2 fields, 114 acres in Hawkins County, TN

COUNTY AVG ($/AC.)

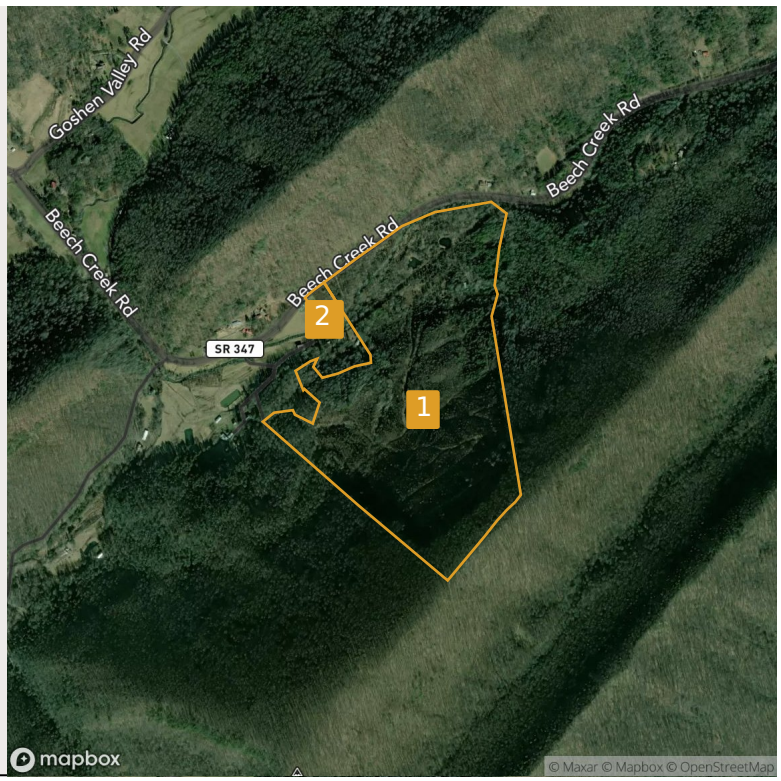
N/A

AVG

27.9

COUNTY AVG

31.8



Economic Attributes
Hawkins County is a high tax county.

Physical Attributes
Annual Precipitation: 43.68 inches
Annual GDD: 3,527

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

	Field	Acres	Latitude Longitude	Slope	2025 Crops	Avg NCCPI	County Avg ($/ac.)
1		112.72	36.38671 -82.83792	23.52%	97% Forest, 3% Other	27.6	N/A
2		1.04	36.38904 -82.84108	4.48%	66% Grass/Pasture, 34% Non-Cropland, 0% Forest	68.2	N/A
		113.77		**23.34%**		**27.9**	**N/A**

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United Country Real Estate
Clinch Mountain Realty and Auction

Fields | Sale Comps August 29, 2026

2 fields, 114 acres in Hawkins County, TN



	Comp 1	Comp 2	Comp 3	Comp 4	Comp Avgs	Target Parcels
Boundary						
County	Hawkins, TN	Greene, TN	Hawkins, TN	Hawkins, TN		Hawkins County, TN
Sale Price	$175,000	$84,645	$51,000	$220,000	$117,322	
$/AC. Price	$6,951/ac.	$1,255/ac.	$1,049/ac.	$5,682/ac.	$2,949/ac.	
Sale Date	07/07/26	08/12/26	05/19/26	06/26/26		
Sale Condition	Market	Market	Market	Market		
Purchase Condition	Cash Purchase	Mortgage	Cash Purchase	Mortgage		
Distance (Mi.)	1.13	4.65	2.55	3.59	2.98	
Acres	25.18	67.42	48.62	38.72	44.98	113.77
Top Crop	None	None	None	None		Forest, Grass/Pasture
NCCPI	13.8	46.6	15.4	12.0	26.1	27.9
$/NCCPI	$502	$27	$68	$475	$201	
Tillable %	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%

* Estimated Price Per Acre from AcreValue model.

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AcreValue

2 fields, 114 acres in Hawkins County, TN



Field 1
113 ac.

