

2 fields, 13 acres in Hancock County, TN

COUNTY AVG (\$/AC.)

N/A

AVG

23.4



COUNTY AVG

26.0

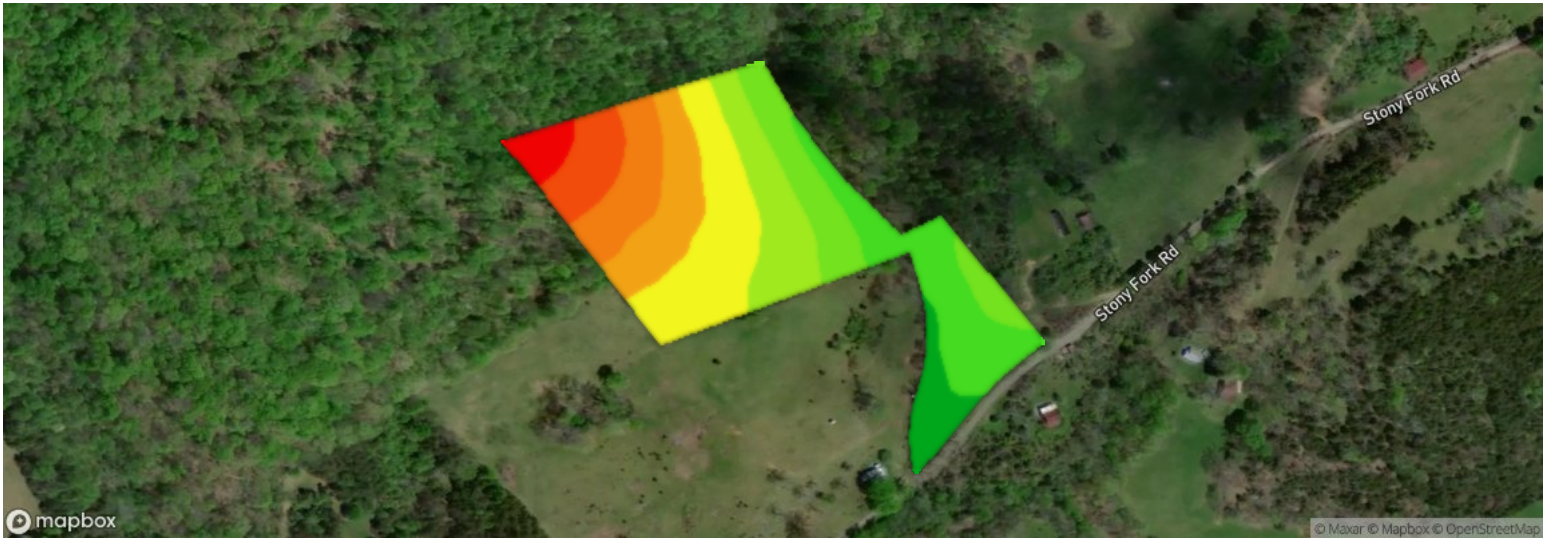
Economic Attributes
Hancock County is a high tax county.

Physical Attributes
Annual Precipitation: 46.12 inches
Annual GDD: 3,484

Land Use
Land Use: Grass/Pasture, Non-Cropland










Field	Acres	Latitude Longitude	Slope	2024 Crops	Avg NCCPI	County Avg (\$/ ac.)
1 	10.09	36.48876 -83.20149	21.90%	75% Forest, 20% Grass/Pasture, 6% Non-Cropland	25.7	N/A
2 	3.07	36.48750 -83.19935	15.79%	66% Forest, 34% Non-Cropland	15.9	N/A
13.16		20.48%		23.4		N/A

