

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

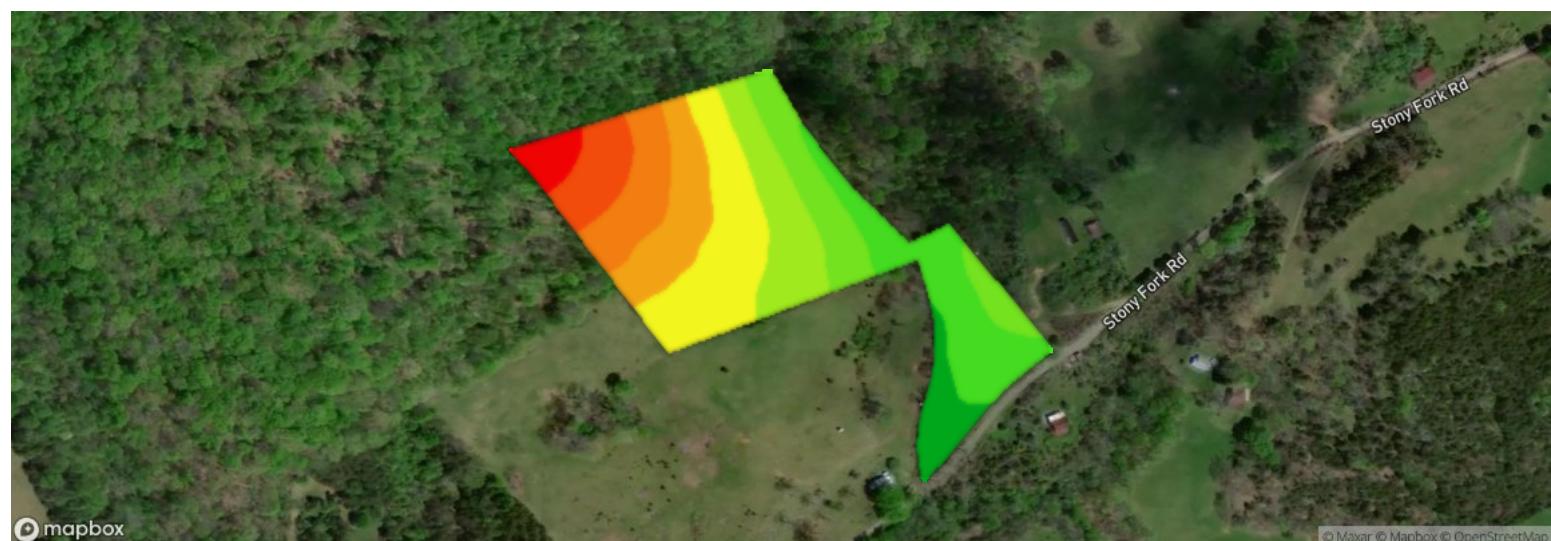
Annual GDD: 3,484

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

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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%