Avg. Elevation
1,404.78 ft

	Elevation Range	Acres	Percent Area
	1,886.82 ft - 1,977.89 ft	3.83	3.4%
	1,795.75 ft - 1,886.82 ft	5.05	4.48%
	1,704.68 ft - 1,795.75 ft	6.86	6.09%
	1,613.61 ft - 1,704.68 ft	7.01	6.22%
	1,522.54 ft - 1,613.61 ft	7.64	6.78%
	1,431.47 ft - 1,522.54 ft	8.27	7.34%
	1,340.40 ft - 1,431.47 ft	20.57	18.25%
	1,249.33 ft - 1,340.40 ft	16.49	14.63%
	1,158.26 ft - 1,249.33 ft	36.97	32.8%

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2 fields, 114 acres in Hawkins County, TN



Field 2
1 ac.

Avg. Elevation
1,162.42 ft

	Elevation Range	Acres	Percent Area
	1,166.78 ft - 1,167.56 ft	0.01	1.38%
	1,166.00 ft - 1,166.78 ft	0.02	2.24%
	1,165.22 ft - 1,166.00 ft	0.03	2.75%
	1,164.44 ft - 1,165.22 ft	0.04	3.36%
	1,163.66 ft - 1,164.44 ft	0.05	4.33%
	1,162.88 ft - 1,163.66 ft	0.07	6.62%
	1,162.10 ft - 1,162.88 ft	0.34	32.45%
	1,161.32 ft - 1,162.10 ft	0.29	27.61%
	1,160.54 ft - 1,161.32 ft	0.20	19.26%

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2 fields, 114 acres in Hawkins County, TN



Source: Harmonized Landsat and Sentinel-2

Field 1	Avg NDVI	Date
113 ac.	90.77	07/03/2026

	NDVI Range	Acres	Percent Area
	83.14 - 84.12	0.10	0.09%
	84.12 - 85.09	0.16	0.14%
	85.09 - 86.06	0.21	0.19%
	86.06 - 87.04	0.51	0.45%
	87.04 - 88.01	1.72	1.53%
	88.01 - 88.98	4.91	4.36%
	88.98 - 89.96	8.54	7.58%
	89.96 - 90.93	29.08	25.8%
	90.93 - 91.90	67.46	59.85%

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2 fields, 114 acres in Hawkins County, TN



Source: Harmonized Landsat and Sentinel-2

Field 2
1 ac.

