

1 field, 110 acres in Hancock County, TN

COUNTY AVG(\$/AC.)

N/A

AVG NCCPI

29.0

COUNTY AVG

25.1



ECONOMIC ATTRIBUTES

Hancock County is a high tax county.
This land is in a low livestock demand area.

PHYSICAL ATTRIBUTES

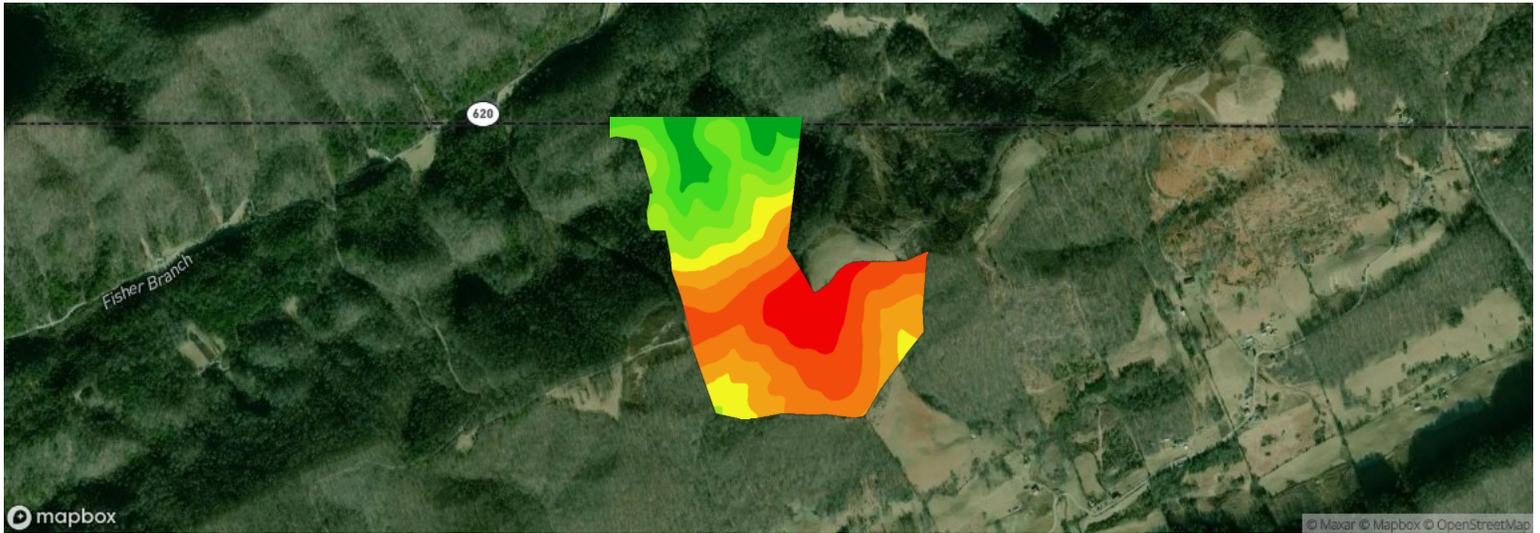
Annual Precipitation: 45.72 inches
Annual GDD: 3442

LAND USE

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

	FIELD	ACRES	LATITUDE LONGITUDE	SLOPE	2022 CROPS	AVG NCCPI	CARBON POTENTIAL (\$)	COUNTY AVG. (\$/AC.)
all		110.08	36.58988 -82.95181	30.44%	90% Forest, 9% Grass/Pasture, 1% Other	29.0	\$2,479	N/A

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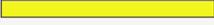
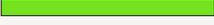


