

1 field, 7 acres in Grainger County, TN

COUNTY AVG(\$/AC.)

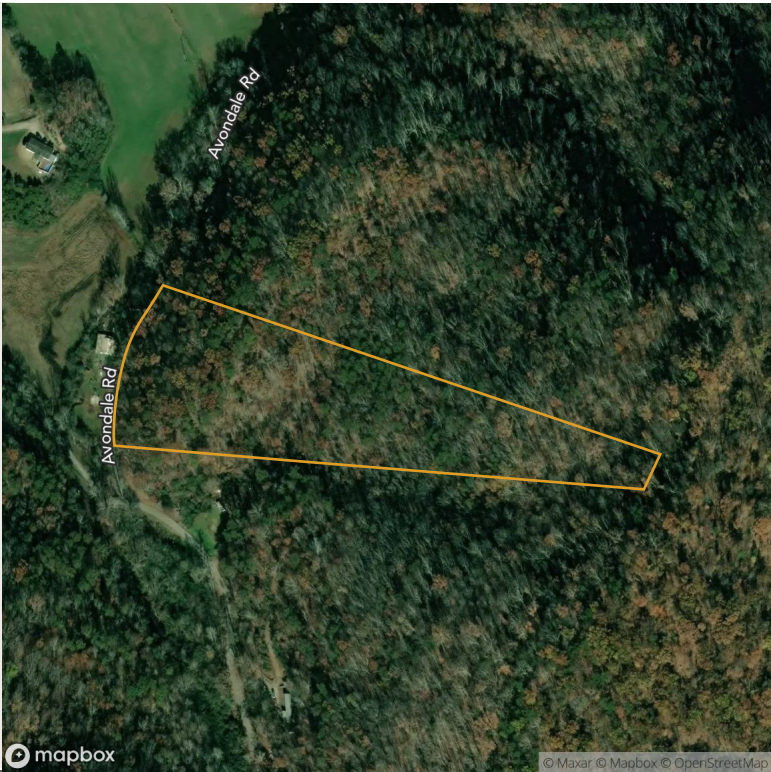
N/A

AVG NCCPI

13.9

COUNTY AVG

27.0



ECONOMIC ATTRIBUTES

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

PHYSICAL ATTRIBUTES

Annual Precipitation: 47.22 inches  
Annual GDD: 3,712

LAND USE

Land Use: Non-Cropland, Developed

	FIELD	ACRES	LATITUDE LONGITUDE	SLOPE	2024 CROPS	AVG NCCPI	COUNTY AVG. (\$/AC.)
1		7.12	36.31595 -83.46334	31.68%	97% Forest, 2% Non-Cropland, 0% Developed	13.9	N/A