2 fields, 13 acres in Hancock County, TN

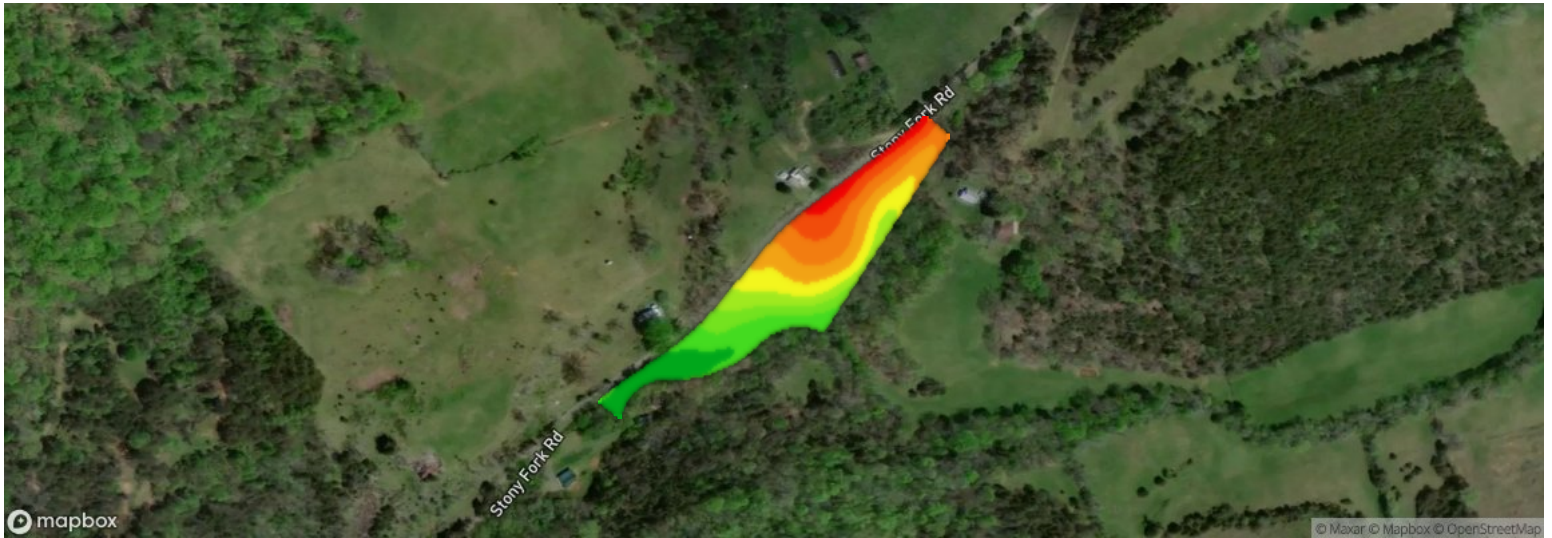


Field 1
10 ac.

Avg. Elevation
1,531.39 ft










	Elevation Range	Acres	Percent Area
	1,649.37 ft - 1,678.69 ft	0.34	3.37%
	1,620.05 ft - 1,649.37 ft	0.71	7.08%
	1,590.73 ft - 1,620.05 ft	0.94	9.29%
	1,561.41 ft - 1,590.73 ft	1.14	11.34%
	1,532.09 ft - 1,561.41 ft	1.95	19.3%
	1,502.77 ft - 1,532.09 ft	1.28	12.7%
	1,473.45 ft - 1,502.77 ft	1.32	13.12%
	1,444.12 ft - 1,473.45 ft	1.78	17.61%
	1,414.80 ft - 1,444.12 ft	0.62	6.18%

