

2 fields, 76 acres in Hancock County, TN

COUNTY AVG (\$/AC.)

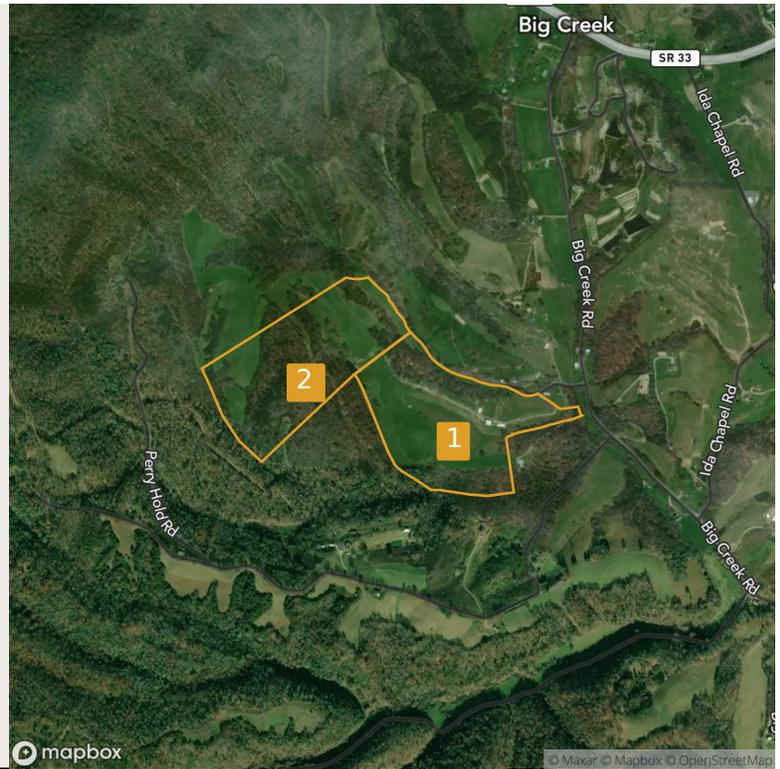
N/A

AVG

13.1

COUNTY AVG

26.0



Economic Attributes

Hancock County is a high tax county.

Physical Attributes

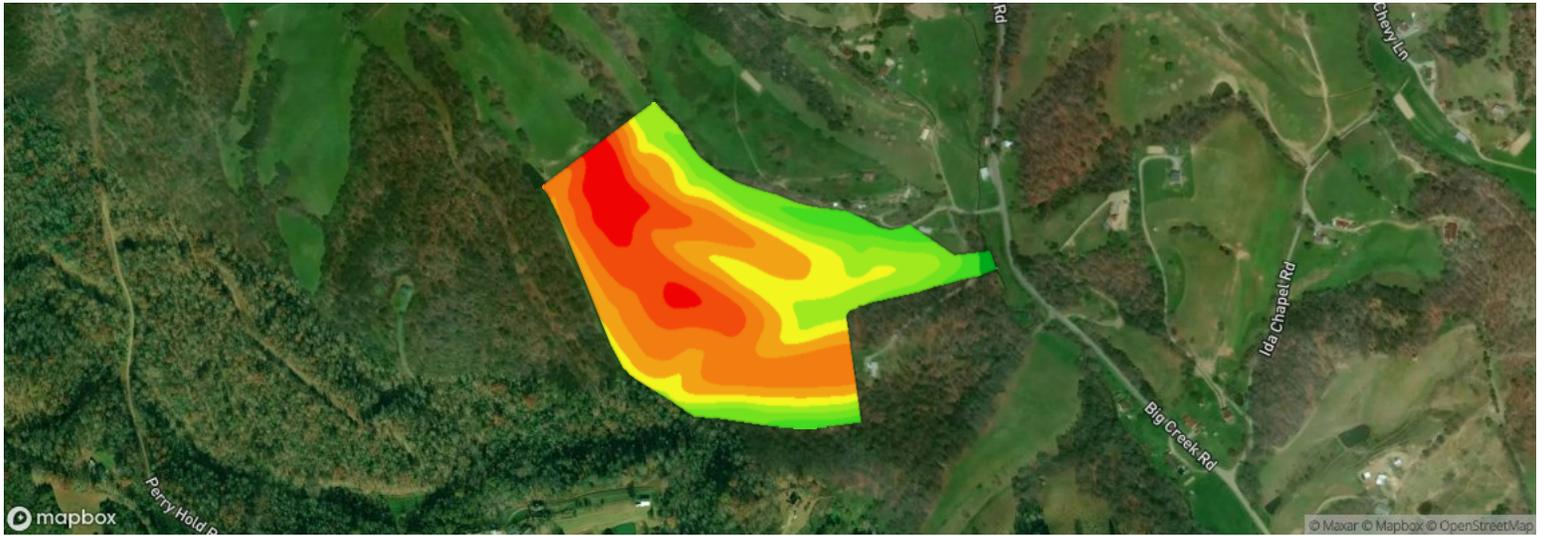
Annual Precipitation: 45.65 inches
Annual GDD: 3,454