All fields

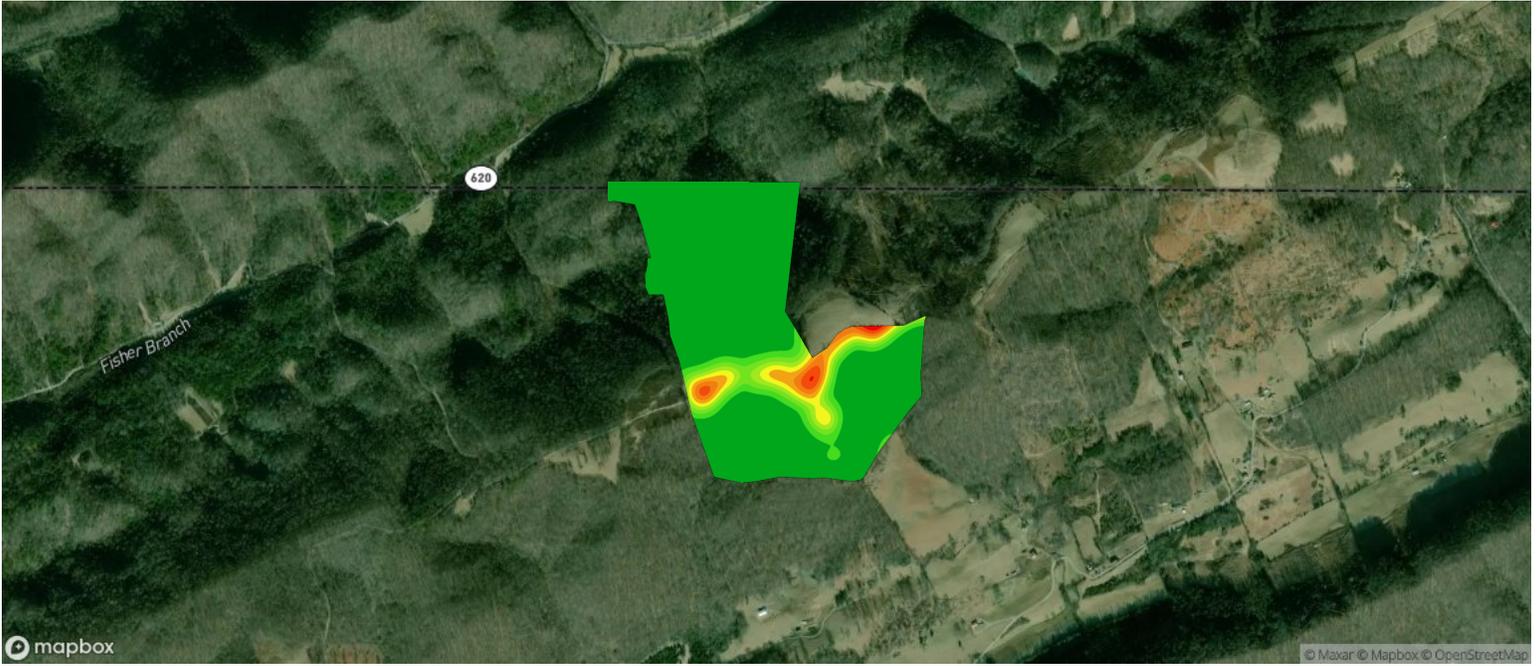
110 ac.

Avg. Elevation

1,731.96 ft

	ELEVATION RANGE	ACRES	PERCENT AREA
	1,933.54 ft - 2,003.67 ft	10.74	9.76%
	1,863.41 ft - 1,933.54 ft	19.85	18.03%
	1,793.28 ft - 1,863.41 ft	20.48	18.6%
	1,723.15 ft - 1,793.28 ft	14.17	12.87%
	1,653.02 ft - 1,723.15 ft	8.28	7.52%
	1,582.89 ft - 1,653.02 ft	7.76	7.05%
	1,512.76 ft - 1,582.89 ft	11.77	10.69%
	1,442.63 ft - 1,512.76 ft	10.36	9.41%
	1,372.50 ft - 1,442.63 ft	6.68	6.07%

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Source: Harmonized Landsat and Sentinel-2