2 fields, 13 acres in Hancock County, TN

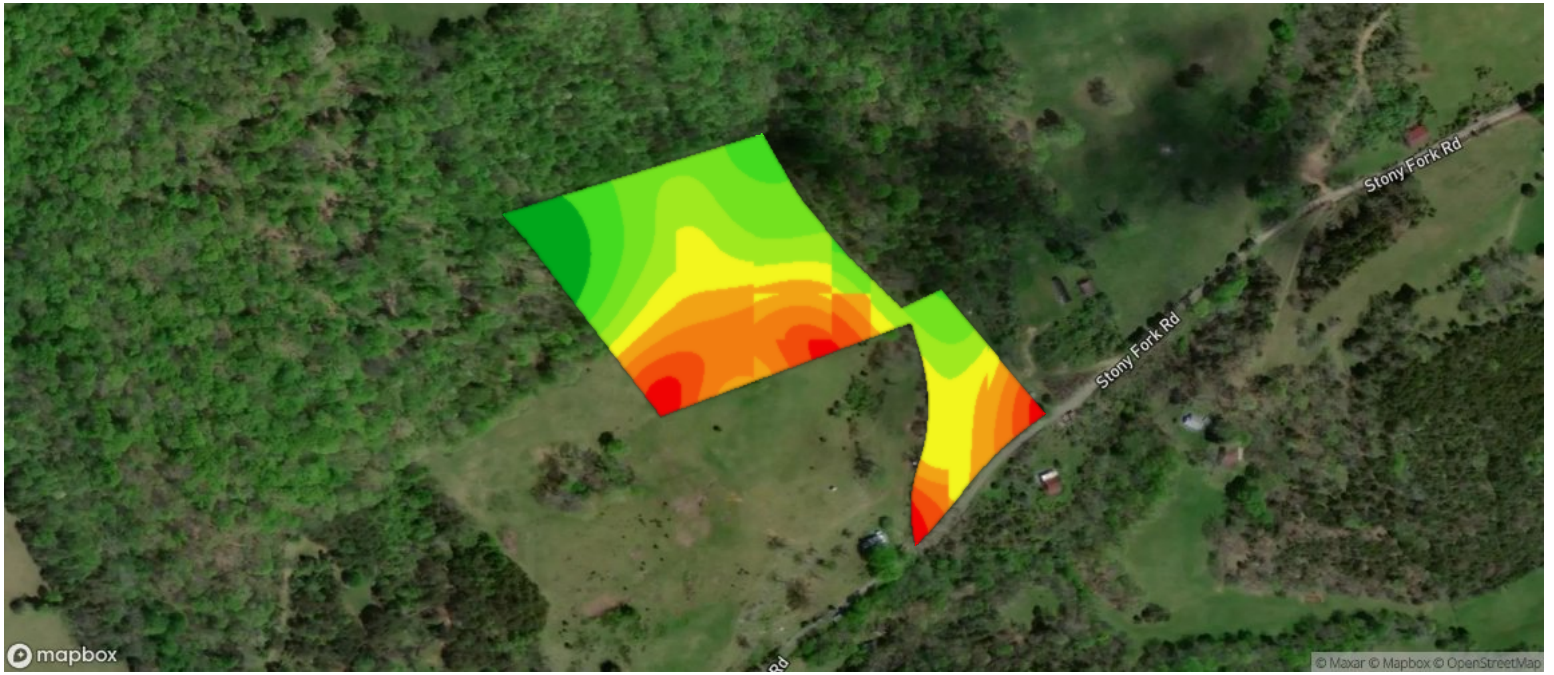


Field 2
3 ac.

Avg. Elevation
1,426.47 ft

	Elevation Range	Acres	Percent Area
	1,453.61 ft - 1,460.95 ft	0.17	5.62%
	1,446.27 ft - 1,453.61 ft	0.28	9.28%
	1,438.93 ft - 1,446.27 ft	0.44	14.29%
	1,431.59 ft - 1,438.93 ft	0.47	15.19%
	1,424.25 ft - 1,431.59 ft	0.39	12.85%
	1,416.91 ft - 1,424.25 ft	0.30	9.74%
	1,409.57 ft - 1,416.91 ft	0.23	7.62%
	1,402.22 ft - 1,409.57 ft	0.42	13.76%
	1,394.88 ft - 1,402.22 ft	0.36	11.65%

2 fields, 13 acres in Hancock County, TN












Source: Harmonized Landsat and Sentinel-2

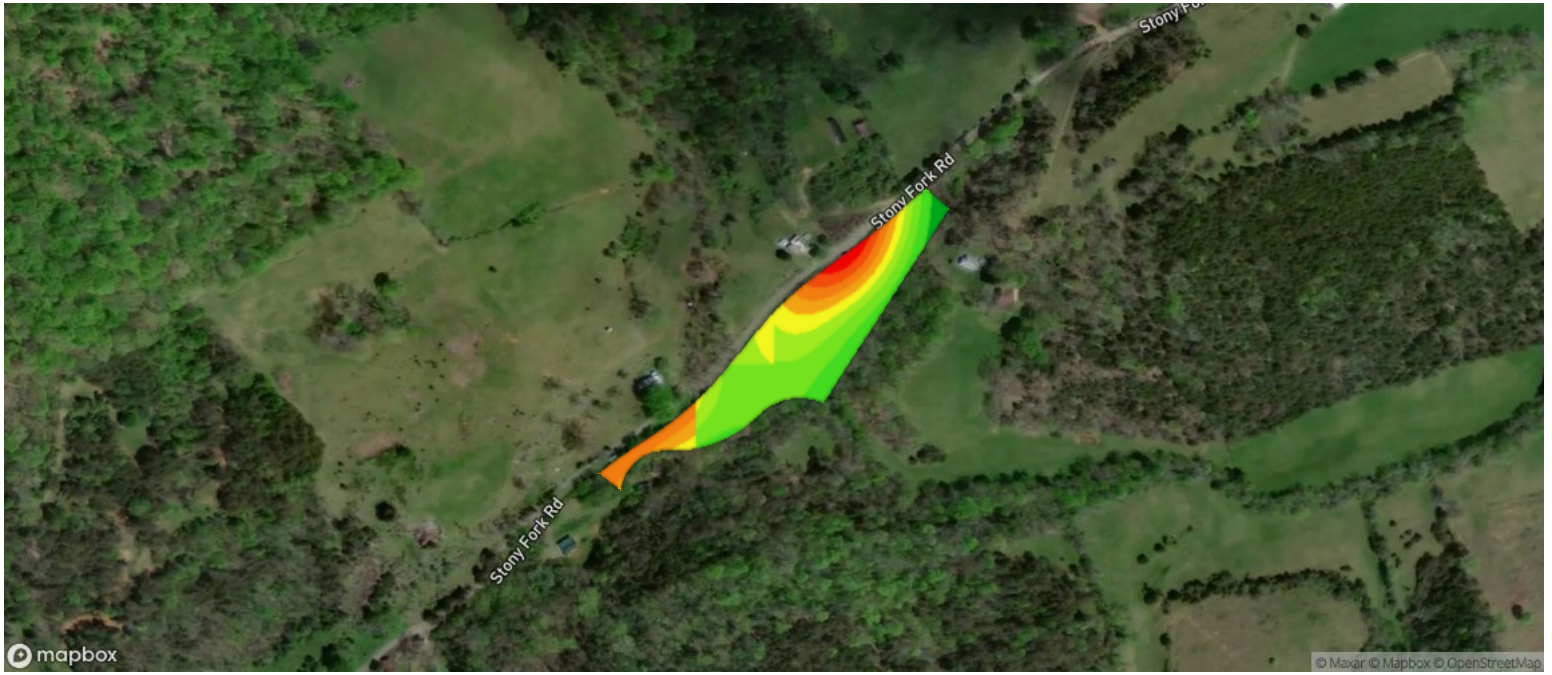
Field 1
10 ac.