Land Use

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

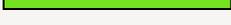
Field	Acres	Latitude Longitude	Slope	2024 Crops	Avg NCCPI	County Avg (\$/ac.)
1 	37.79	36.48134 -83.35810	21.62%	59% Grass/Pasture, 29% Forest, 7% Non-Cropland, 5% Developed	14.8	N/A
2 	37.98	36.48286 -83.36285	22.11%	65% Forest, 35% Grass/Pasture, 1% Other	11.4	N/A
	75.77		21.87%		13.1	N/A

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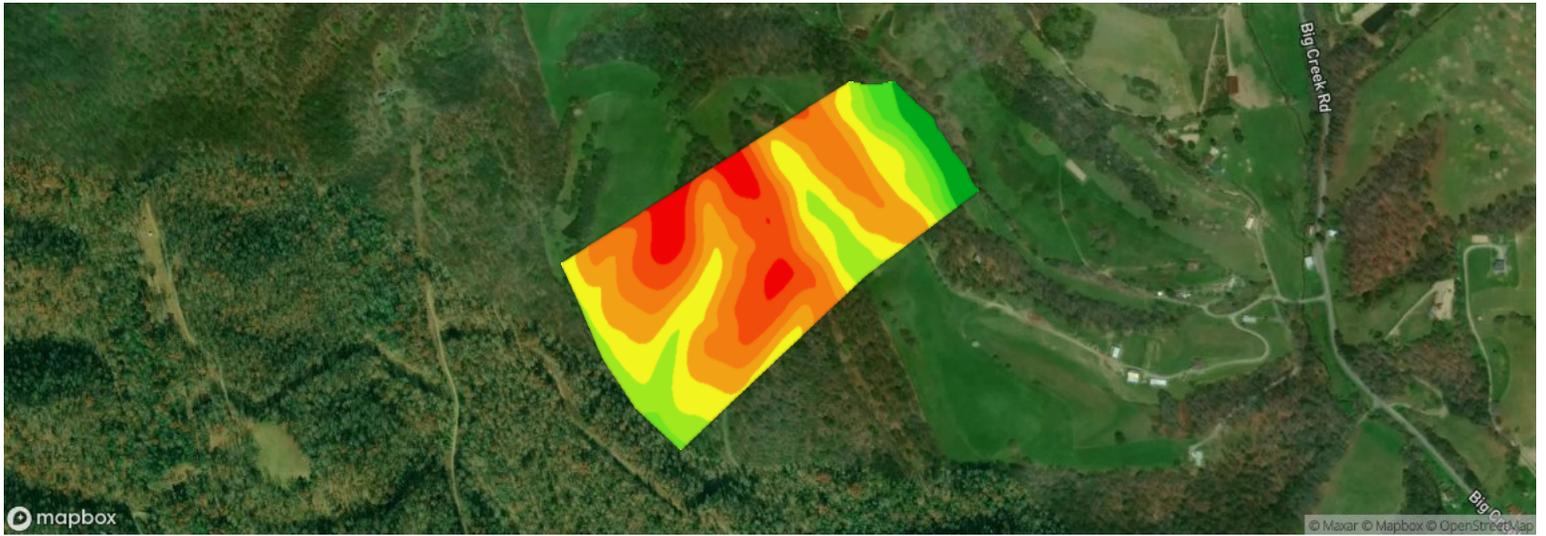


Field 1
38 ac.

Avg. Elevation
1,372.20 ft

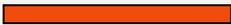
	Elevation Range	Acres	Percent Area
	1,431.88 ft - 1,454.06 ft	2.48	6.56%
	1,409.71 ft - 1,431.88 ft	5.15	13.62%
	1,387.53 ft - 1,409.71 ft	8.11	21.47%
	1,365.35 ft - 1,387.53 ft	6.65	17.61%
	1,343.18 ft - 1,365.35 ft	5.21	13.8%
	1,321.00 ft - 1,343.18 ft	4.50	11.92%
	1,298.82 ft - 1,321.00 ft	3.72	9.85%
	1,276.64 ft - 1,298.82 ft	1.78	4.71%
	1,254.47 ft - 1,276.64 ft	0.17	0.44%