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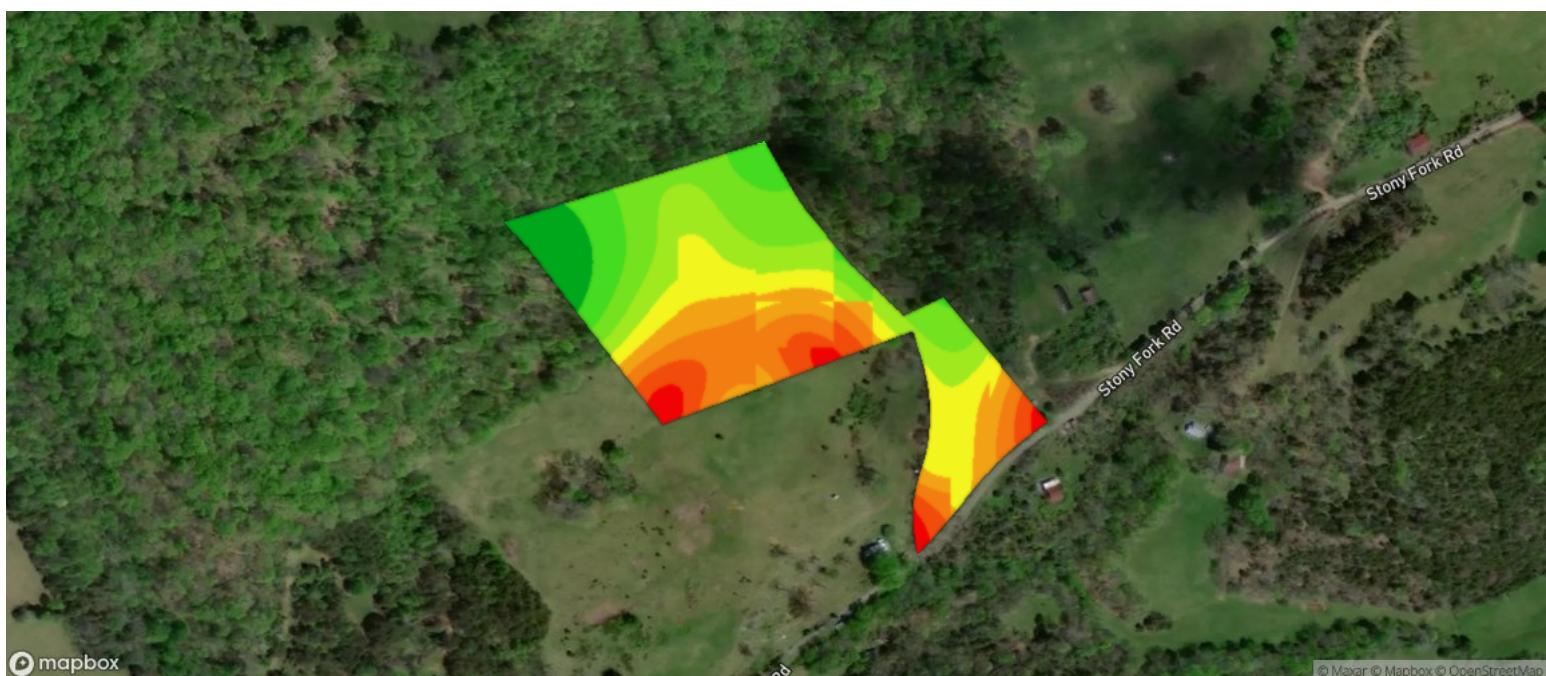


Field 2
3 ac.

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%

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Source: Harmonized Landsat and Sentinel-2

Field 2

3 ac.