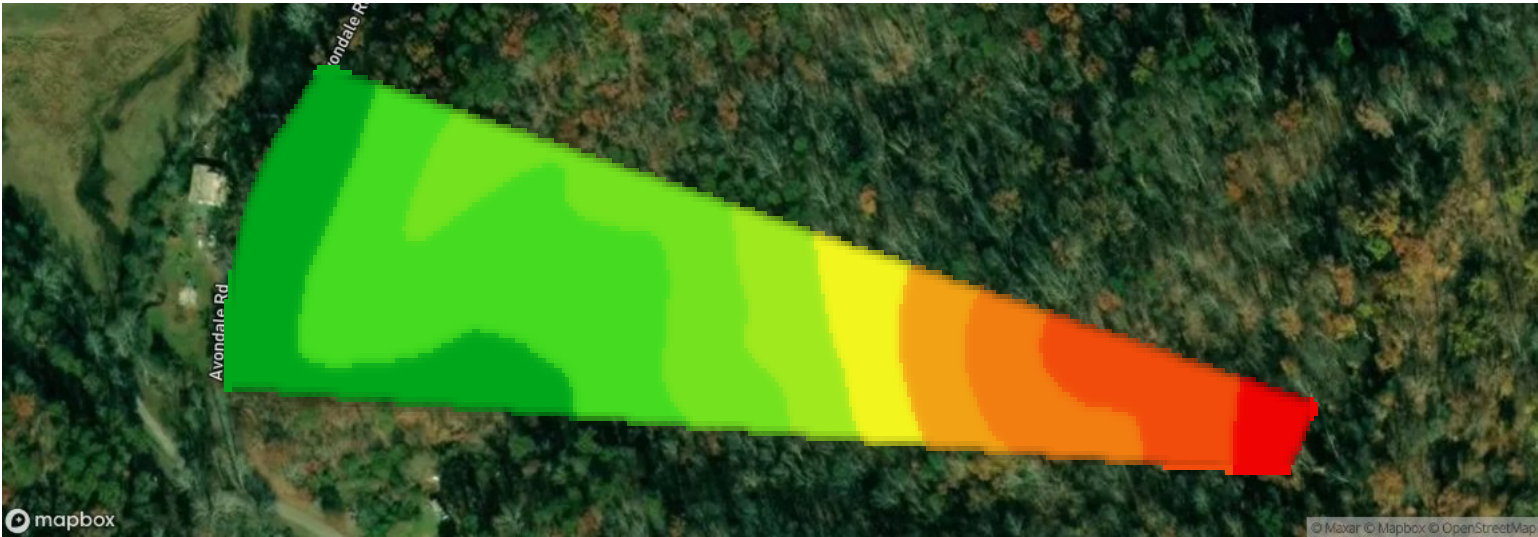
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	COMP 1	COMP 2	COMP 3	COMP 4	COMP AVGS	TARGET PARCEL
BOUNDARY						
COUNTY	Grainger, TN	Grainger, TN	Grainger, TN	Grainger, TN		Grainger, TN
SALE PRICE	\$305,000	\$55,000	\$90,000	\$292,000	\$76,579	
\$/AC. PRICE	\$635,352/ac.	\$4,137/ac.	\$16,365/ac.	\$608,269/ac.	\$37,563/ac.	
SALE DATE	02/28/25	03/05/25	02/19/25	10/29/24		
SALE CONDITION	Market	Market	Market	Market		
PURCHASE CONDITION	Mortgage	Cash Purchase	Cash Purchase	Mortgage		
DISTANCE (MI)	1.85	2.26	3.89	1.82	2.46	
ACRES	0.48	13.29	5.50	0.48	4.94	7.12
TOP CROP	Grass/Pasture	Forest	Forest	Grass/Pasture		Forest
NCCPI	40.9	29.0	48.2	40.9	34.9	13.9
\$/NCCPI	\$15,534	\$143	\$339	\$14,872	\$929	
TILLABLE %	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%

\* Estimated Price Per Acre from AcreValue model.