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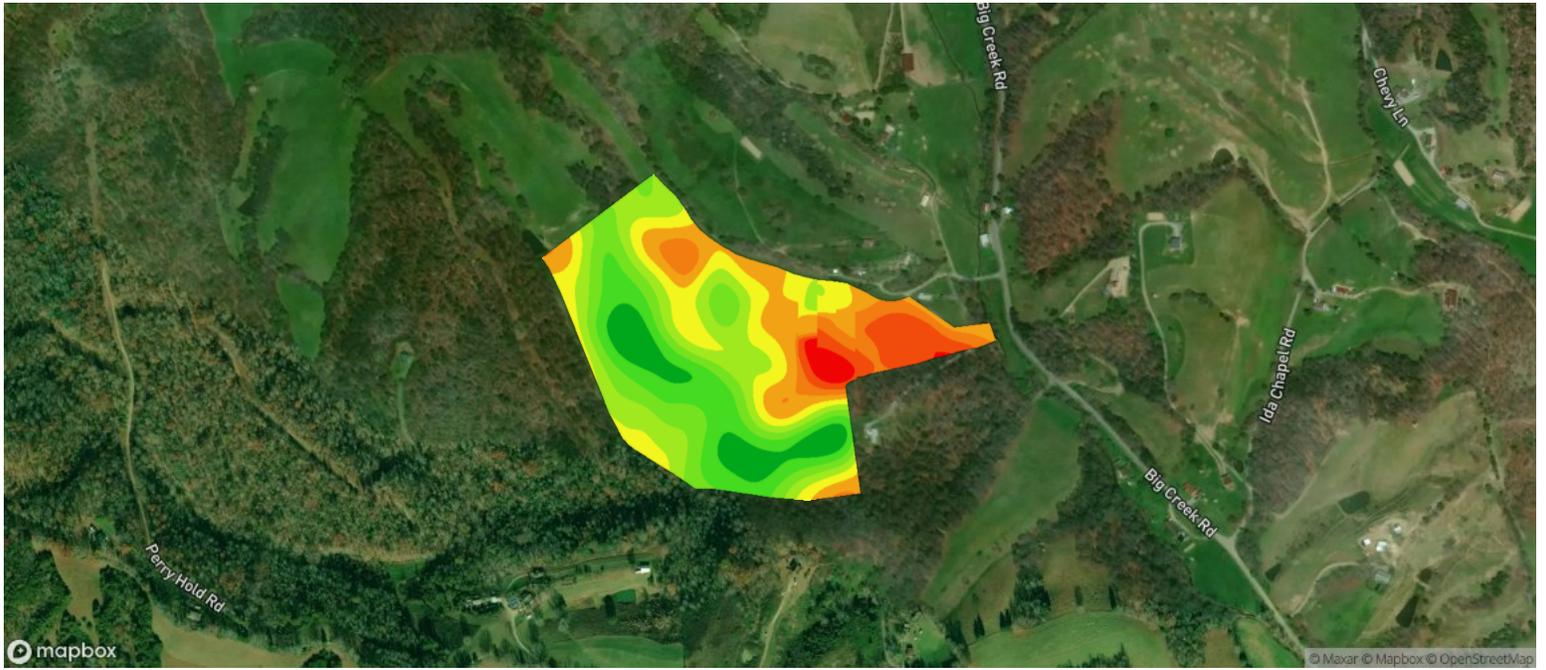


Field 2
38 ac.

Avg. Elevation
1,444.76 ft

	Elevation Range	Acres	Percent Area
	1,502.89 ft - 1,524.92 ft	2.18	5.75%
	1,480.87 ft - 1,502.89 ft	5.25	13.82%
	1,458.84 ft - 1,480.87 ft	7.23	19.05%
	1,436.81 ft - 1,458.84 ft	8.16	21.48%
	1,414.78 ft - 1,436.81 ft	7.69	20.25%
	1,392.75 ft - 1,414.78 ft	4.18	11.02%
	1,370.73 ft - 1,392.75 ft	0.95	2.51%
	1,348.70 ft - 1,370.73 ft	0.87	2.3%
	1,326.67 ft - 1,348.70 ft	1.45	3.82%