Avg NDVI
78.35

Date
10/04/2025

	NDVI Range	Acres	Percent Area
	72.72 ft - 73.88 ft	0.28	2.81%
	73.88 ft - 75.05 ft	0.70	6.92%
	75.05 ft - 76.22 ft	1.33	13.14%
	76.22 ft - 77.38 ft	1.18	11.66%
	77.38 ft - 78.55 ft	1.70	16.85%
	78.55 ft - 79.72 ft	1.59	15.77%
	79.72 ft - 80.88 ft	1.84	18.23%
	80.88 ft - 82.05 ft	0.84	8.3%
	82.05 ft - 83.22 ft	0.64	6.33%

2 fields, 13 acres in Hancock County, TN












Source: Harmonized Landsat and Sentinel-2

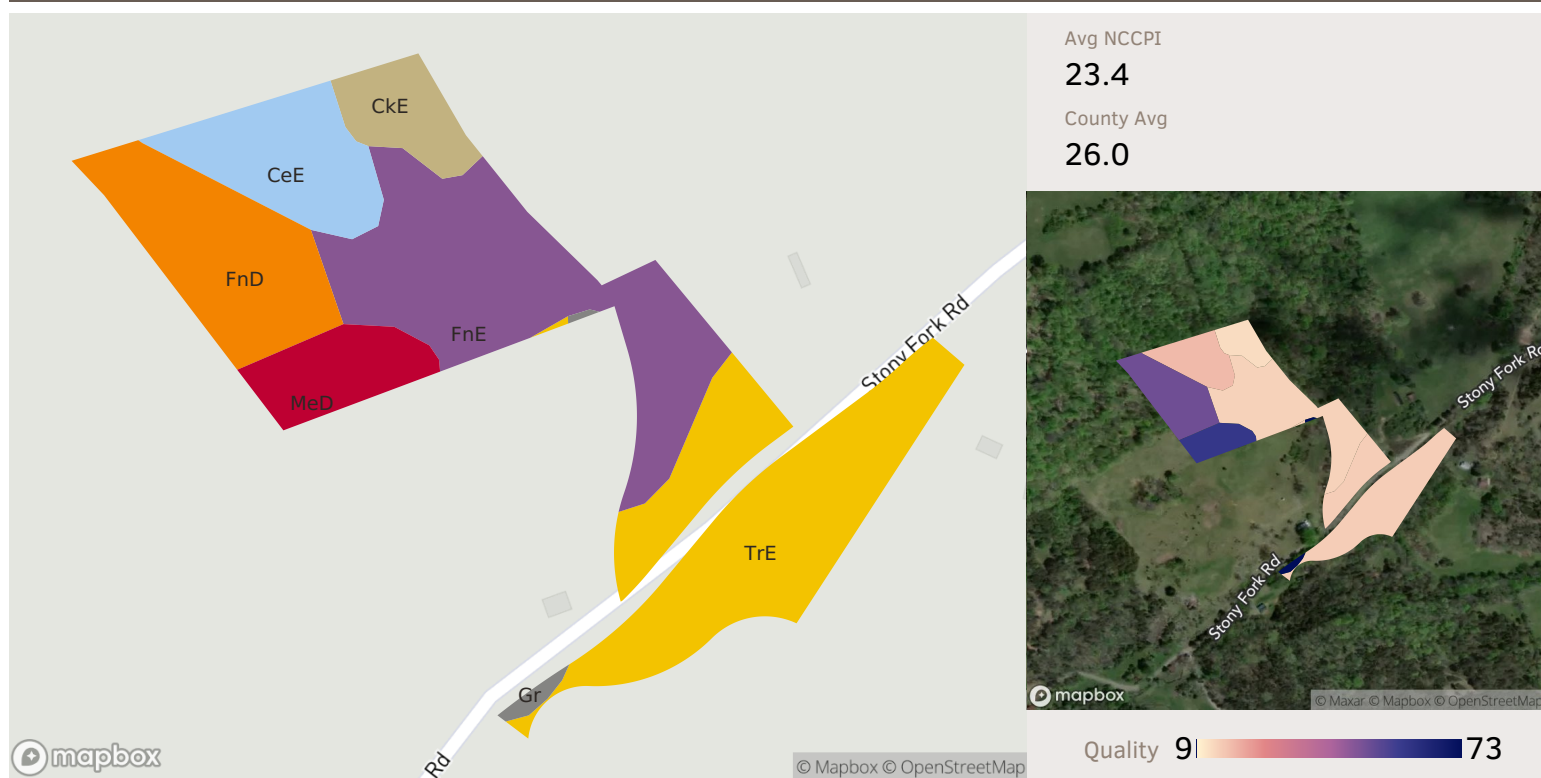
Field 2
3 ac.