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All fields

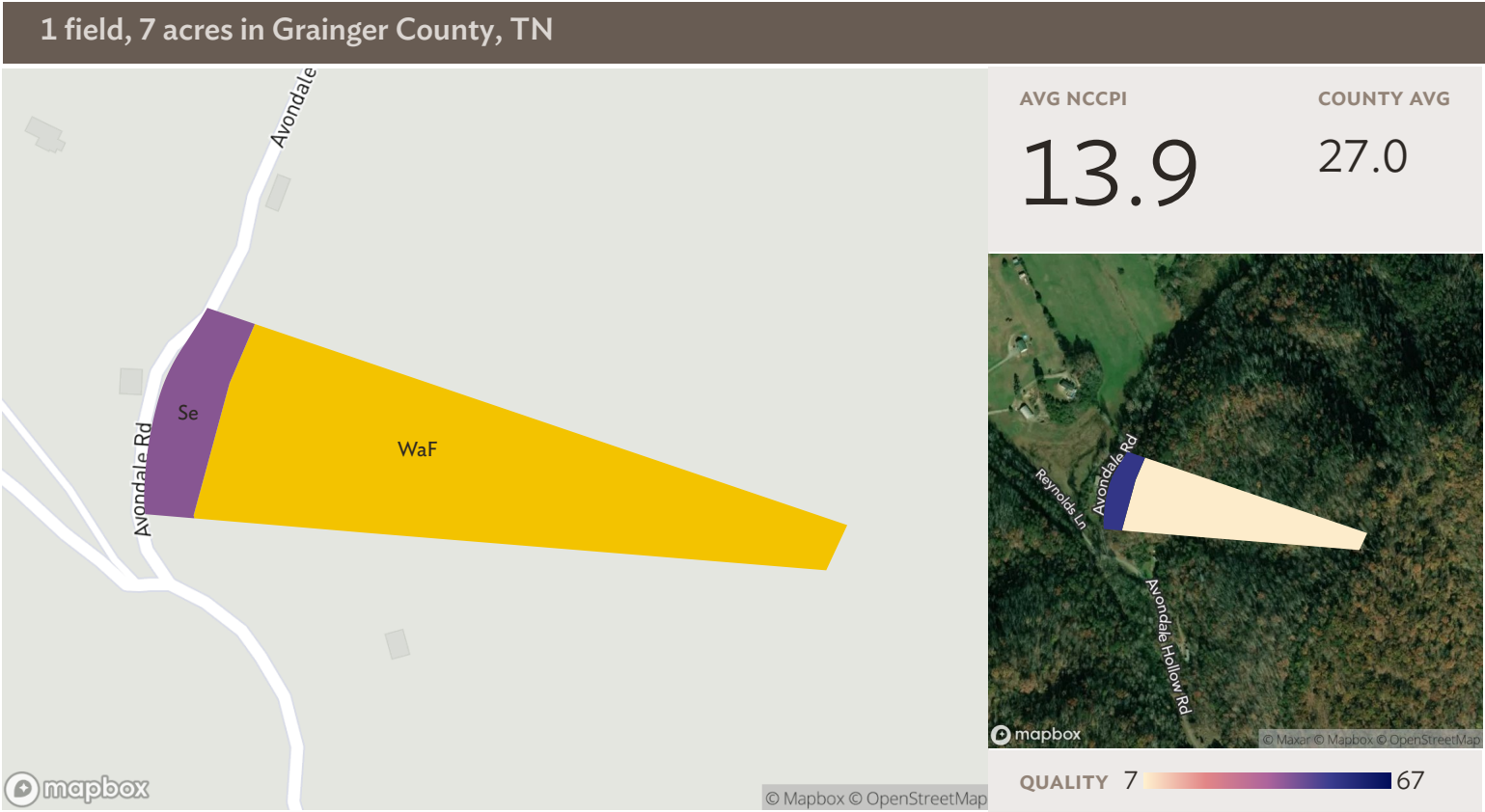
7 ac.