2 fields, 76 acres in Hancock County, TN



Source: Harmonized Landsat and Sentinel-2

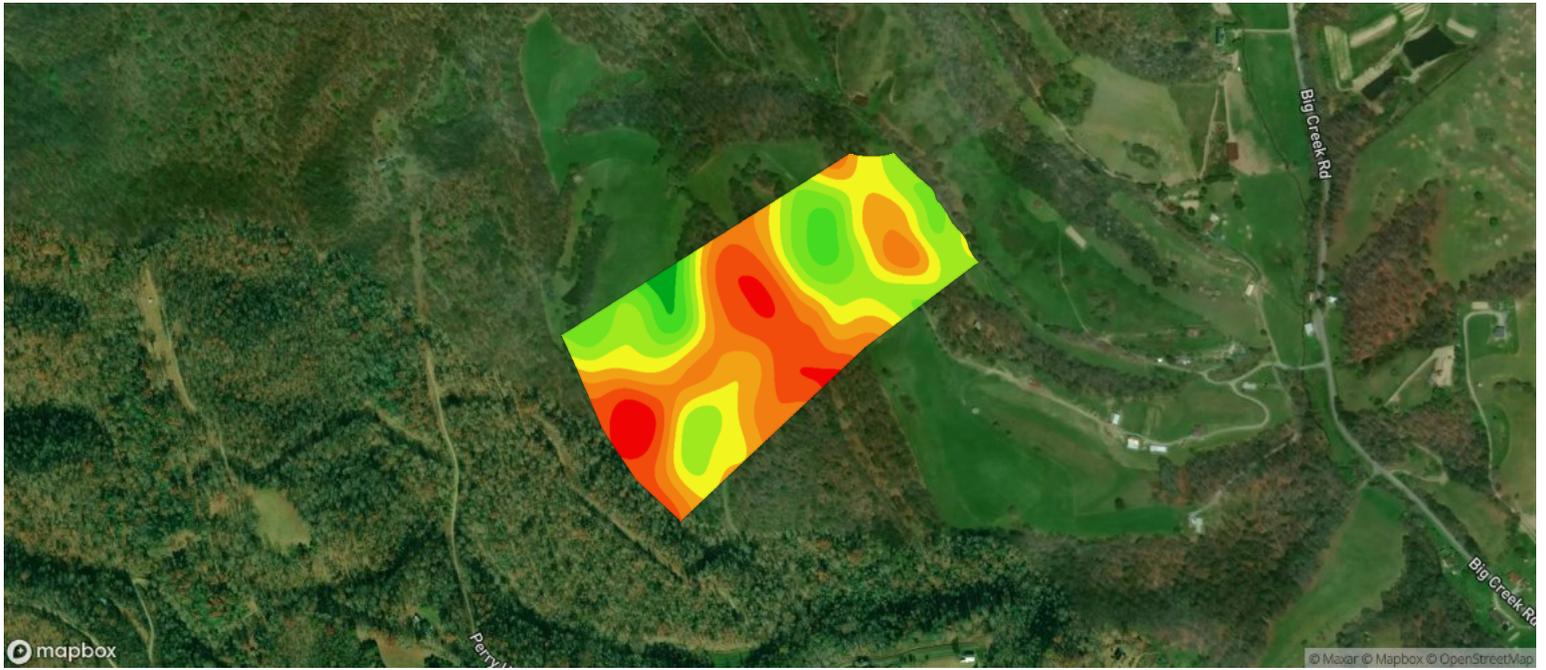
Field 1
38 ac.

Avg NDVI
54.45

Date
02/16/2026

	NDVI Range	Acres	Percent Area
	42.21 ft - 44.56 ft	0.72	1.91%
	44.56 ft - 46.91 ft	2.55	6.76%
	46.91 ft - 49.26 ft	2.41	6.37%
	49.26 ft - 51.61 ft	5.10	13.5%
	51.61 ft - 53.96 ft	5.90	15.6%
	53.96 ft - 56.31 ft	7.07	18.72%
	56.31 ft - 58.67 ft	5.36	14.18%
	58.67 ft - 61.02 ft	5.46	14.44%
	61.02 ft - 63.37 ft	3.22	8.53%

2 fields, 76 acres in Hancock County, TN



Source: Harmonized Landsat and Sentinel-2

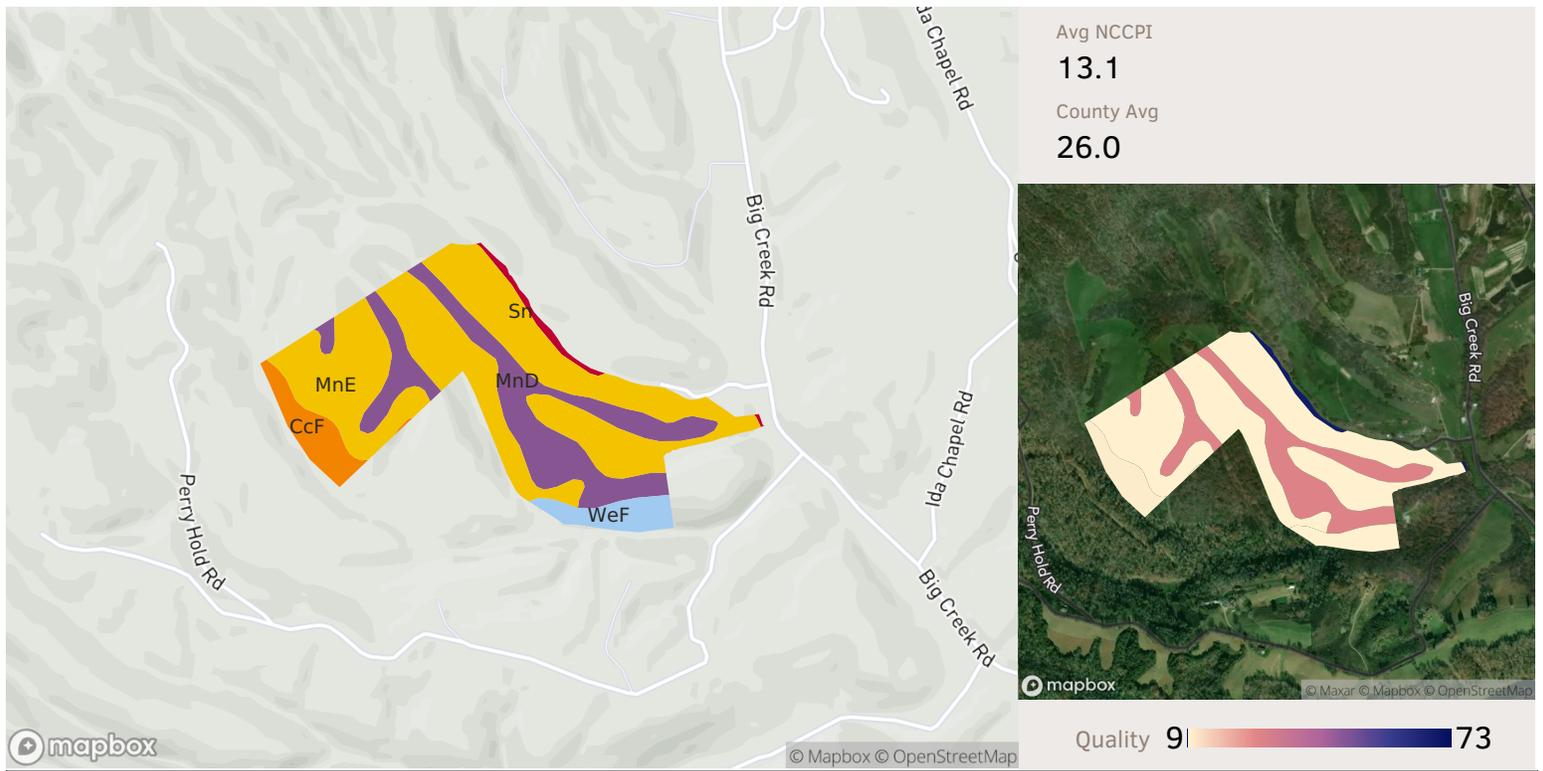
Field 2
38 ac.