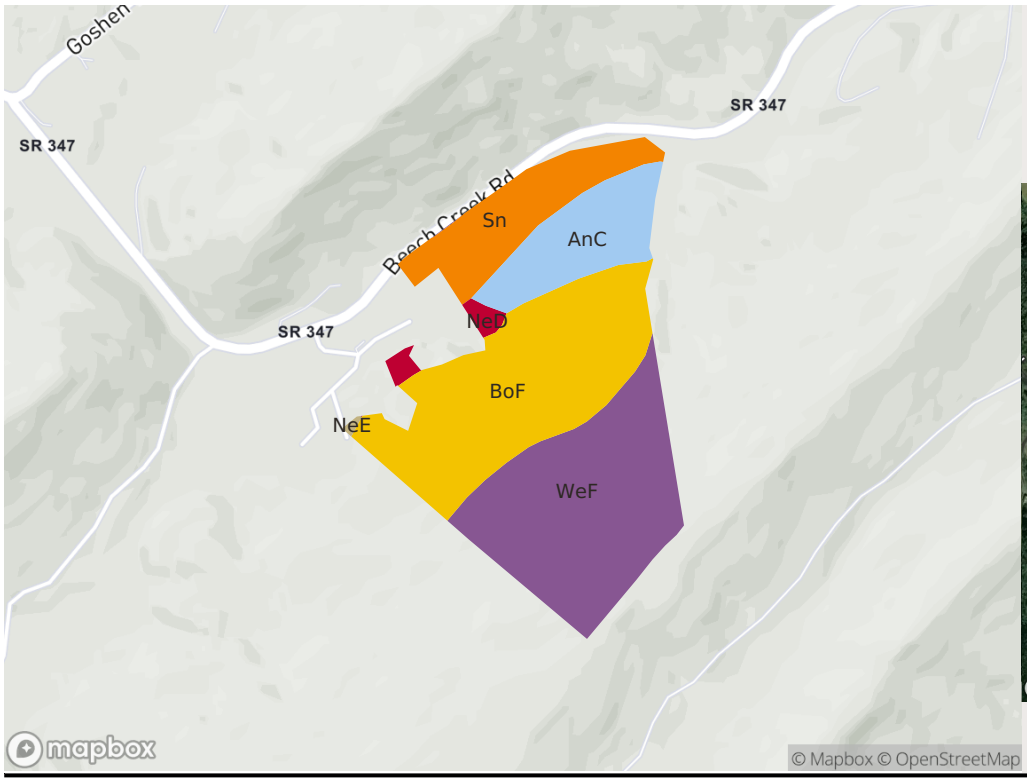
Avg NDVI
85.87

Date
07/03/2026

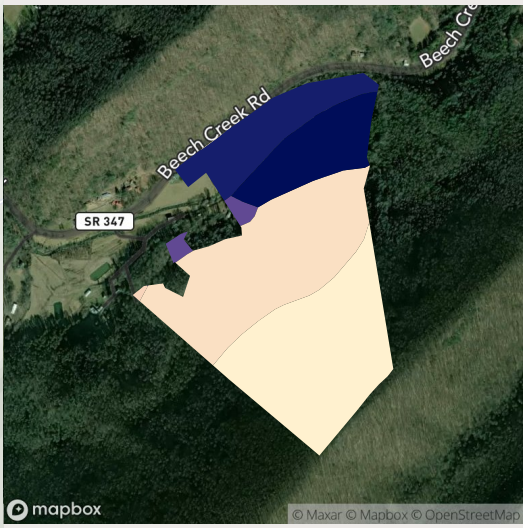
	NDVI Range	Acres	Percent Area
	80.63 - 81.57	0.04	4.06%
	81.57 - 82.52	0.06	5.68%
	82.52 - 83.46	0.07	6.85%
	83.46 - 84.41	0.09	8.16%
	84.41 - 85.35	0.11	10.14%
	85.35 - 86.29	0.17	16.42%
	86.29 - 87.24	0.19	18.25%
	87.24 - 88.18	0.17	15.87%
	88.18 - 89.13	0.15	14.58%

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2 fields, 114 acres in Hawkins County, TN



