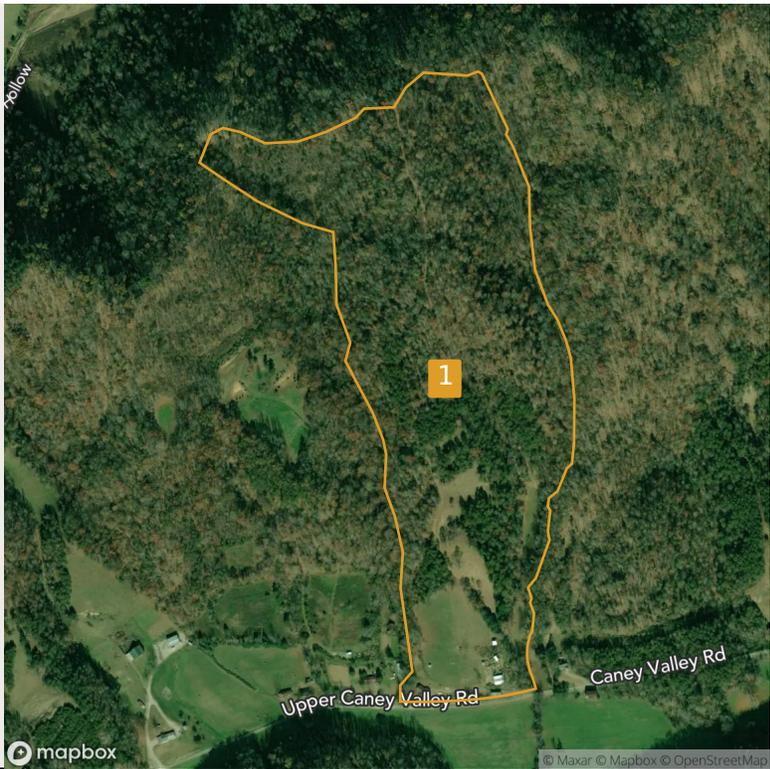


1 field, 59 acres in Claiborne County, TN

COUNTY AVG (\$/AC.)	
N/A	
AVG NCCPI	COUNTY AVG
6.5	26.3



Economic Attributes

Claiborne County is a high tax county.

Physical Attributes

Annual Precipitation: 45.89 inches
Annual GDD: 3,557

Land Use

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

Field	Acres	Latitude Longitude	Slope	2024 Crops	Avg NCCPI	County Avg (\$/ac.)
1 	59.29	36.45506 -83.37170	31.77%	87% Forest, 12% Grass/Pasture, 2% Other	6.5	N/A

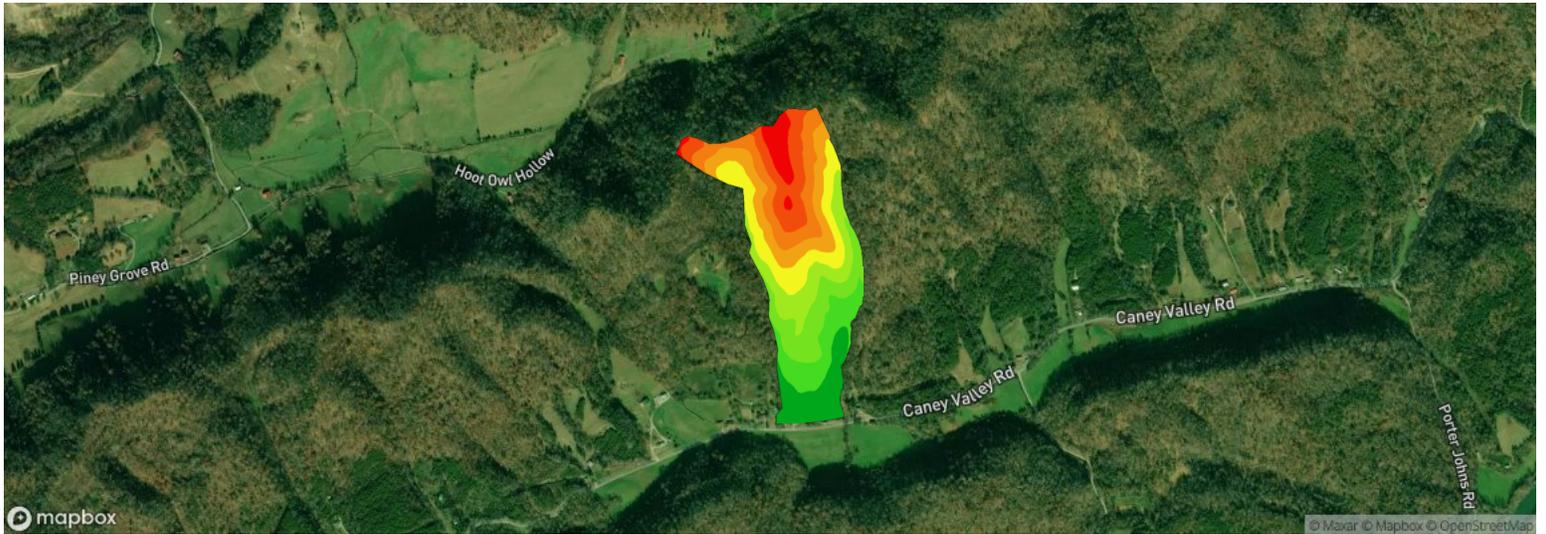
1 field, 59 acres in Claiborne County, TN