All fields

Avg. NDVI

Date

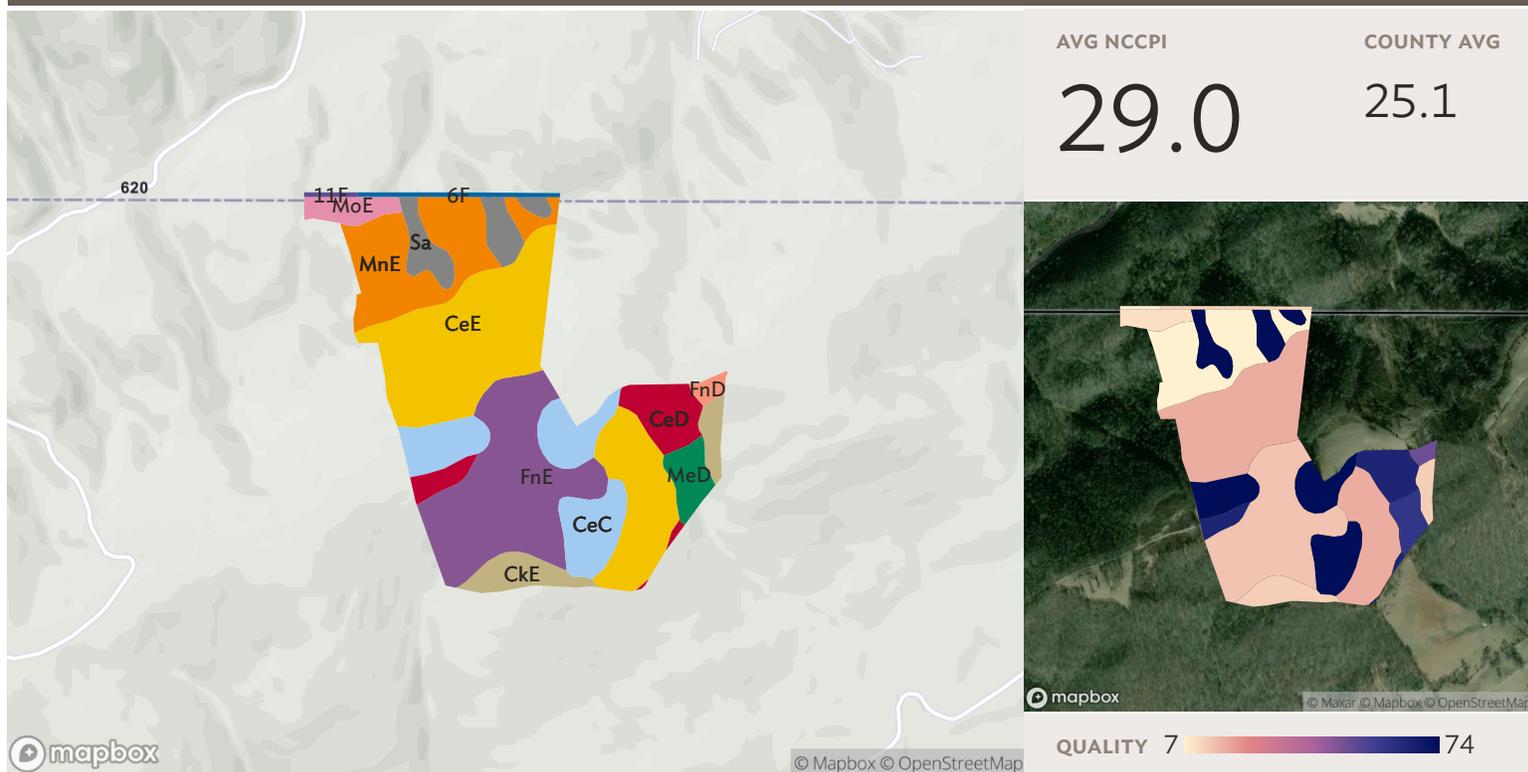
110 ac.

86.10

07/13/2024

	NDVI RANGE	ACRES	PERCENT AREA
	53.32 - 57.49	0.17	0.15%
	57.49 - 61.65	0.99	0.9%
	61.65 - 65.82	1.83	1.66%
	65.82 - 69.99	2.64	2.4%
	69.99 - 74.15	3.15	2.86%
	74.15 - 78.32	3.50	3.18%
	78.32 - 82.49	4.18	3.8%
	82.49 - 86.65	5.90	5.36%
	86.65 - 90.82	87.74	79.7%