Avg NDVI

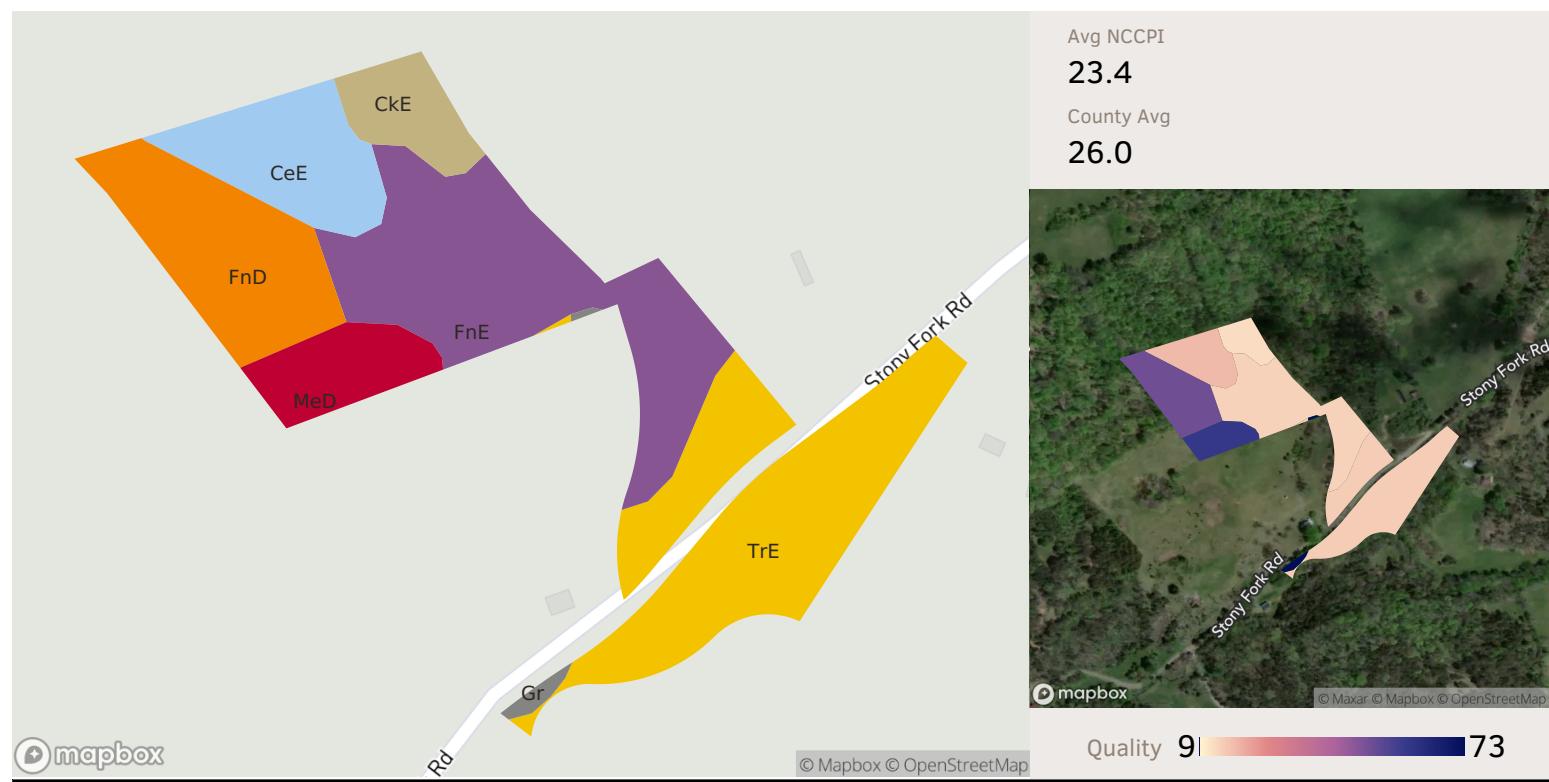
77.28

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%