	Comp 1	Comp 2	Comp 3	Comp 4	Comp Avgs	Target Parcel
Boundary						
County	Hancock, TN	Hancock, TN	Hancock, TN	Hancock, TN		Claiborne County, TN
Sale Price	\$50,000	\$15,000	\$62,500	\$2,000	\$34,397	
\$/AC. Price	\$9,646/ac.	\$1,532/ac.	\$7,195/ac.	\$479/ac.	\$4,653/ac.	
Sale Date	11/14/25	11/07/25	07/28/25	10/15/25		
Sale Condition	Market	Market	Market	Market		
Purchase Condition	Mortgage	Cash Purchase	Cash Purchase	Cash Purchase		
Distance (Mi.)	4.86	2.05	3.11	2.67	3.17	
Acres	5.18	9.79	8.69	4.17	6.96	59.29
Top Crop	Forest	Forest	Forest	Grass/Pasture		Forest
NCCPI	41.9	12.4	34.1	65.7	32.6	6.5
\$/NCCPI	\$230	\$124	\$211	\$7	\$153	
Tillable %	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%

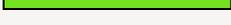
* Estimated Price Per Acre from AcreValue model.

1 field, 59 acres in Claiborne County, TN

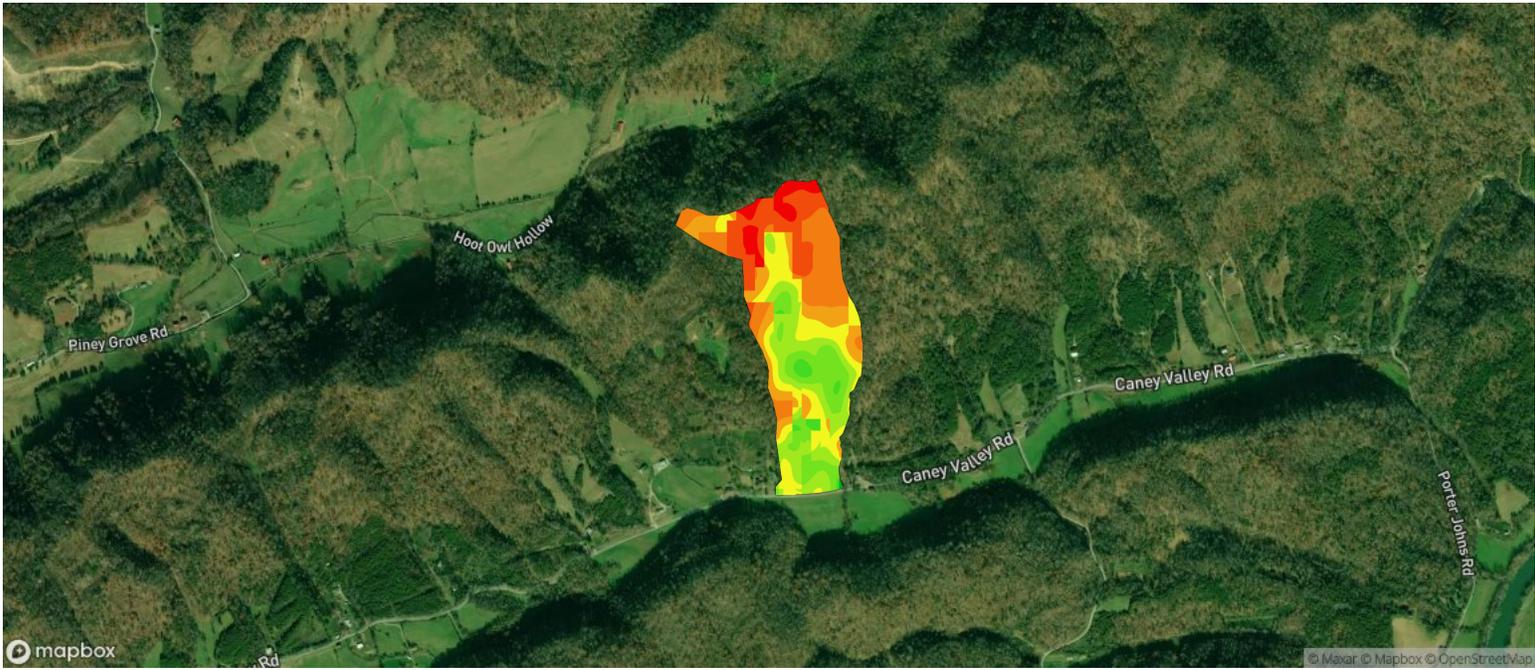


All fields
59 ac.

Avg. Elevation
1,466.47 ft

	Elevation Range	Acres	Percent Area
	1,667.18 ft - 1,721.72 ft	2.97	5.01%
	1,612.64 ft - 1,667.18 ft	6.47	10.92%
	1,558.09 ft - 1,612.64 ft	7.49	12.63%
	1,503.55 ft - 1,558.09 ft	7.67	12.94%
	1,449.01 ft - 1,503.55 ft	8.28	13.97%
	1,394.47 ft - 1,449.01 ft	6.87	11.59%
	1,339.93 ft - 1,394.47 ft	6.99	11.79%
	1,285.39 ft - 1,339.93 ft	6.14	10.35%
	1,230.85 ft - 1,285.39 ft	6.41	10.81%

1 field, 59 acres in Claiborne County, TN



Source: Harmonized Landsat and Sentinel-2

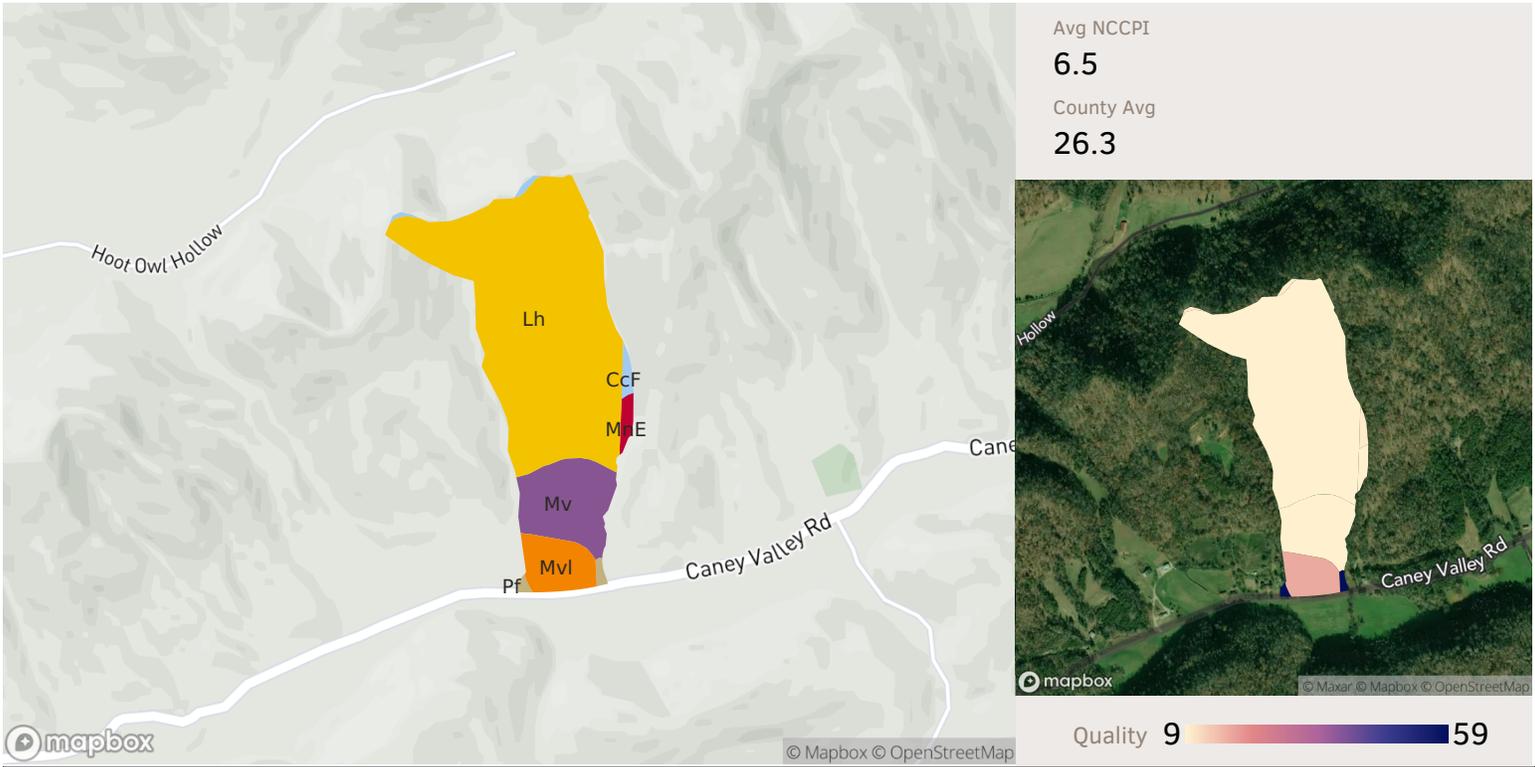
All fields
59 ac.

