

4 fields, 25 acres in Hancock County, TN

COUNTY AVG(\$/AC.)

N/A

AVG NCCPI

13.8

COUNTY AVG

25.0



ECONOMIC ATTRIBUTES

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

PHYSICAL ATTRIBUTES

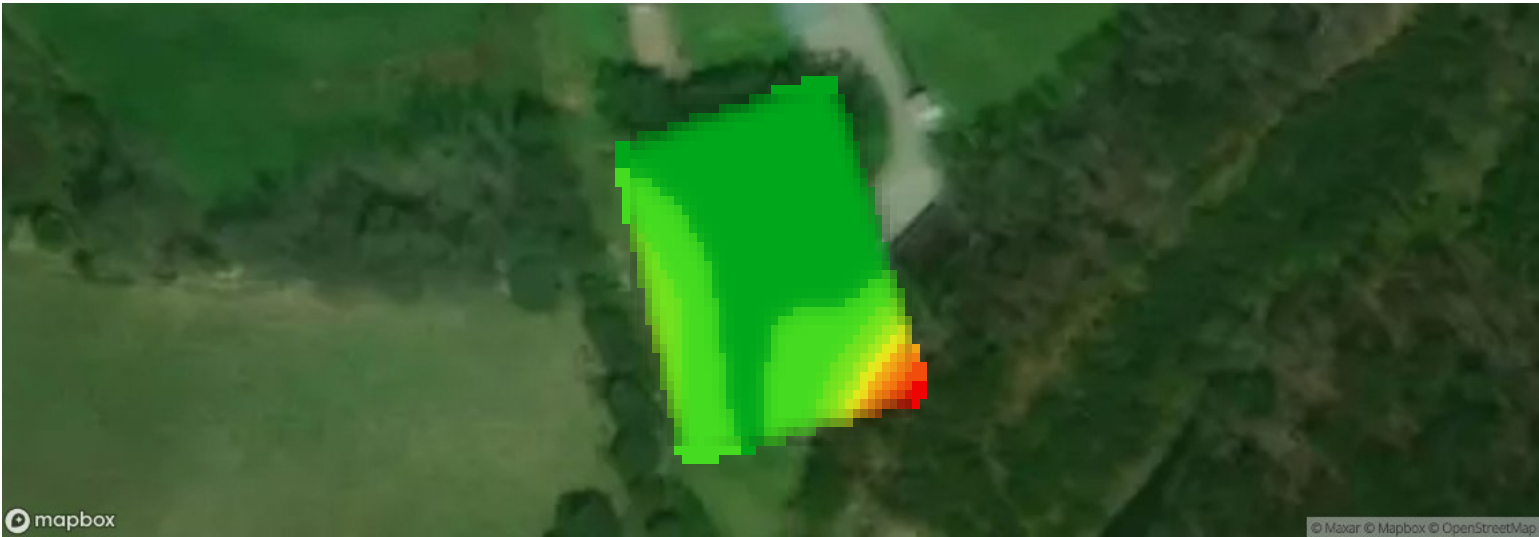
Annual Precipitation: 43.99 inches
Annual GDD: 3,551

LAND USE

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

	FIELD	ACRES	LATITUDE LONGITUDE	SLOPE	2023 CROPS	AVG NCCPI	COUNTY AVG. (\$/AC.)
1		0.62	36.49100 -83.34508	5.14%	73% Grass/Pasture, 27% Developed	64.4	N/A
2		0.67	36.49113 -83.34460	15.51%	89% Grass/Pasture, 6% Developed, 5% Forest	36.5	N/A
3		0.34	36.49124 -83.34545	5.81%	86% Grass/Pasture, 14% Developed	64.5	N/A
4		22.98	36.49013 -83.34311	16.98%	88% Forest, 11% Grass/Pasture, 0% Other	11.0	N/A
		24.62		16.49%		13.8	N/A

4 fields, 25 acres in Hancock County, TN












Field 1

1 ac.

Avg. Elevation

1,283.02 ft

	ELEVATION RANGE	ACRES	PERCENT AREA
	1,302.47 ft - 1,305.38 ft	0.00	0.65%
	1,299.56 ft - 1,302.47 ft	0.01	0.98%
	1,296.65 ft - 1,299.56 ft	0.01	1.06%
	1,293.74 ft - 1,296.65 ft	0.01	1.22%
	1,290.83 ft - 1,293.74 ft	0.01	1.63%
	1,287.92 ft - 1,290.83 ft	0.01	2.2%
	1,285.01 ft - 1,287.92 ft	0.05	8.64%
	1,282.10 ft - 1,285.01 ft	0.17	28.12%
	1,279.19 ft - 1,282.10 ft	0.35	55.5%

4 fields, 25 acres in Hancock County, TN












Field 2

1 ac.