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AVG NCCPI

29.0

COUNTY AVG

25.1

Source: NRCS Soil Survey

All fields

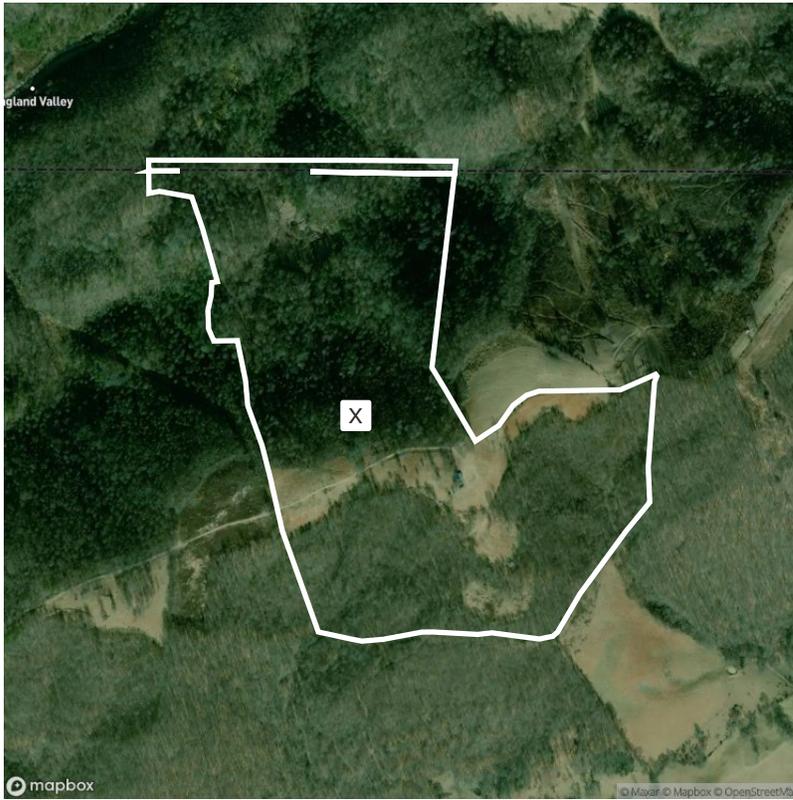
110 ac.

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
CeE	Claiborne silt loam, 25 to 40 percent slopes	34.27	31.1%	6	17.6
FnE	Fullerton cherty silt loam, 20 to 35 percent slopes	22.81	20.7%	6	14.1
MnE	Montevallo shaly silt loam, 25 to 50 percent slopes	14.57	13.2%	7	6.9
CeC	Claiborne silt loam, 5 to 12 percent slopes	13.62	12.4%	3	75.7
CeD	Claiborne silt loam, 12 to 25 percent slopes	6.41	5.8%	4	65.4
CkE	Clarksville cherty silt loam, 20 to 40 percent slopes	5.37	4.9%	7	12.4
Sa	Sensabaugh gravelly loam	5.36	4.9%	2	73.7
MeD	Minvale silt loam, 12 to 20 percent slopes	2.88	2.6%	4	59.6
MoE	Montevallo-Talbott complex, 20 to 45 percent slopes	2.58	2.3%	7	9.8

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■	6F	Berks-Westmoreland complex, 55 to 70 percent slopes	1.09	1.0%	7	11.3
■	FnD	Fullerton gravelly silt loam, 15 to 25 percent slopes	0.84	0.8%	4	49.7
■	11F	Carbo-Rock outcrop complex, 25 to 65 percent slopes, eroded	0.29	0.3%	7	6.6
			110.08			29.0

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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
 - Regulatory Floodway
- 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 X
- 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 a 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

110 ac.

FLOOD ZONE	FLOOD RISK*	FLOOD ZONE SUBTYPE	ACRES	PERCENTAGE OF FIELD
X	MINIMAL	AREA OF MINIMAL FLOOD HAZARD	110.09	100.0%
			110.09	

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All fields

110 ac.