Avg NDVI
51.84

Date
02/16/2026

	NDVI Range	Acres	Percent Area
	42.59 ft - 44.94 ft	1.83	4.82%
	44.94 ft - 47.29 ft	5.46	14.37%
	47.29 ft - 49.64 ft	5.78	15.23%
	49.64 ft - 51.99 ft	6.17	16.24%
	51.99 ft - 54.34 ft	6.43	16.93%
	54.34 ft - 56.69 ft	6.90	18.16%
	56.69 ft - 59.04 ft	3.47	9.15%
	59.04 ft - 61.39 ft	1.52	3.99%
	61.39 ft - 63.74 ft	0.42	1.11%

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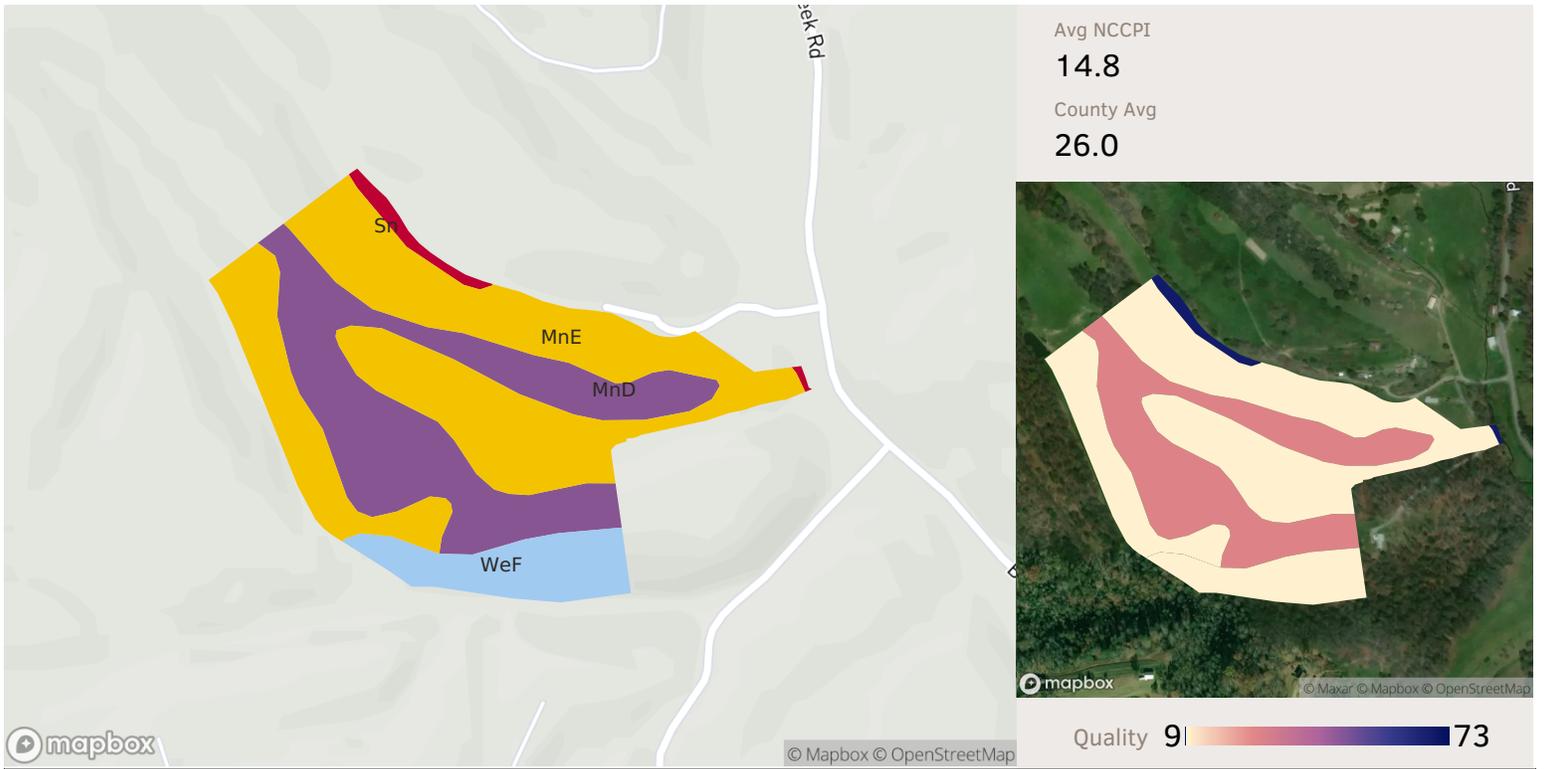
Source: NRCS Soil Survey