Avg. Elevation

1,286.73 ft

	ELEVATION RANGE	ACRES	PERCENT AREA
	1,318.50 ft - 1,323.97 ft	0.03	4.45%
	1,313.04 ft - 1,318.50 ft	0.03	4.31%
	1,307.58 ft - 1,313.04 ft	0.03	4.08%
	1,302.11 ft - 1,307.58 ft	0.03	4.23%
	1,296.65 ft - 1,302.11 ft	0.03	4.16%
	1,291.18 ft - 1,296.65 ft	0.04	5.2%
	1,285.72 ft - 1,291.18 ft	0.04	6.09%
	1,280.26 ft - 1,285.72 ft	0.08	11.58%
	1,274.79 ft - 1,280.26 ft	0.38	55.9%

4 fields, 25 acres in Hancock County, TN












Field 3

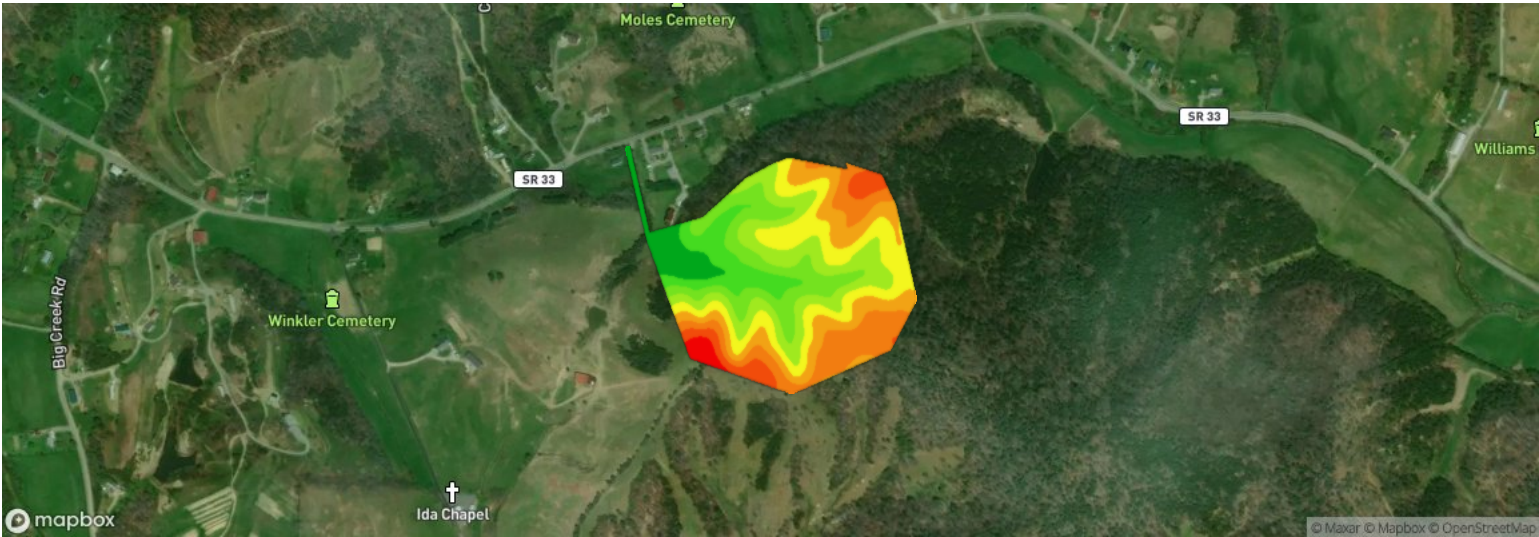
0 ac.