Avg NCCPI
27.9
County Avg
31.8



Quality 9 74

Source: NRCS Soil Survey

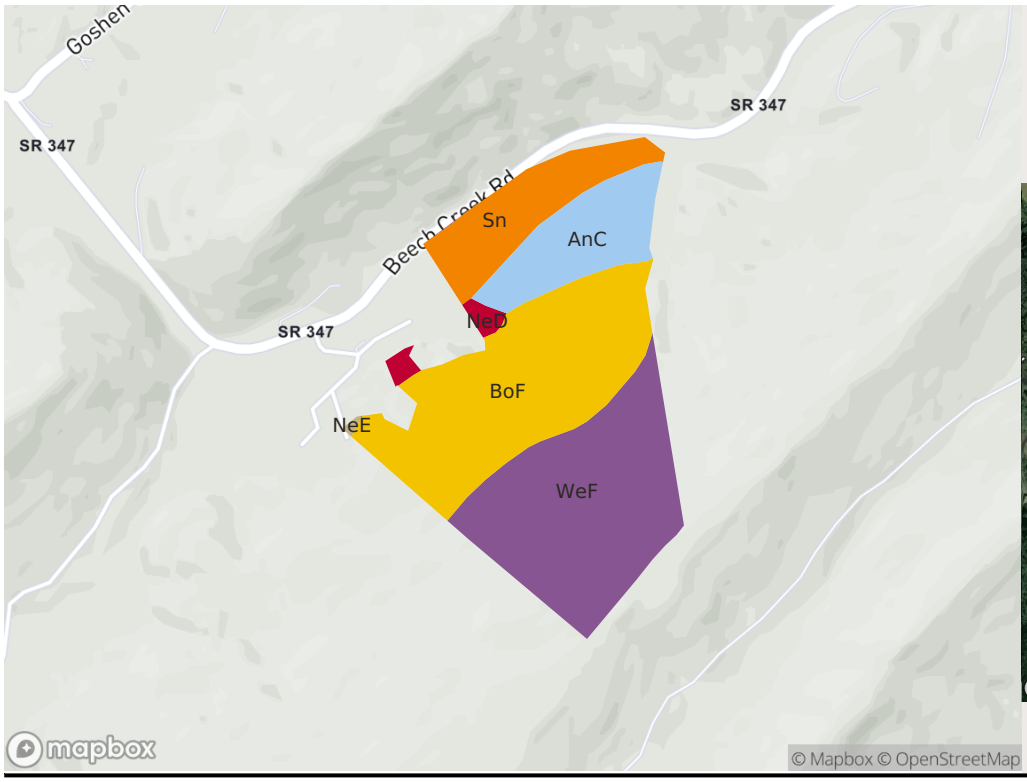
All fields

114 ac.

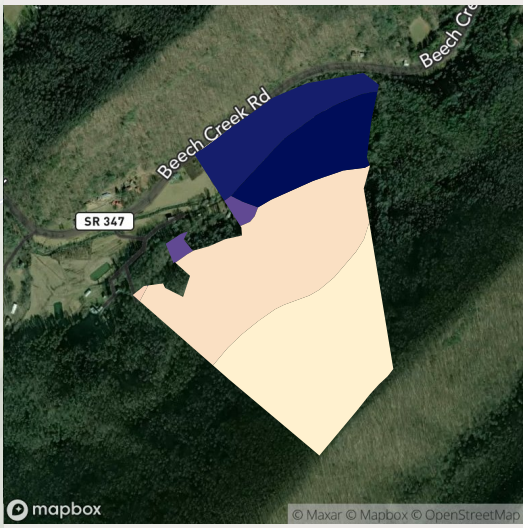
	Soil Code	Soil Description	Acres	Percentage of Field	Soil Class	NCCPI
	BoF	Bouldin cobbly loam, 20 to 60 percent slopes	41.18	36.2%	7	11.5
	WeF	Wallen-Rock outcrop complex, 25 to 60 percent slopes	39.70	34.9%	7	8.4
	Sn	Sewanee loam	15.67	13.8%	2	68.2
	AnC	Allen loam, 5 to 12 percent slopes	15.08	13.3%	3	79.4
	NeD	Nella cobbly loam, 12 to 20 percent slopes	1.95	1.7%	6	52.4
	NeE	Nella cobbly loam, 20 to 45 percent slopes	0.19	0.2%	7	13.3
			113.77			**27.9**

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2 fields, 114 acres in Hawkins County, TN