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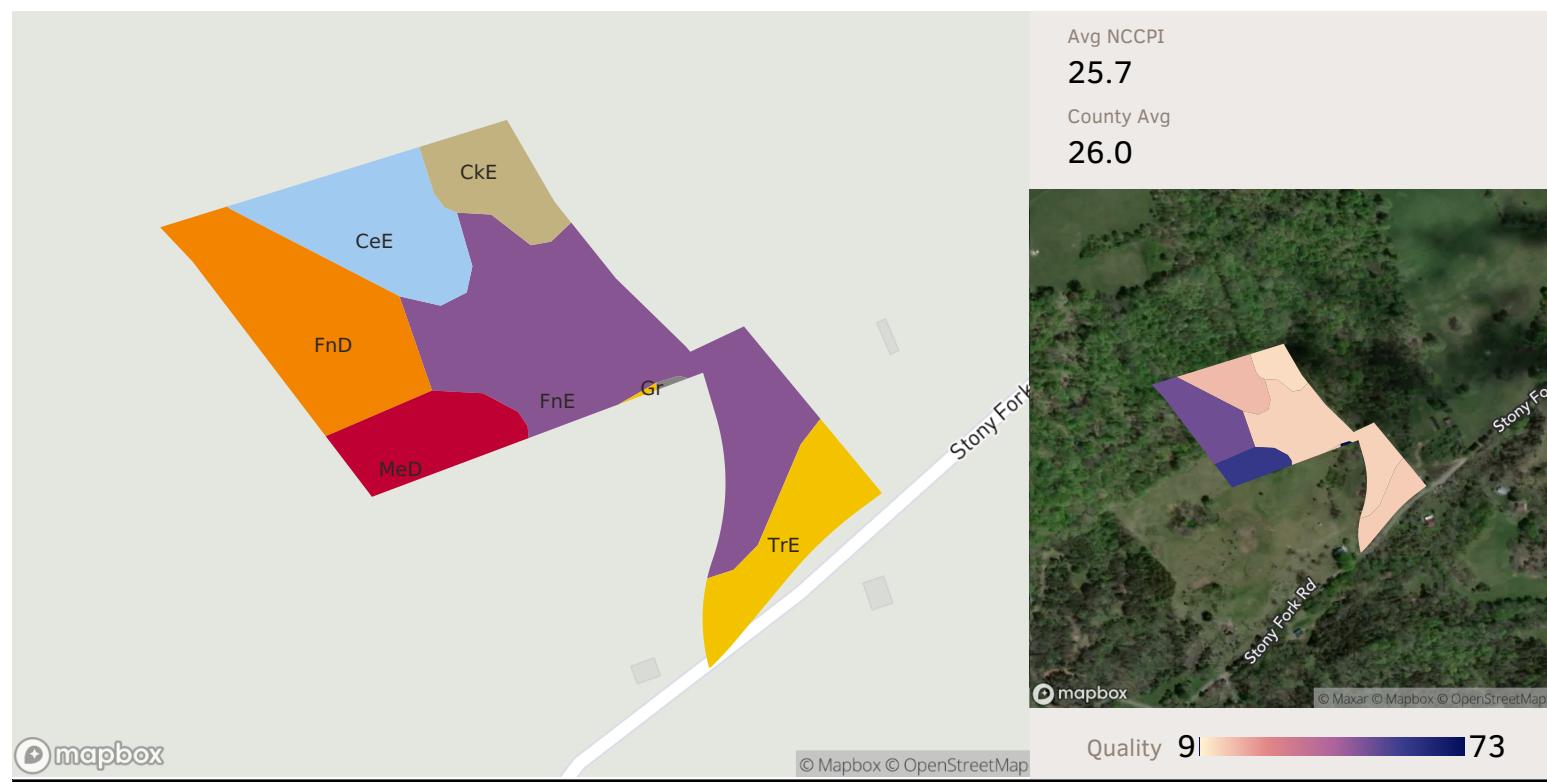