Avg. Elevation

1,278.06 ft

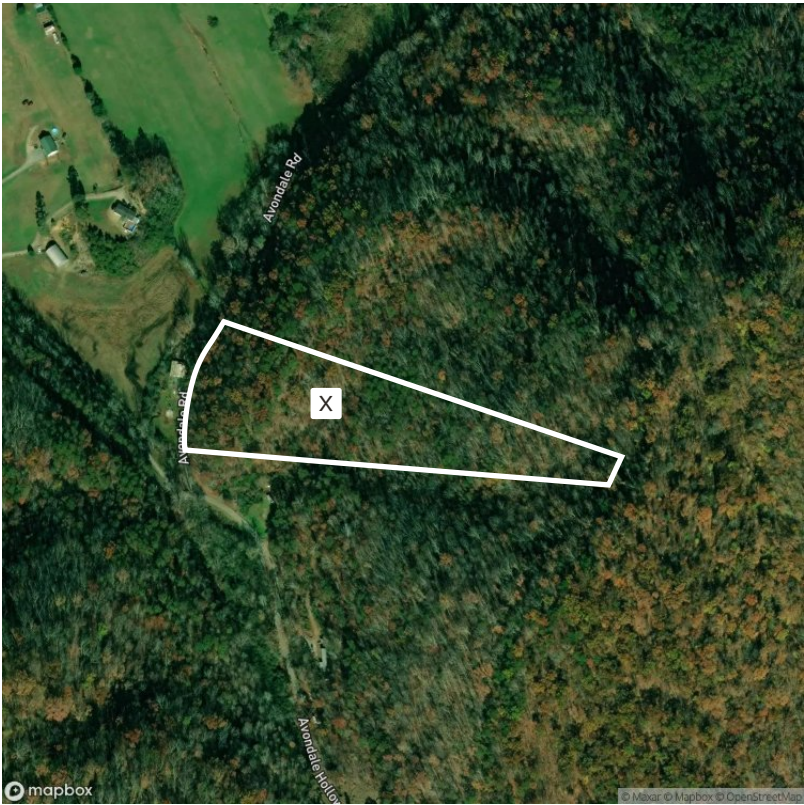
	ELEVATION RANGE	ACRES	PERCENT AREA
	1,513.48 ft - 1,561.08 ft	0.20	2.76%
	1,465.89 ft - 1,513.48 ft	0.56	7.88%
	1,418.30 ft - 1,465.89 ft	0.51	7.21%
	1,370.70 ft - 1,418.30 ft	0.38	5.37%
	1,323.11 ft - 1,370.70 ft	0.44	6.12%
	1,275.52 ft - 1,323.11 ft	0.54	7.52%
	1,227.93 ft - 1,275.52 ft	1.15	16.08%
	1,180.33 ft - 1,227.93 ft	2.09	29.29%
	1,132.74 ft - 1,180.33 ft	1.27	17.77%





SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
■ WaF	Wallen gravelly loam, 35 to 70 percent slopes	6.16	86.5%	7	7.7
■ Se	Sewanee loam, occasionally flooded	0.96	13.5%	2	54.0
7.12					13.9

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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.

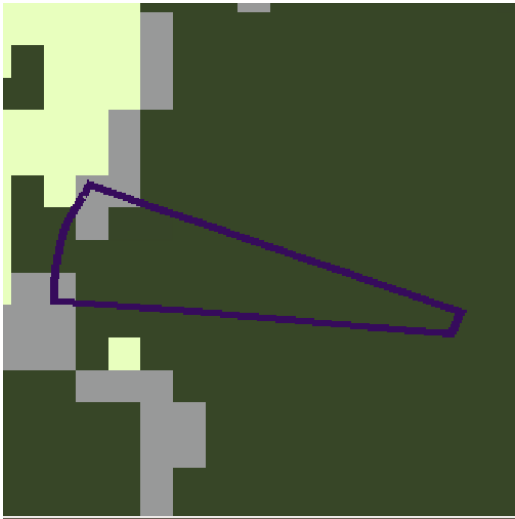
Source: FEMA National Flood Hazard Layer

Field 1

7 ac.

FLOOD ZONE	FLOOD RISK*	FLOOD ZONE SUBTYPE	ACRES	PERCENTAGE OF FIELD
<div><div></div>X</div>	MINIMAL	AREA OF MINIMAL FLOOD HAZARD	7.12	100.0%
			7.12	

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Field 1

7 ac.



2024 2023 2022 2021 2020


Forest	97.3%	94.3%	94.3%	94.3%	94.3%
Non-Cropland	2.3%	-	5.6%	5.6%	5.6%
Developed	0.4%	5.7%	-	-	-