Avg NCCPI
27.6
County Avg
31.8



Quality 9 74

Source: NRCS Soil Survey

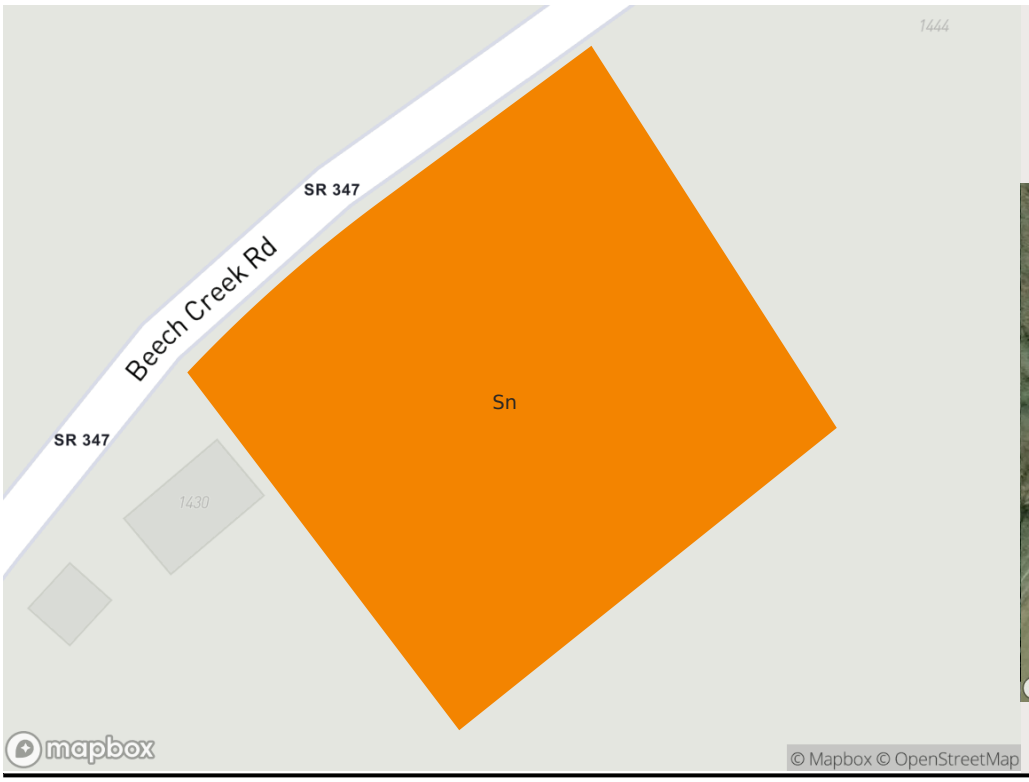
Field 1

113 ac.

	Soil Code	Soil Description	Acres	Percentage of Field	Soil Class	NCCPI
	BoF	Bouldin cobbly loam, 20 to 60 percent slopes	41.18	36.5%	7	11.5
	WeF	Wallen-Rock outcrop complex, 25 to 60 percent slopes	39.70	35.2%	7	8.4
	AnC	Allen loam, 5 to 12 percent slopes	15.08	13.4%	3	79.4
	Sn	Sewanee loam	14.62	13.0%	2	68.2
	NeD	Nella cobbly loam, 12 to 20 percent slopes	1.95	1.7%	6	52.4
	NeE	Nella cobbly loam, 20 to 45 percent slopes	0.19	0.2%	7	13.3
			112.72			**27.6**

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2 fields, 114 acres in Hawkins County, TN



Avg NCCPI
68.2
County Avg
31.8



Quality 9 74

Source: NRCS Soil Survey

Field 2

1 ac.

	Soil Code	Soil Description	Acres	Percentage of Field	Soil Class	NCCPI
■	Sn	Sewanee loam	1.04	100.0%	2	68.2
			1.04			**68.2**

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2 fields, 114 acres in Hawkins 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
- 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 Flod Risk** - areas that are above the 500-year flood zones. **Undetermined Flood Risk** - areas where flood analysis has not been condocuted.

Source: FEMA National Flood Hazard Layer

All fields

114 ac.

	Flood Zone	Flood Risk*	Flood Zone Subtype	Acres	Percentage of Field
☐	X	MINIMAL	AREA OF MINIMAL FLOOD HAZARD	113.77	100.0%
				113.77	

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2 fields, 114 acres in Hawkins 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
- Colorado River Floodway, Area of Special Consideration, Density Fringe Area

OTHER AREAS OF FLOOD HAZARD
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- 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*
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OTHER AREAS

- Area of Minimal Flood Hazard *Zone X*
- Area of Undetermined Flood Hazard *Zone D*

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Source: FEMA National Flood Hazard Layer

Field 1

113 ac.

	Flood Zone	Flood Risk*	Flood Zone Subtype	Acres	Percentage of Field
☐	X	MINIMAL	AREA OF MINIMAL FLOOD HAZARD	112.72	100.0%
				112.72	

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2 fields, 114 acres in Hawkins 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
- Colorado River Floodway, Area of Special Consideration, Density Fringe Area

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Moderate flood risk

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OTHER AREAS

- Area of Minimal Flood Hazard *Zone X*
- Area of Undetermined Flood Hazard *Zone D*

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Source: FEMA National Flood Hazard Layer

Field 2

1 ac.

