEAREST (MILES)
Transmission Line	9	1.3
Water Bodies	69	0.23
Parks/Protected Areas	2	3.41



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Field 2 - 2.31 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)
Transmission Line	8	1.11
Water Bodies	69	0.01
Parks/Protected Areas	2	3.75