Avg NDVI
49.88

Date
11/12/2025

	NDVI Range	Acres	Percent Area
	41.93 ft - 43.98 ft	3.28	5.53%
	43.98 ft - 46.03 ft	8.08	13.63%
	46.03 ft - 48.07 ft	10.32	17.4%
	48.07 ft - 50.12 ft	7.53	12.7%
	50.12 ft - 52.17 ft	11.01	18.57%
	52.17 ft - 54.21 ft	10.36	17.48%
	54.21 ft - 56.26 ft	7.45	12.57%
	56.26 ft - 58.31 ft	1.19	2.0%
	58.31 ft - 60.36 ft	0.06	0.1%

1 field, 59 acres in Claiborne County, TN



Source: NRCS Soil Survey

Field 1

59 ac.

Soil Code	Soil Description	Acres	Percentage of Field	Soil Class	NCCPI
Lh	Lehew fine sandy loam	44.90	75.7%	7	4.9
Mv	Montevallo shaly silt loam	8.31	14.0%	7	6.9
Mvl	Montevallo shaly silt loam, hilly phase	4.15	7.0%	7	17.2
CcF	Calvin-Wallen complex, 25 to 60 percent slopes	0.78	1.3%	7	9.7
MnE	Montevallo shaly silt loam, 25 to 50 percent slopes	0.70	1.2%	7	6.8
Pf	Philo fine sandy loam (sl)	0.45	0.8%	2	58.6
					59.29
					6.5

1 field, 59 acres in Claiborne County, TN



Legend

SPECIAL FLOOD HAZARD AREAS

- Without Base Flood Elevation (BFE)
Zone A, V, A99
- With BFE or Depth *Zone AE, AO, AH, VE, AR*

High flood risk

- 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 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

59 ac.

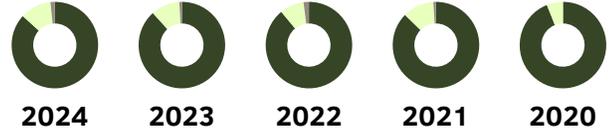
Flood Zone	Flood Risk*	Flood Zone Subtype	Acres	Percentage of Field	
	X	MINIMAL	AREA OF MINIMAL FLOOD HAZARD	60.49	102.0%
			60.49		

1 field, 59 acres in Claiborne County, TN



Field 1

59 ac.