Source: NASS Cropland Data Layer - All Images from 2024



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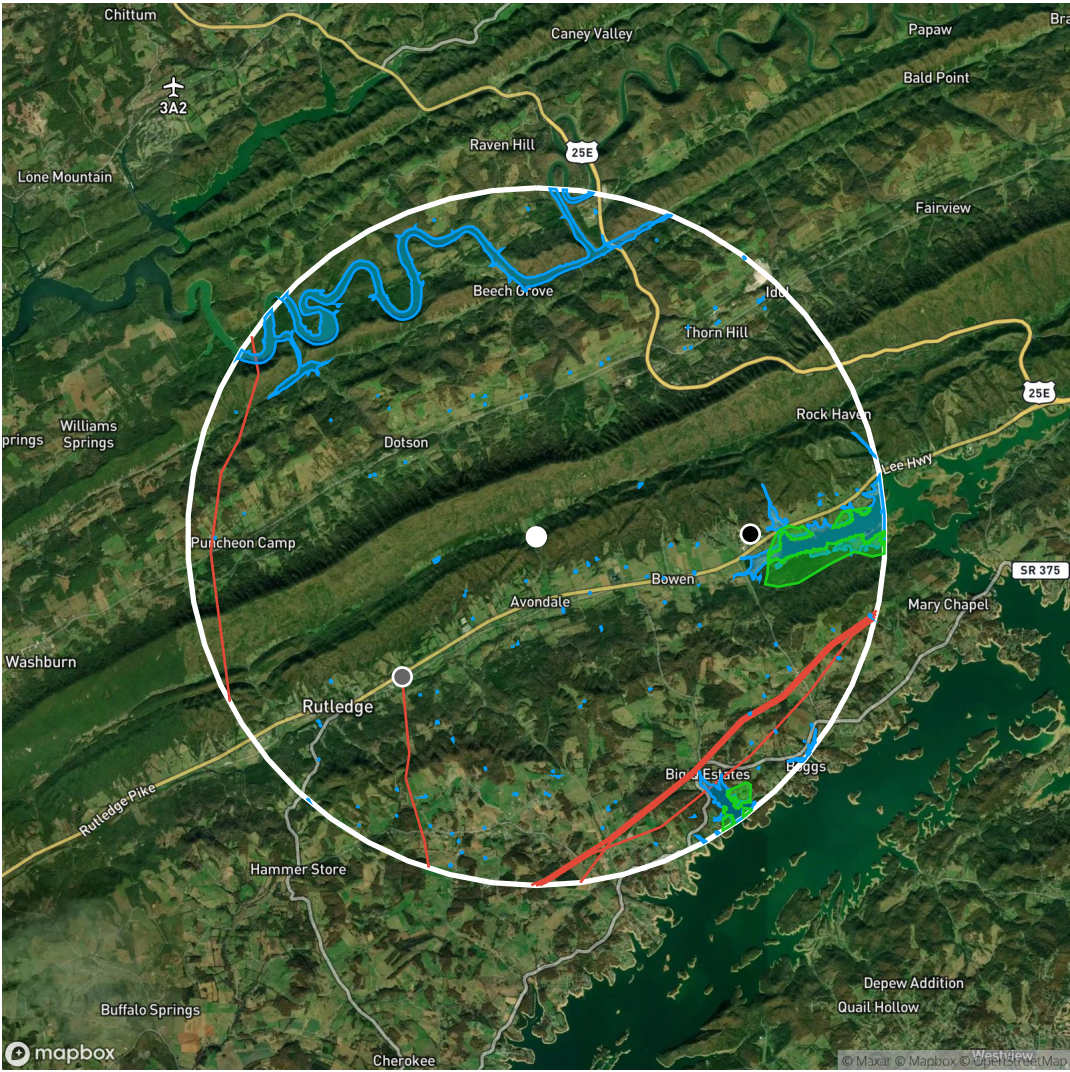
Grainger County, TN

FIELD	ACRES	TAX AMOUNT	ASSESSED VALUE	LOCATION	OWNER (LAST UPDATED)	OWNER ADDRESS	LEGAL DESCRIPTION
1 	7.12	244.00	10,375.00	APN: 040 01100 000	COLLINS, BRENT (01/21/2025)	1279 COLLINS RD, NEW MARKET, TN 37820	Unknown





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Field 1 - 7.12 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	1	2.78
Oil/Gas Well	1	3.07
Transmission Line	8	2.78
Water Bodies	118	0.64
Parks/Protected Areas	1	3.34