	Flood Zone	Flood Risk*	Flood Zone Subtype	Acres	Percentage of Field
☐	X	MINIMAL	AREA OF MINIMAL FLOOD HAZARD	1.04	100.0%
				1.04	

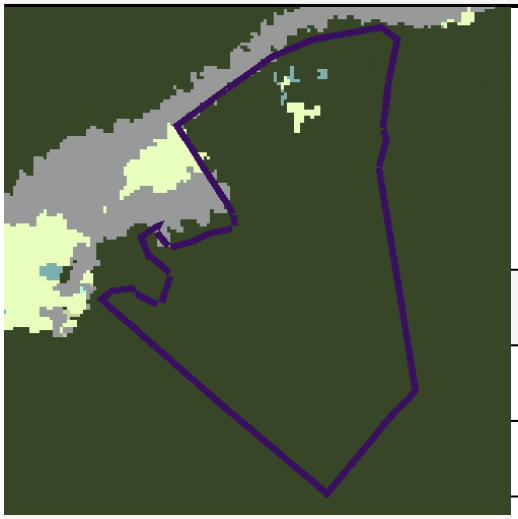
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2 fields, 114 acres in Hawkins County, TN

All Fields

114 ac.

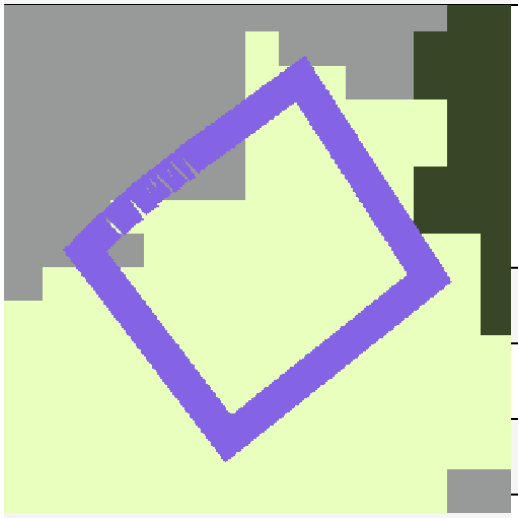
	2025	2024	2023	2022	2021
Forest	96.5%	97.9%	94.9%	95.4%	95.1%
Other	3.5%	2.1%	5.1%	4.6%	4.9%



Field 1

113 ac.

	2025	2024	2023	2022	2021
Forest	97.4%	98.6%	95.7%	96.2%	95.9%
Other	2.6%	1.4%	4.3%	3.8%	4.1%



Field 2

1 ac.

	2025	2024	2023	2022	2021
Grass/Pasture	65.9%	69.4%	83.8%	83.8%	70.0%
Non-Cropland	33.8%	5.9%	--	5.9%	19.6%
Forest	0.3%	24.7%	10.4%	10.4%	10.4%
Developed	--	--	5.9%	--	--

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2 fields, 114 acres in Hawkins County, TN

Source: NASS Cropland Data Layer - All Images from 2025

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2 fields, 114 acres in Hawkins County, TN

Hawkins County, TN

	Field	Acres	Tax Amount	Assessed Value	Location	Owner (Last Updated)	Owner Address	Legal Description
1		112.72	612.00	23,975.00	APN: 037117 05400	SHANKEL, TAMMY (02/11/2026)	1027 LLOYDS CHAPEL RD, CHURCH HILL, TN 37642	Unknown
2		1.04	89.00	3,500.00	APN: 037117 05300	SHANKEL, TAMMY (02/11/2026)	1027 LLOYDS CHAPEL RD, CHURCH HILL, TN 37642	Unknown
		113.77						



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2 fields, 114 acres in Hawkins County, TN