All fields

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	

2 fields, 13 acres in Hancock County, TN

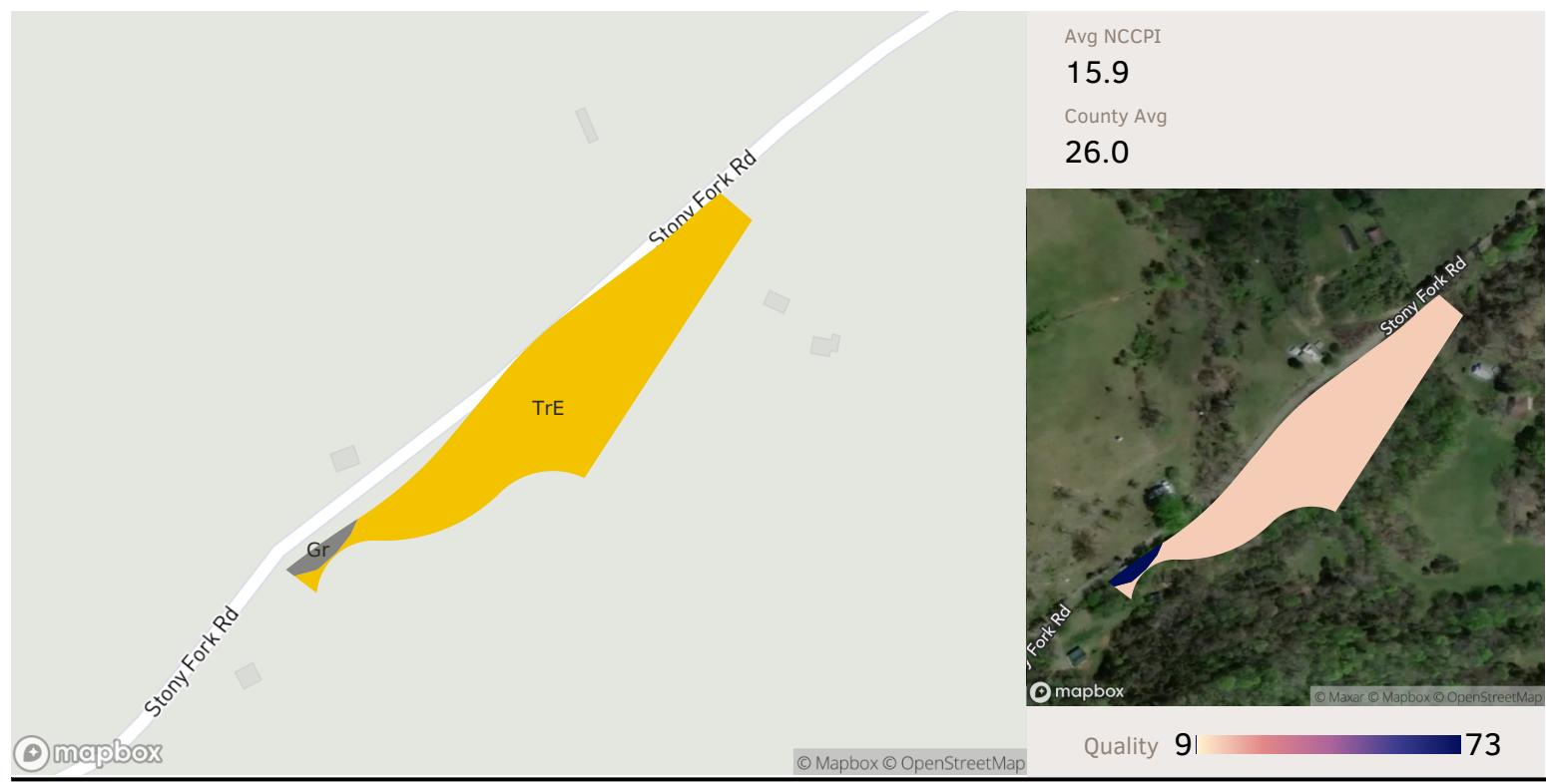


Field 1

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

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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
	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
OTHER AREAS		Areas with Reduced Flood Risk due to Levee Zone X
		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
<input type="checkbox"/>	X	MINIMAL	AREA OF MINIMAL FLOOD HAZARD	13.16
				13.16

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Legend

SPECIAL FLOOD HAZARD AREAS	High flood risk	Without Base Flood Elevation (BFE) Zone A, V, A99
	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
OTHER AREAS		Areas with Reduced Flood Risk due to Levee Zone X
		Areas with Flood Risk due to Levee Zone D
		Area of Minimal Flood Hazard Zone X
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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
<input type="checkbox"/>	X	MINIMAL	AREA OF MINIMAL FLOOD HAZARD	10.09
				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
	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
OTHER AREAS		Areas with Reduced Flood Risk due to Levee Zone X
		Areas with Flood Risk due to Levee Zone D
		Area of Minimal Flood Hazard Zone X
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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
<input type="checkbox"/>	X	MINIMAL	AREA OF MINIMAL FLOOD HAZARD	3.07
				3.07

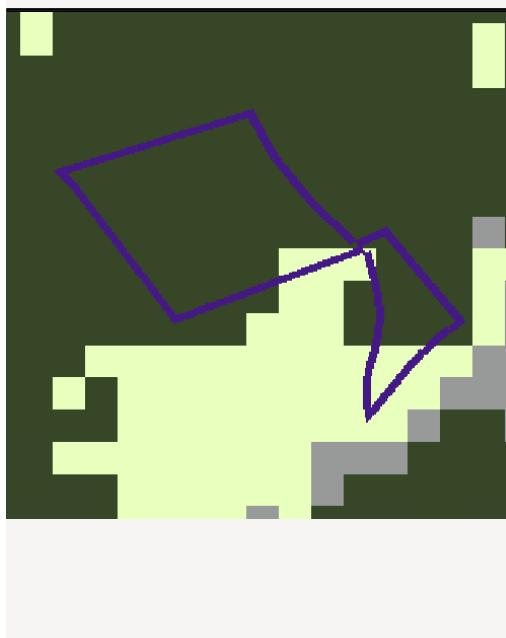
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All Fields

13 ac.