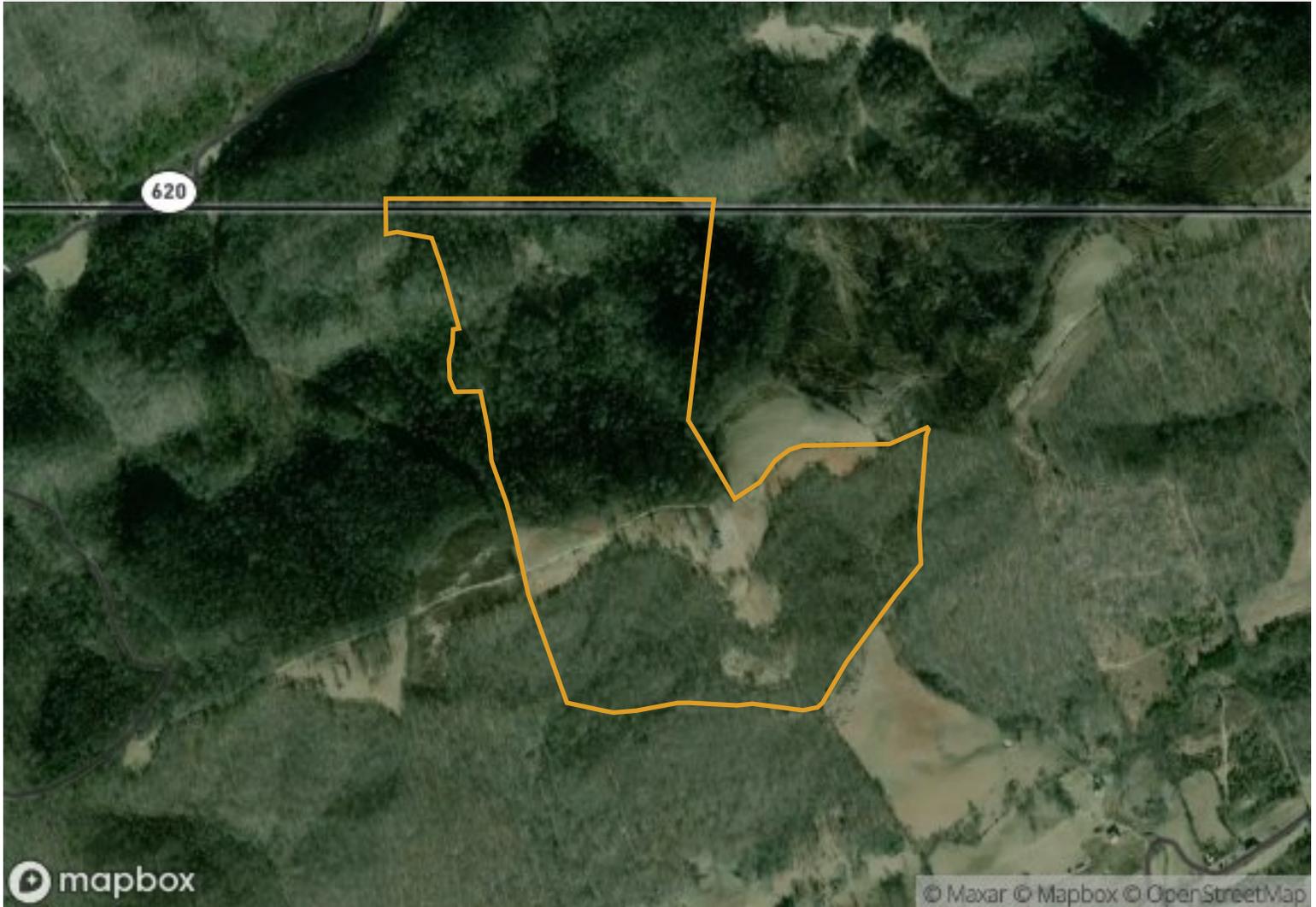
	2022	2021	2020	2019	2018
■ Forest	89.8%	89.9%	92.9%	94.3%	89.1%
■ Grass/Pasture	9.3%	9.3%	6.9%	5.3%	9.8%
■ Other	0.8%	0.8%	0.2%	0.4%	1.0%