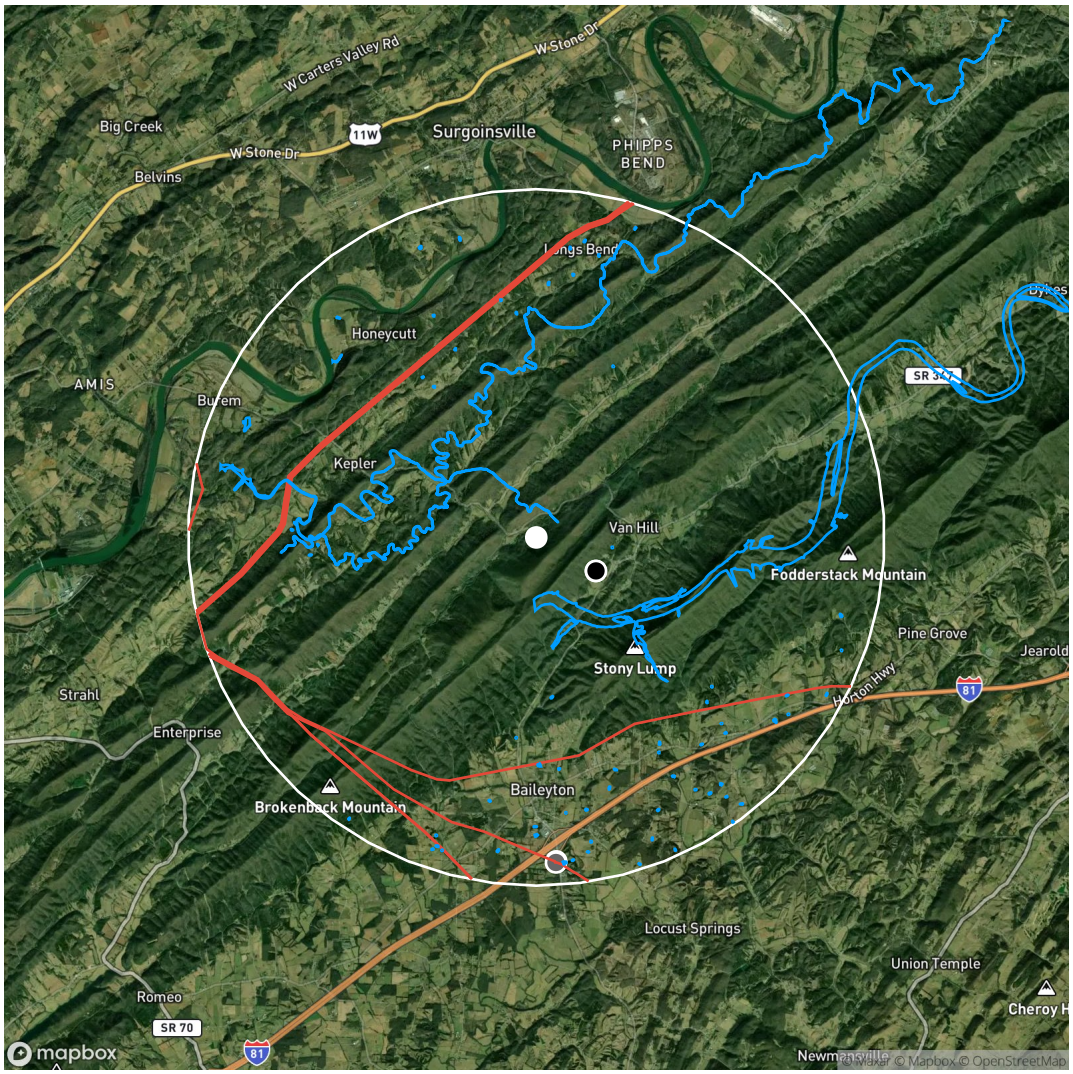
All fields

114 ac.

	Local Designation	Easement Name	Acres	Percentage of Field	Duration
☐	n/a	n/a	113.77	100.0%	n/a

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2 fields, 114 acres in Hawkins County, TN