	2024	2023	2022	2021	2020
■ Forest	86.7%	88.3%	89.0%	87.3%	93.9%
□ Grass/Pasture	11.7%	10.8%	9.1%	11.7%	6.1%
■ Other	1.6%	0.9%	2.0%	0.9%	--

Source: NASS Cropland Data Layer - All Images from 2024

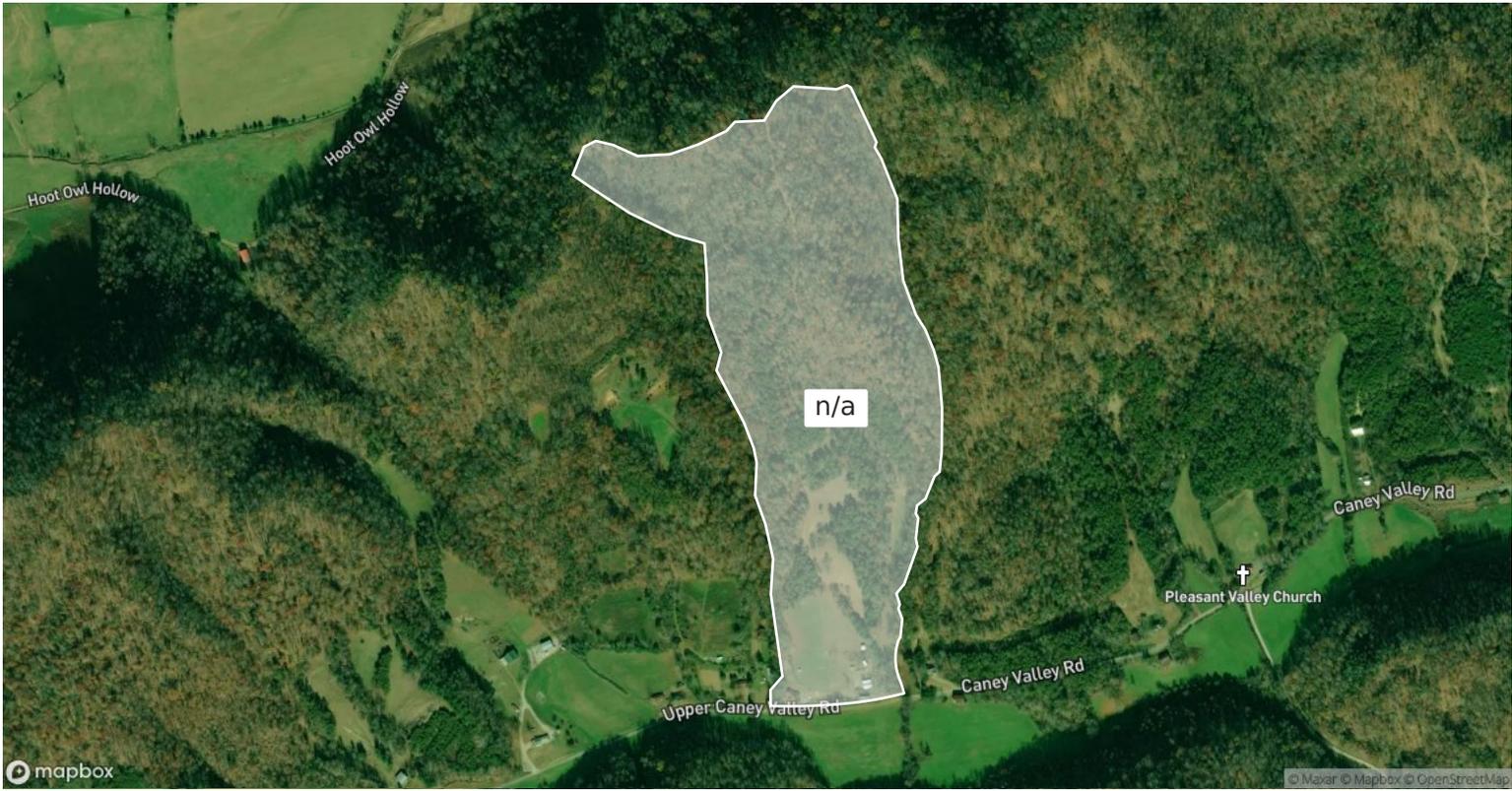
1 field, 59 acres in Claiborne County, TN