All fields

76 ac.

Soil Code	Soil Description	Acres	Percentage of Field	Soil Class	NCCPI
MnE	Montevallo shaly silt loam, 25 to 50 percent slopes	46.37	61.2%	7	6.8
MnD	Montevallo shaly silt loam, 8 to 25 percent slopes	19.64	25.9%	7	26.3
CcF	Calvin-Wallen complex, 25 to 60 percent slopes	4.60	6.1%	7	9.7
WeF	Wallen-Rock outcrop complex, 25 to 60 percent slopes	3.95	5.2%	7	8.4
Sn	Sewanee loam	1.20	1.6%	2	68.2
					75.77
					13.1

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Source: NRCS Soil Survey

Field 1

38 ac.

Soil Code	Soil Description	Acres	Percentage of Field	Soil Class	NCCPI
MnE	Montevallo shaly silt loam, 25 to 50 percent slopes	20.09	53.2%	7	6.8
MnD	Montevallo shaly silt loam, 8 to 25 percent slopes	13.09	34.6%	7	26.3
WeF	Wallen-Rock outcrop complex, 25 to 60 percent slopes	3.95	10.5%	7	8.4
Sn	Sewanee loam	0.66	1.7%	2	68.2
					14.8
					37.79

2 fields, 76 acres in Hancock County, TN



Source: NRCS Soil Survey

Field 2

38 ac.

Soil Code	Soil Description	Acres	Percentage of Field	Soil Class	NCCPI
MnE	Montevallo shaly silt loam, 25 to 50 percent slopes	26.27	69.2%	7	6.8
MnD	Montevallo shaly silt loam, 8 to 25 percent slopes	6.56	17.3%	7	26.3
CcF	Calvin-Wallen complex, 25 to 60 percent slopes	4.60	12.1%	7	9.7
Sn	Sewanee loam	0.54	1.4%	2	68.2
					11.4
					37.98

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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

All fields

76 ac.

Flood Zone	Flood Risk*	Flood Zone Subtype	Acres	Percentage of Field	
	X	MINIMAL	AREA OF MINIMAL FLOOD HAZARD	75.77	100.0%
				75.77	

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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
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Source: FEMA National Flood Hazard Layer

Field 1

38 ac.

Flood Zone	Flood Risk*	Flood Zone Subtype	Acres	Percentage of Field	
	X	MINIMAL	AREA OF MINIMAL FLOOD HAZARD	37.79	100.0%
			37.79		

2 fields, 76 acres in Hancock County, TN



Legend

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) <i>Zone A, V, A99</i>
		With BFE or Depth <i>Zone AE, AO, AH, VE, AR</i>
High flood risk		Floodway  Colorado River Floodway, Area of Special Consideration, Density Fringe Area
OTHER AREAS OF FLOOD HAZARD		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 <i>Zone X</i>
		Future Conditions 1% Annual Chance Flood Hazard <i>Zone X</i>
		Areas with Reduced Flood Risk due to Levee <i>Zone X</i>
		Areas with Flood Risk due to Levee <i>Zone D</i>
OTHER AREAS		Area of Minimal Flood Hazard <i>Zone X</i>
		Area of Undetermined Flood Hazard <i>Zone D</i>

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

38 ac.