Avg NDVI
77.28

Date
10/04/2025

	NDVI Range	Acres	Percent Area
	72.46 ft - 73.37 ft	0.07	2.29%
	73.37 ft - 74.29 ft	0.12	3.94%
	74.29 ft - 75.21 ft	0.34	10.99%
	75.21 ft - 76.12 ft	0.27	8.64%
	76.12 ft - 77.04 ft	0.37	11.98%
	77.04 ft - 77.96 ft	0.49	15.98%
	77.96 ft - 78.87 ft	0.95	31.02%
	78.87 ft - 79.79 ft	0.40	13.1%
	79.79 ft - 80.71 ft	0.06	2.08%

2 fields, 13 acres in Hancock County, TN



Source: NRCS Soil Survey

All fields

13 ac.

Soil Code	Soil Description	Acres	Percentage of Field	Soil Class	NCCPI
TrE	Talbott-Rock outcrop complex, 20 to 50 percent slopes	4.03	30.6%	7	14.3
FnE	Fullerton cherty silt loam, 20 to 35 percent slopes	3.80	28.9%	6	13.5
FnD	Fullerton gravelly silt loam, 15 to 25 percent slopes	2.12	16.1%	4	49.7
CeE	Claiborne silt loam, 25 to 40 percent slopes	1.47	11.2%	6	17.2
MeD	Minvale silt loam, 12 to 20 percent slopes	0.89	6.8%	4	58.7
CkE	Clarksville cherty silt loam, 20 to 40 percent slopes	0.75	5.7%	7	12.0
Gr	Greendale silt loam, 0 to 6 percent slopes, occasionally flooded	0.10	0.7%	2	73.3
13.16					23.4

This figure displays a map of land parcels, each labeled with a code and colored according to its NCCPI score. The parcels are labeled as follows:

- CkE (tan)
- CeE (light blue)
- FnD (orange)
- MeD (red)
- FnE (purple)
- Gr (yellow)
- TrE (yellow)

The map includes a scale bar indicating 0, 100, and 200 feet. A legend on the right side of the map shows the color scale for NCCPI scores, ranging from 9 (dark blue) to 73 (dark red). The map also includes a scale bar and a legend for the NCCPI scores.