Field 1 - 112.72 acres

Legend

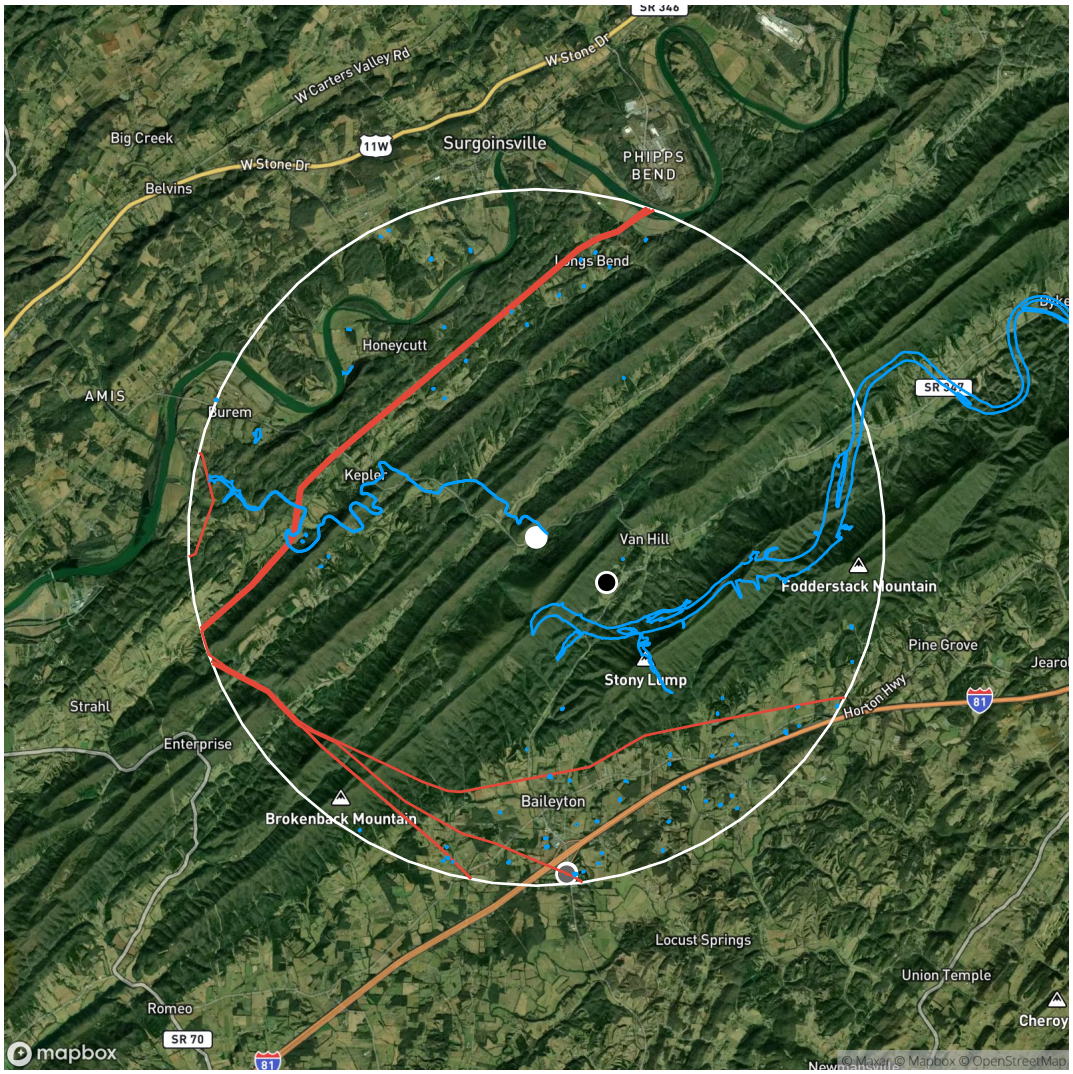
- Field Location
- Biodiesel Plant
- Ethanol Plant
- Power Plant
- Soybean Plant
- Remediation Site
- Substation
- Oil/Gas Well
- Solar Farm
- Wind Turbine
- Organic Farm
- Oil Pipeline
- Transmission Line
- Recreational Trail
- Park/Protected Area
- Water Body

Showing features within a 5.0 mile radius of the field location.

Feature Type	Total Count	Distance To Nearest (miles)
Substation	2	4.66
Oil/Gas Well	2	0.98
Transmission Line	16	2.97
Water Bodies	74	0.65

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2 fields, 114 acres in Hawkins County, TN



Field 2 - 1.04 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	2	4.84
Oil/Gas Well	2	1.2
Transmission Line	16	2.74
Water Bodies	72	0.46

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