Flood Zone	Flood Risk*	Flood Zone Subtype	Acres	Percentage of Field	
	X	MINIMAL	AREA OF MINIMAL FLOOD HAZARD	37.98	100.0%
			37.98		

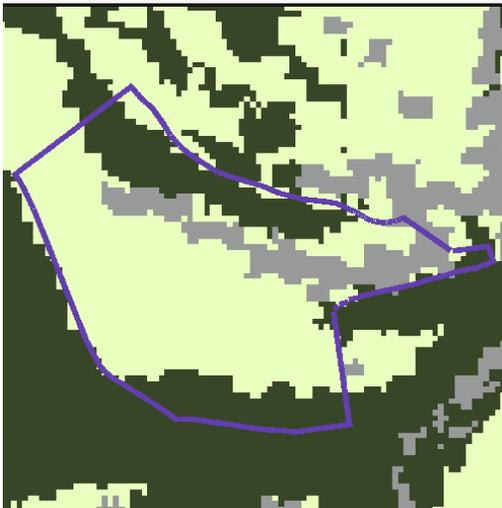
2 fields, 76 acres in Hancock County, TN

All Fields

76 ac.



	2024	2023	2022	2021	2020
Forest	46.9%	51.9%	51.6%	51.8%	58.7%
Grass/Pasture	46.8%	41.2%	41.2%	40.0%	34.6%
Developed	2.6%	6.6%	2.9%	2.9%	1.8%
Non-Cropland	3.7%	0.3%	4.0%	5.3%	4.8%
Other	--	--	0.3%	--	--



Field 1

38 ac.



	2024	2023	2022	2021	2020
Grass/Pasture	59.0%	53.4%	52.5%	51.8%	46.6%
Forest	28.8%	33.8%	34.1%	35.0%	41.2%
Developed	5.3%	12.8%	5.3%	5.3%	3.6%
Non-Cropland	6.9%	--	8.1%	7.9%	8.6%
Other	--	--	--	--	--

2 fields, 76 acres in Hancock County, TN



Field 2

38 ac.



	2024	2023	2022	2021	2020
■ Forest	64.9%	70.0%	69.0%	68.6%	76.2%
□ Grass/Pasture	34.6%	29.0%	30.0%	28.2%	22.7%
■ Other	0.5%	1.0%	1.1%	3.2%	1.1%

Source: NASS Cropland Data Layer - All Images from 2024

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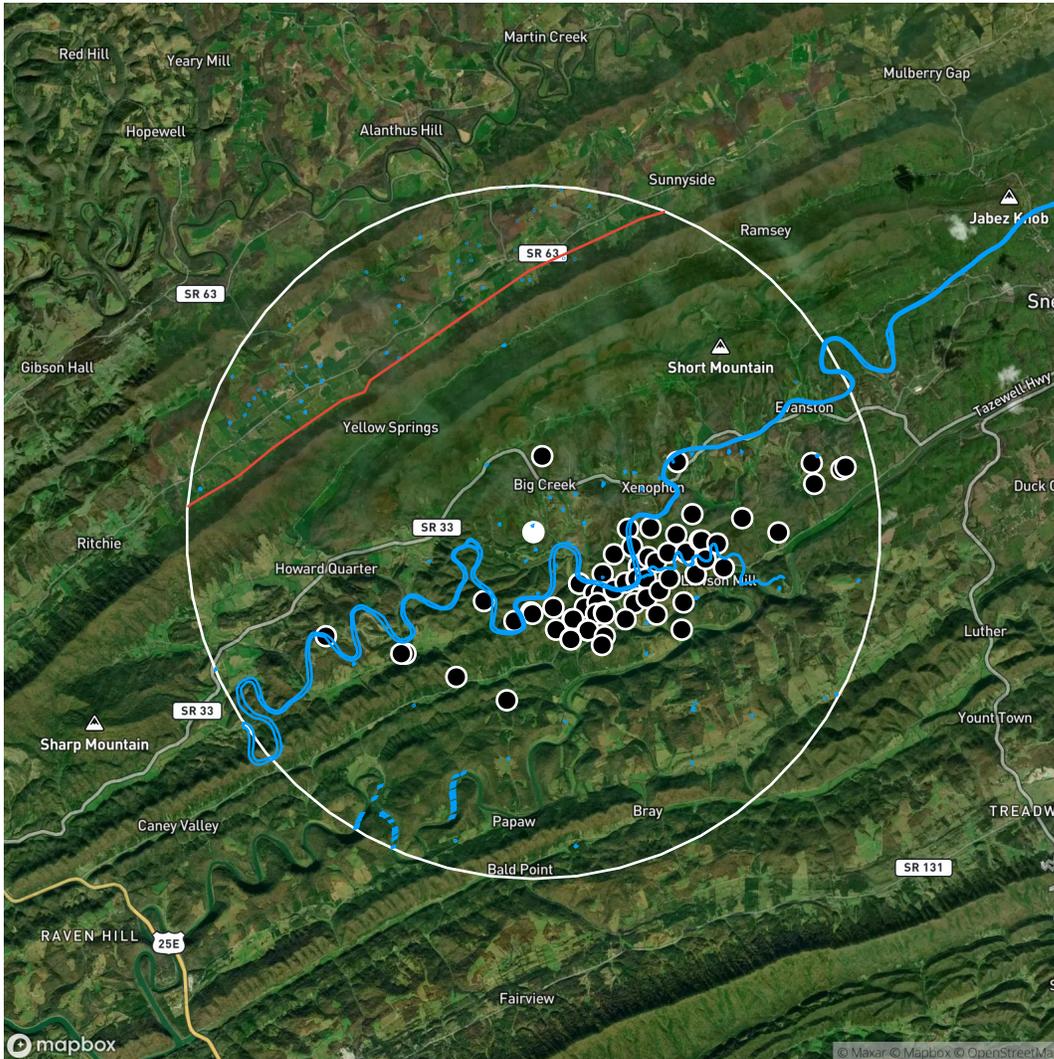