Avg NCCPI
25.7

County Avg
26.0

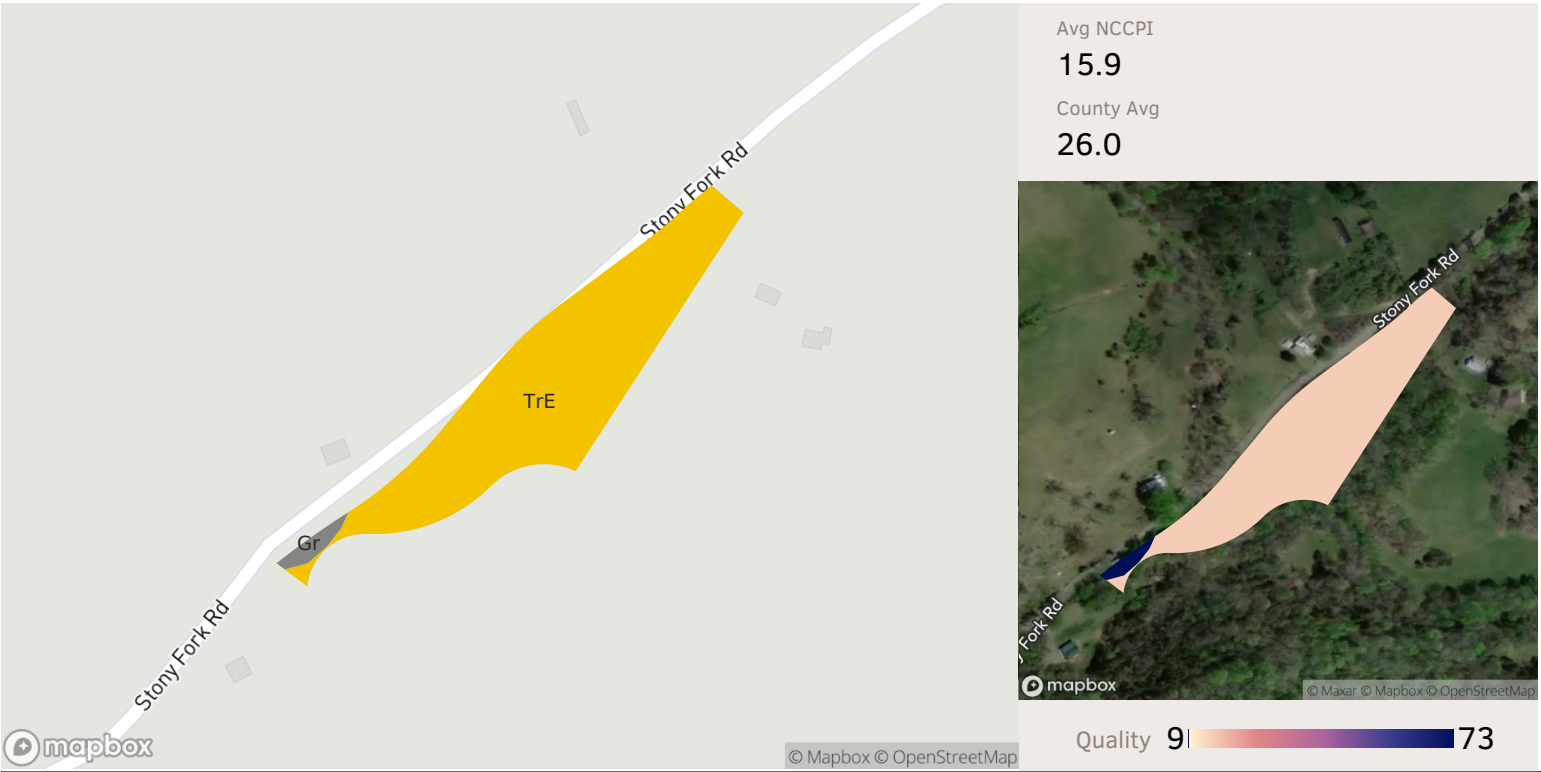
Quality 9 | 73

Source: NRCS Soil Survey

10 ac.

	Soil Code	Soil Description	Acres	Percentage of Field	Soil Class	NCCPI
	FnE	Fullerton cherty silt loam, 20 to 35 percent slopes	3.80	37.6%	6	13.5
	FnD	Fullerton gravelly silt loam, 15 to 25 percent slopes	2.12	21.0%	4	49.7
	CeE	Claiborne silt loam, 25 to 40 percent slopes	1.47	14.6%	6	17.2
	TrE	Talbott-Rock outcrop complex, 20 to 50 percent slopes	1.05	10.4%	7	14.3
	MeD	Minvale silt loam, 12 to 20 percent slopes	0.89	8.8%	4	58.7
	CkE	Clarksville cherty silt loam, 20 to 40 percent slopes	0.75	7.5%	7	12.0
	Gr	Greendale silt loam, 0 to 6 percent slopes, occasionally flooded	0.01	0.1%	2	73.3
			10.09			25.7

2 fields, 13 acres in Hancock County, TN



Source: NRCS Soil Survey











Field 2
3 ac.

Soil Code	Soil Description	Acres	Percentage of Field	Soil Class	NCCPI
TrE	Talbott-Rock outcrop complex, 20 to 50 percent slopes	2.98	97.3%	7	14.3
Gr	Greendale silt loam, 0 to 6 percent slopes, occasionally flooded	0.08	2.7%	2	73.3
		3.07			15.9

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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
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


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











13 ac.

	Flood Zone	Flood Risk*	Flood Zone Subtype	Acres	Percentage of Field
	X	MINIMAL	AREA OF MINIMAL FLOOD HAZARD	13.16	100.0%
				13.16	

2 fields, 13 acres in Hancock 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
		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

Field 1










10 ac.

	Flood Zone	Flood Risk*	Flood Zone Subtype	Acres	Percentage of Field
	X	MINIMAL	AREA OF MINIMAL FLOOD HAZARD	10.09	100.0%
				10.09	

2 fields, 13 acres in Hancock 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
OTHER AREAS OF FLOOD HAZARD Moderate flood risk		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


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






3 ac.

	Flood Zone	Flood Risk*	Flood Zone Subtype	Acres	Percentage of Field
	X	MINIMAL	AREA OF MINIMAL FLOOD HAZARD	3.07	100.0%
				3.07	

2 fields, 13 acres in Hancock County, TN

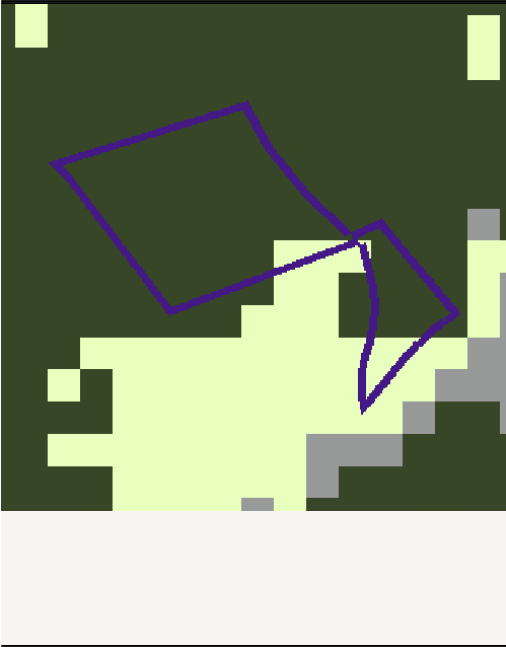
All Fields

13 ac.