Source: NASS Cropland Data Layer

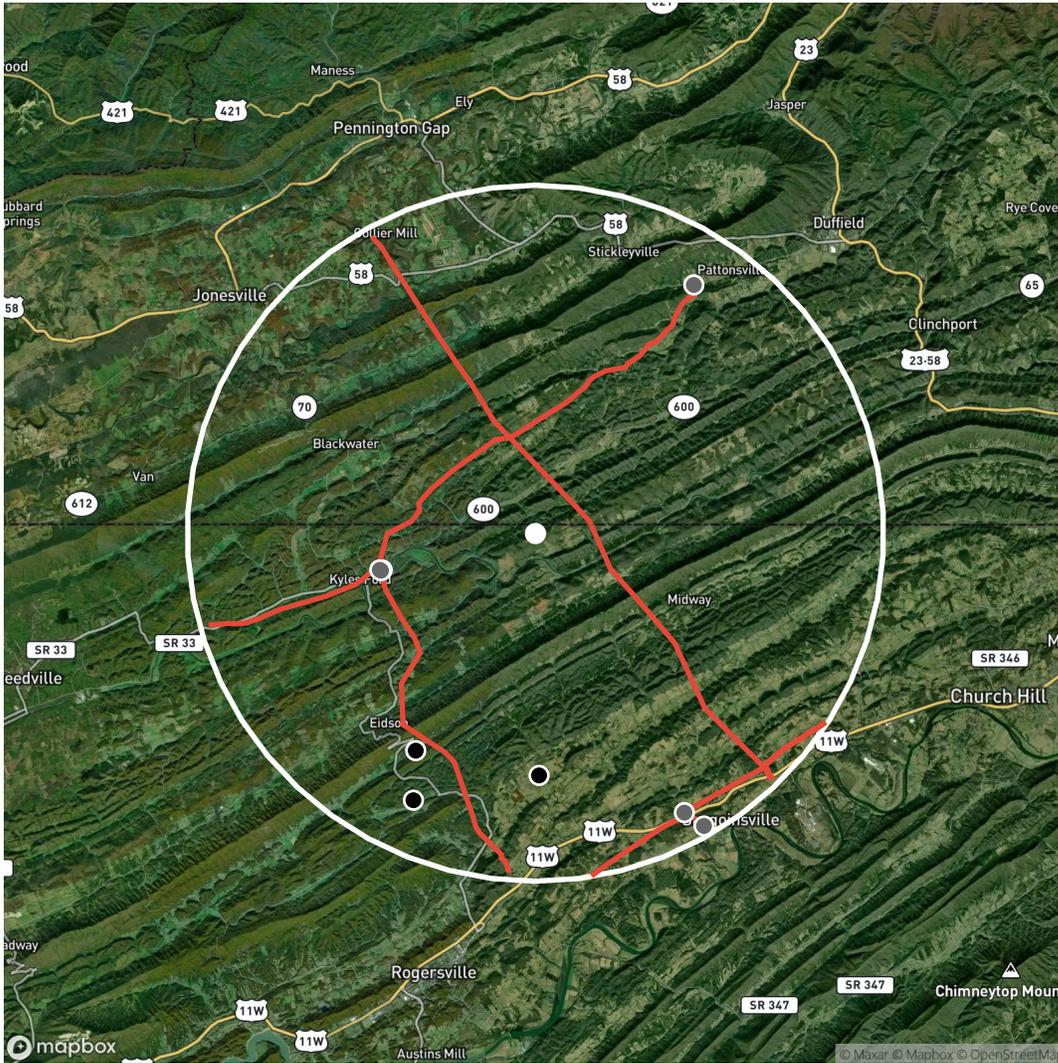
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Hancock County, TN

FIELD	ACRES	TAX AMOUNT	ASSESSED VALUE	LOCATION	OWNER (LAST UPDATED)	OWNER ADDRESS	LEGAL DESCRIPTION
all 	110.08	836.00	37,675.00	APN: 013 01600 000	LIVESAY, JEFFERY ALAN (01/28/2022)	150 INVERNESS DR, WINSTON SALEM, NC 27107	SALES INCLUDES PARCEL10.01



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Field 1 - 110.08 acres

Legend

- Biodiesel Plant
- Ethanol Plant
- Power Plant
- Soybean Plant
- Remediation Site
- Substation
- Oil/Gas Well
- Solar Farm
- Wind Turbine
- Oil Pipeline
- Transmission Line
- Field Location

Showing utilities within a 10.0 mile radius of the field location.

UTILITY TYPE	TOTAL COUNT	DISTANCE TO NEAREST (MILES)
Power Plant	1	4.53
Substation	5	4.57
Oil/Gas Well	3	6.96
Transmission Line	18	1.38