All fields

76 ac.

	Local Designation	Easement Name	Acres	Percentage of Field	Duration
<input type="checkbox"/>	n/a	n/a	75.77	100.0%	n/a

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Field 1 - 37.79 acres

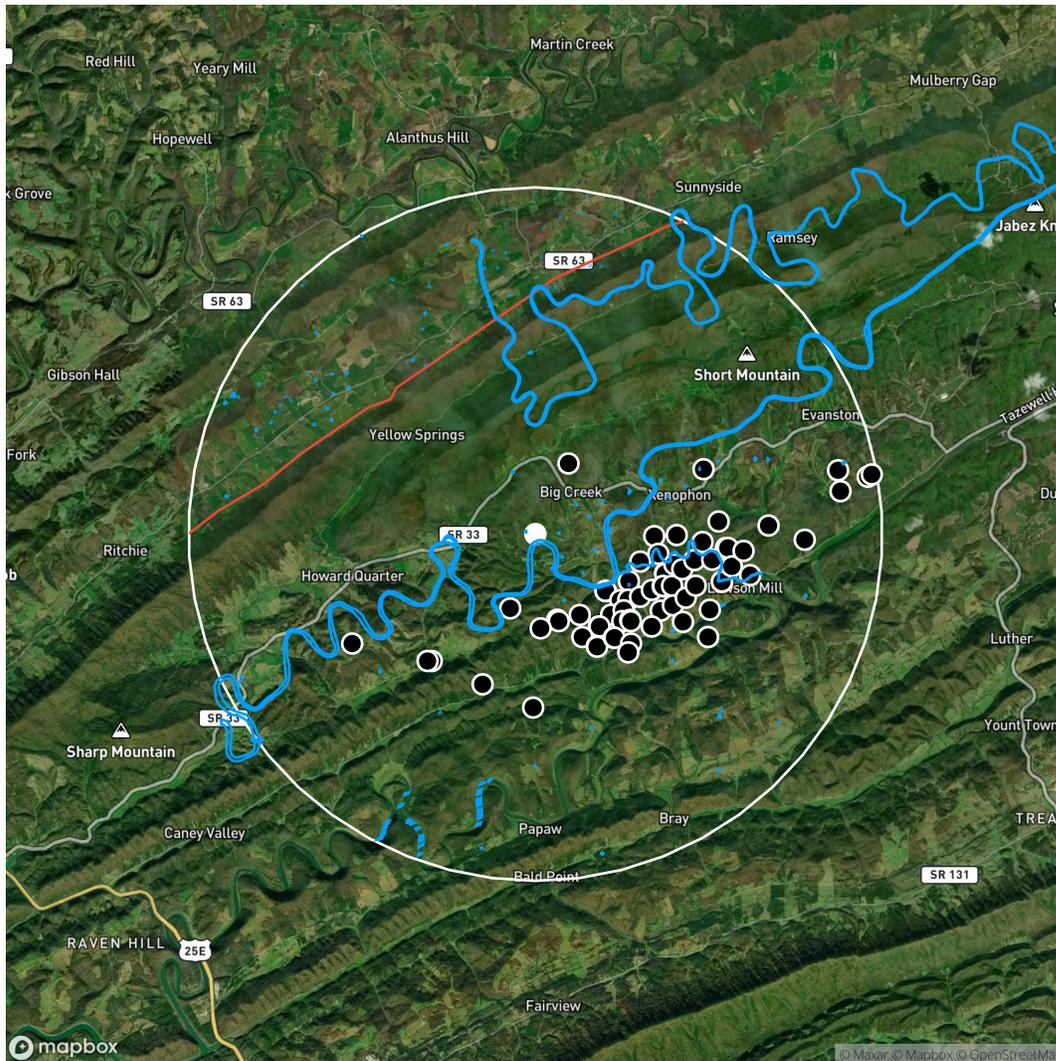
Legend

- 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	69	1.0
Transmission Line	2	3.14
Water Bodies	115	0.08

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Field 2 - 37.98 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	69	1.13
Transmission Line	2	2.86
Water Bodies	121	0.14