■ 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%



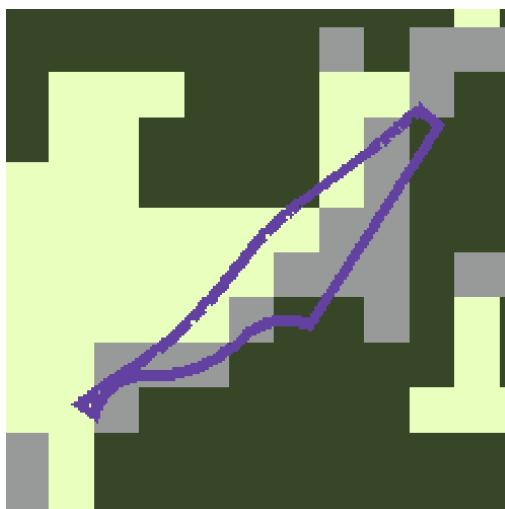
Field 1

10 ac.



■ 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.



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

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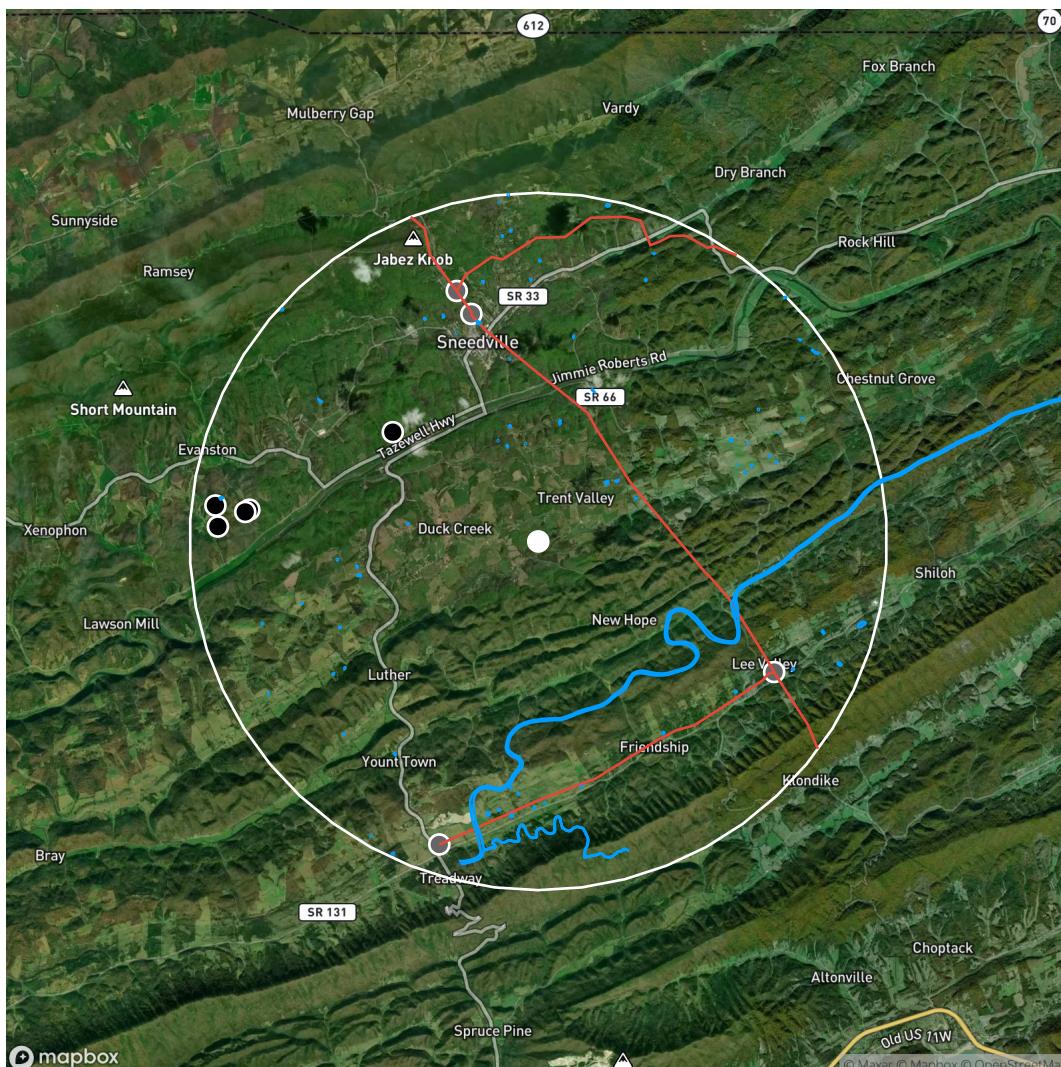