2024**2023****2022****2021****2020**

Forest	72.5%	57.1%	67.3%	55.5%	69.3%
Grass/Pasture	15.1%	27.5%	20.3%	21.2%	19.7%
Non-Cropland	12.4%	2.9%	9.4%	20.2%	9.5%
Developed	--	12.4%	3.0%	3.0%	1.5%



Field 1

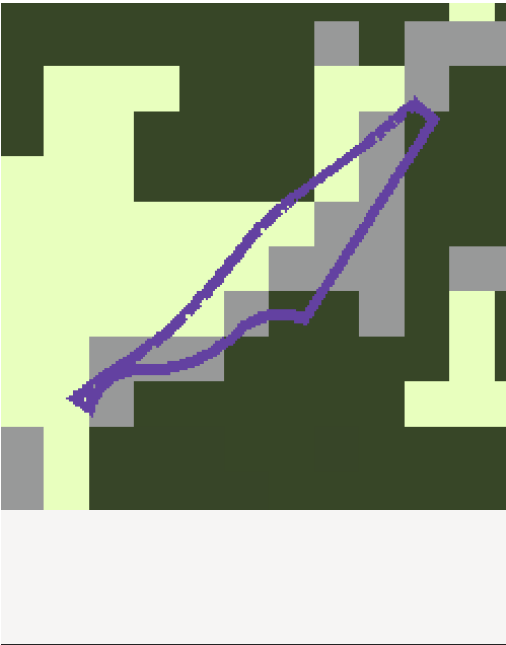
10 ac.



2024**2023****2022****2021****2020**

Forest	74.5%	54.5%	68.4%	54.4%	68.4%
Grass/Pasture	19.7%	35.9%	25.8%	25.7%	25.7%
Non-Cropland	5.8%	3.8%	5.8%	19.9%	5.9%
Developed	--	5.8%	--	--	--

2 fields, 13 acres in Hancock County, TN



Field 2

3 ac.



	2024	2023	2022	2021	2020
Forest	65.6%	65.6%	63.5%	59.3%	72.3%
Non-Cropland	34.4%	--	21.3%	21.3%	21.3%
Developed	--	34.4%	13.0%	13.0%	6.4%
Grass/Pasture	--	--	2.2%	6.4%	--

Source: NASS Cropland Data Layer - All Images from 2024

2 fields, 13 acres in Hancock County, TN

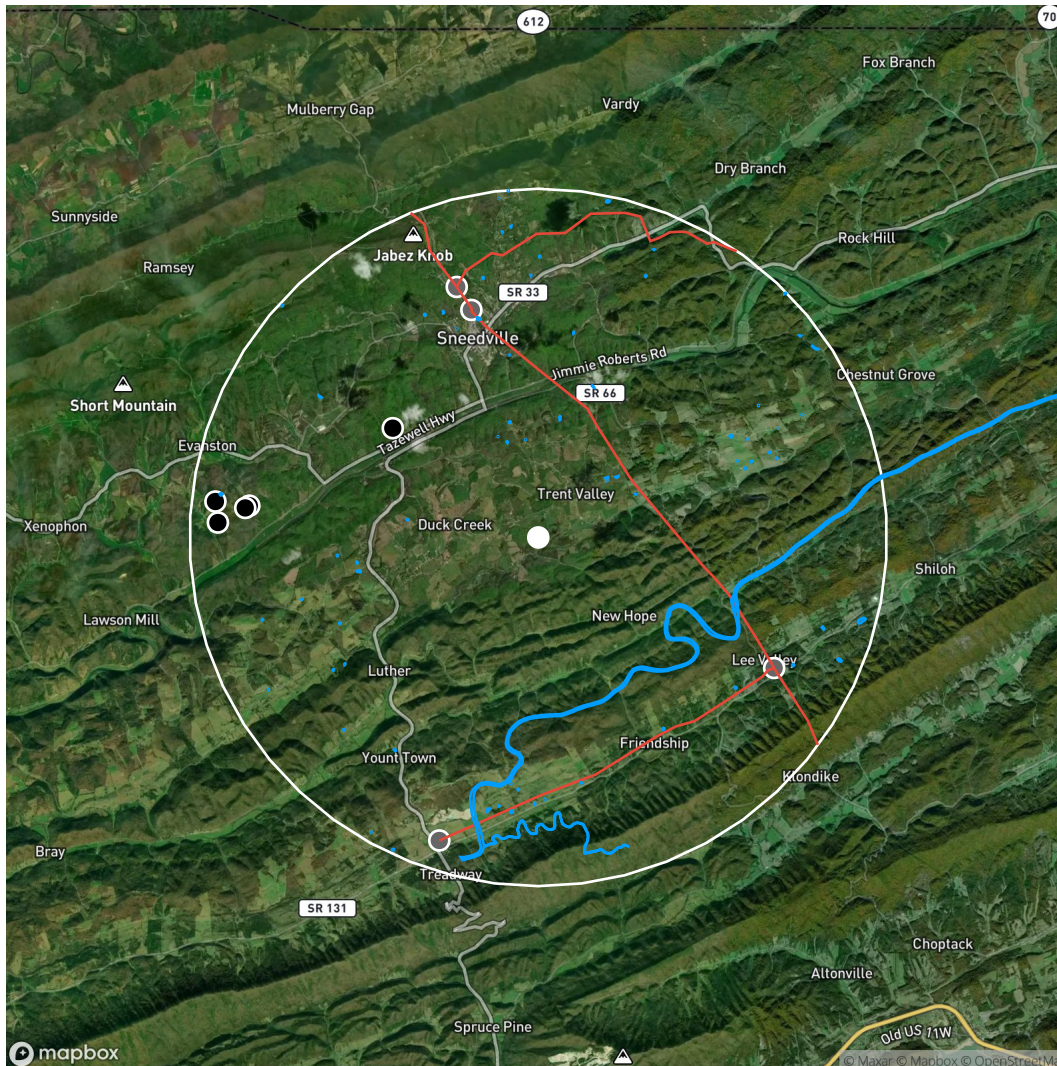


All fields

13 ac.