Claiborne County, TN

Field	Acres	Tax Amount	Assessed Value	Location	Owner (Last Updated)	Owner Address	Legal Description
1 	59.29	830.00	35,475.00	APN: 013100 00201	KOWALSKI, PAUL D & BONNIE LOU (08/29/2025)	3381 UPPER CANEY VALLEY RD, TAZEWELL, TN 37879	GREENBELT #5000-F BK 1349 PG 447



1 field, 59 acres in Claiborne County, TN

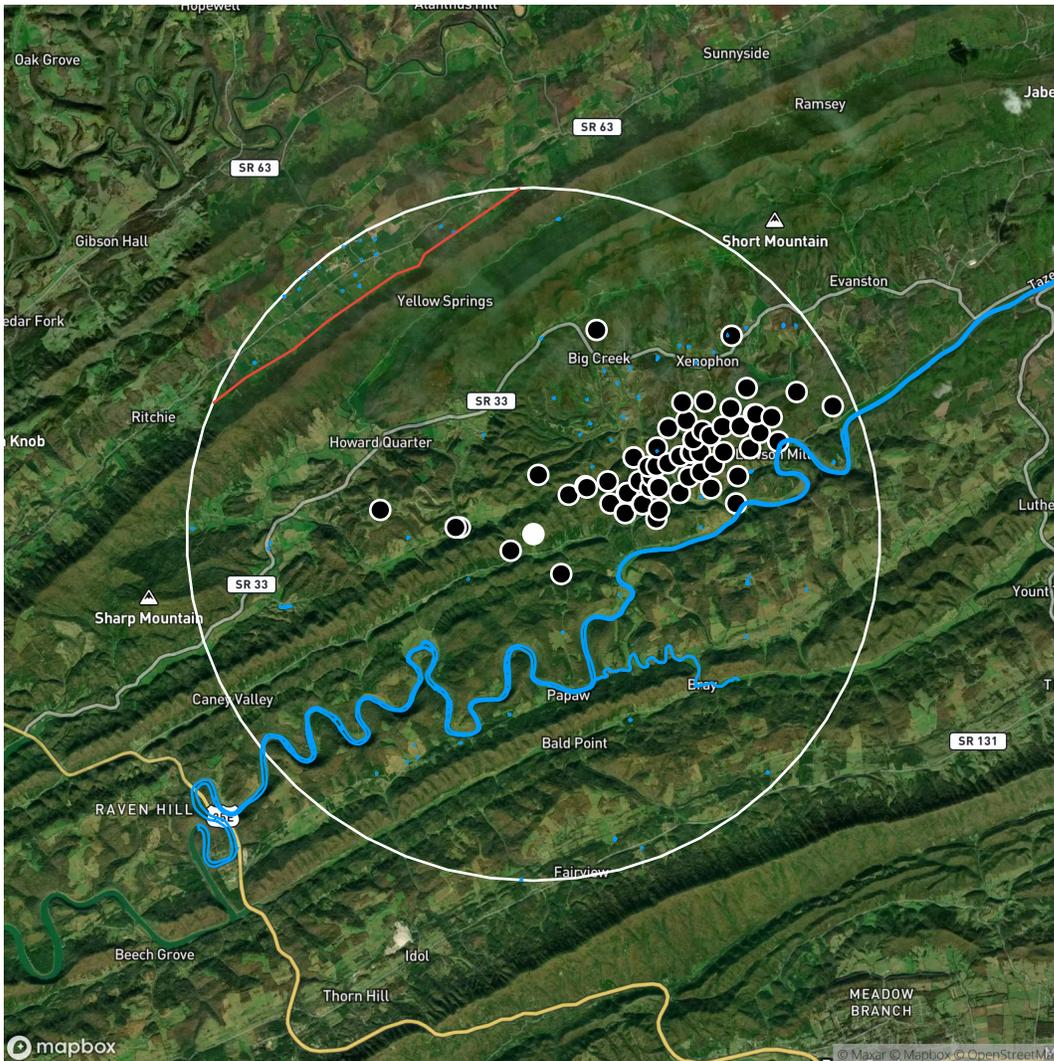


Field 1

59 ac.

	Local Designation	Easement Name	Acres	Percentage of Field	Duration
<input type="checkbox"/>	n/a	n/a	59.29	100.0%	n/a

1 field, 59 acres in Claiborne County, TN



Field 1 - 59.29 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)
Oil/Gas Well	65	0.41
Transmission Line	2	4.21
Water Bodies	114	1.13