All fields

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

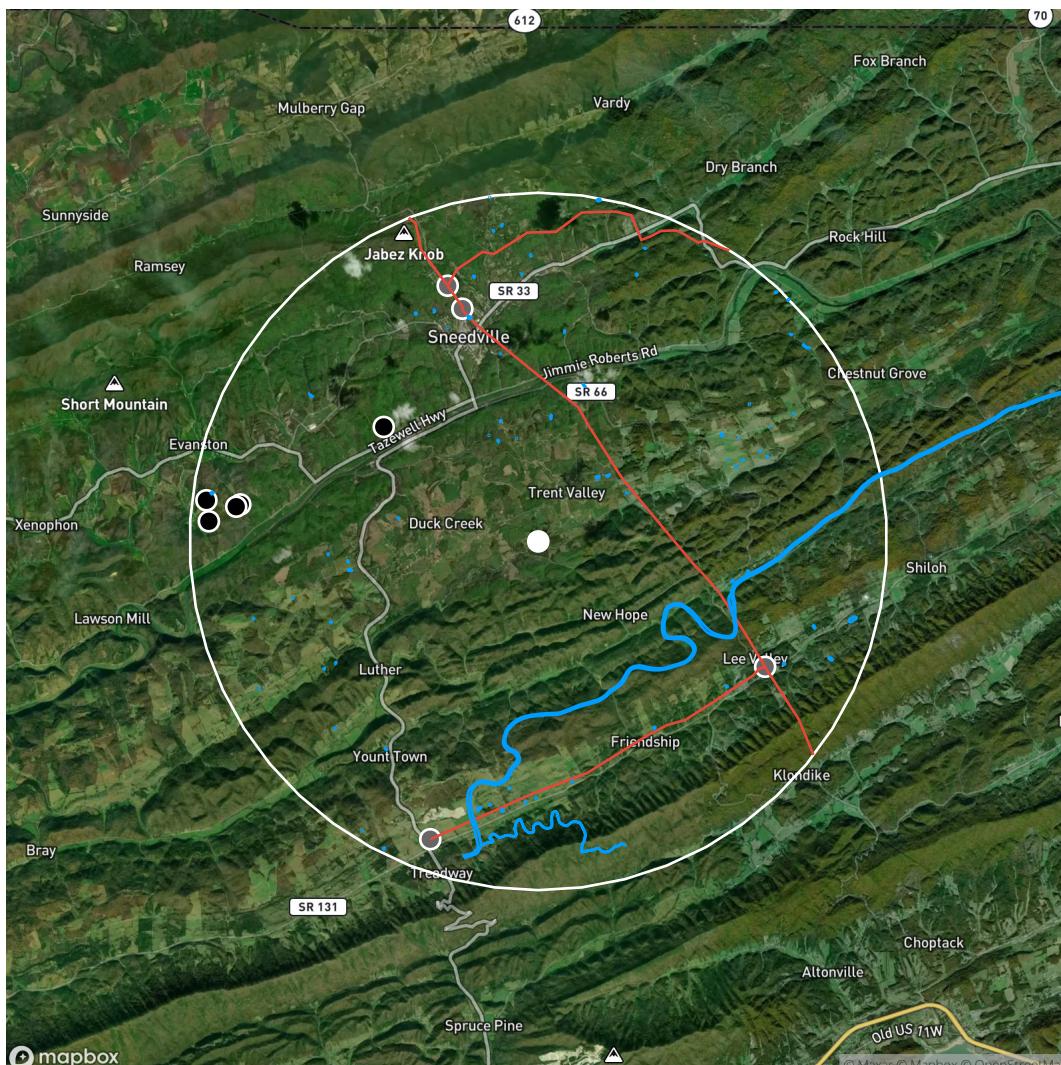
Legend

- 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