	Local Designation	Easement Name	Acres	Percentage of Field	Duration
<input type="checkbox"/>	n/a	n/a	13.16	100.0%	n/a

2 fields, 13 acres in Hancock County, TN



Field 1 - 10.09 acres

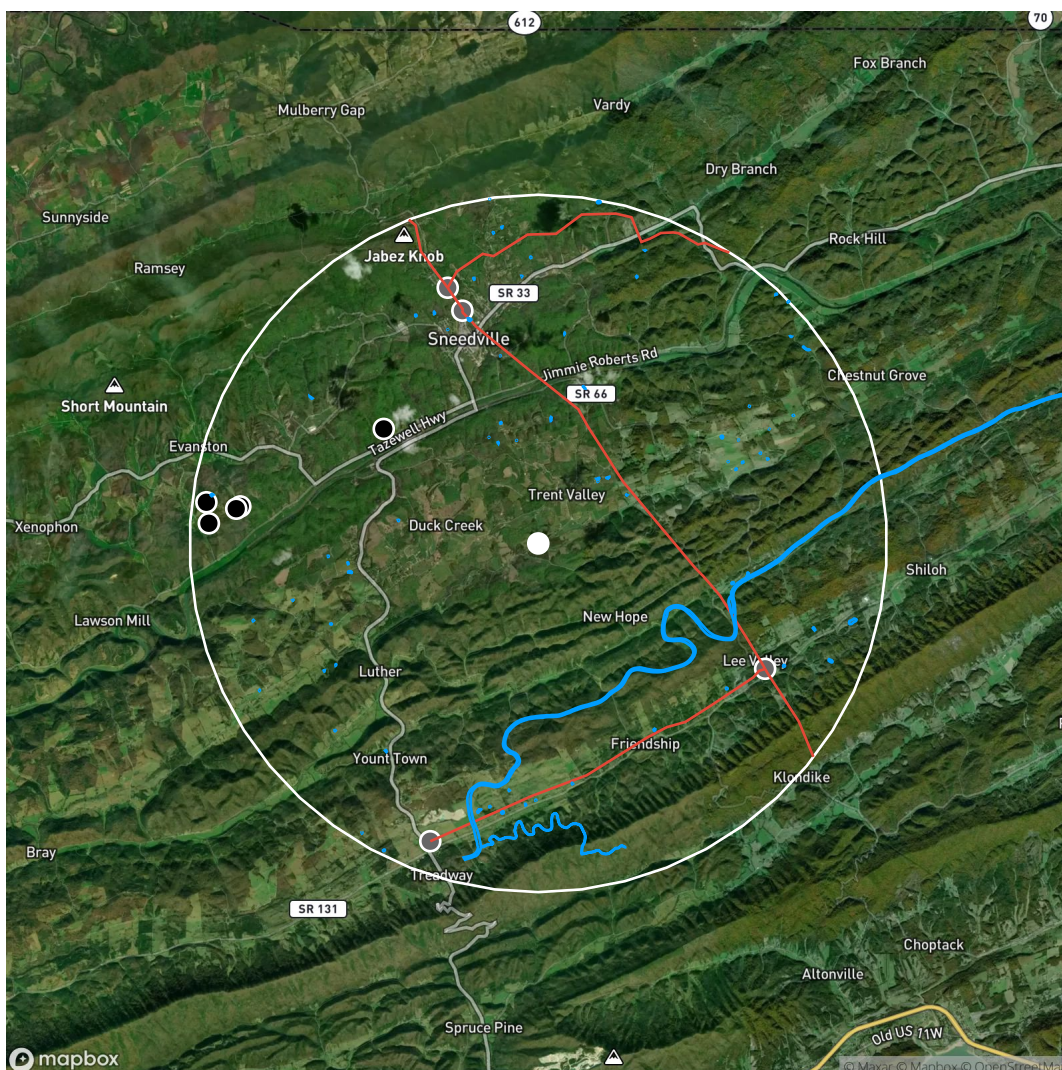
Legend

- 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	4	3.4
Oil/Gas Well	5	2.61
Transmission Line	8	1.57
Water Bodies	73	1.27

2 fields, 13 acres in Hancock County, TN



Field 2 - 3.07 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)
Substation	4	3.51
Oil/Gas Well	5	2.76
Transmission Line	8	1.51
Water Bodies	72	1.23