Avg. Elevation

1,289.40 ft

	ELEVATION RANGE	ACRES	PERCENT AREA
	1,293.50 ft - 1,294.89 ft	0.07	20.2%
	1,292.12 ft - 1,293.50 ft	0.02	7.15%
	1,290.73 ft - 1,292.12 ft	0.04	13.04%
	1,289.35 ft - 1,290.73 ft	0.04	11.36%
	1,287.96 ft - 1,289.35 ft	0.03	9.26%
	1,286.57 ft - 1,287.96 ft	0.03	8.13%
	1,285.19 ft - 1,286.57 ft	0.04	11.08%
	1,283.80 ft - 1,285.19 ft	0.06	16.69%
	1,282.41 ft - 1,283.80 ft	0.01	3.09%

4 fields, 25 acres in Hancock County, TN



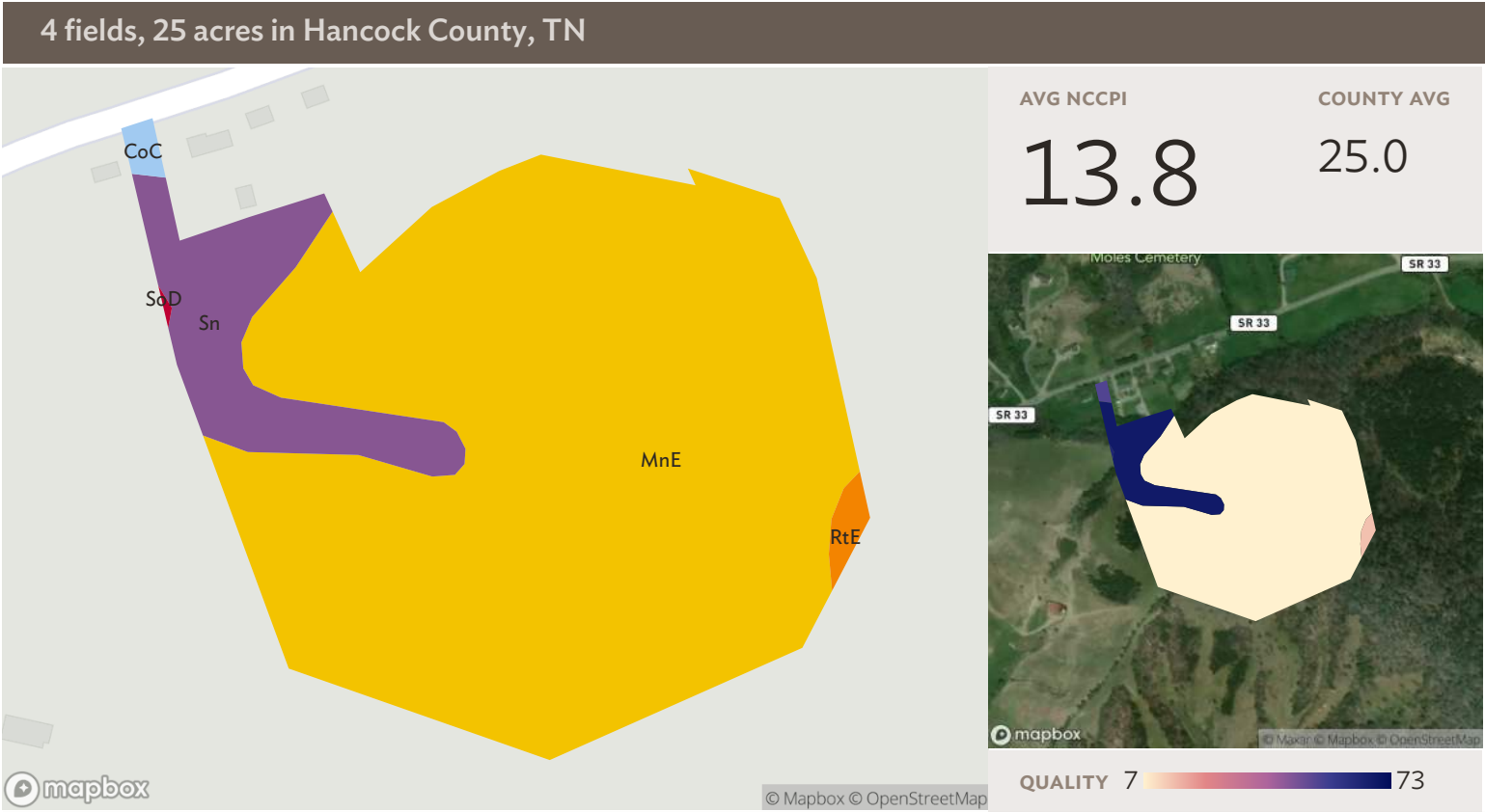
Field 4

23 ac.

Avg. Elevation

1,351.02 ft

	ELEVATION RANGE	ACRES	PERCENT AREA
<div></div>	1,414.04 ft - 1,430.46 ft	0.38	1.67%
<div></div>	1,397.62 ft - 1,414.04 ft	1.07	4.66%
<div></div>	1,381.20 ft - 1,397.62 ft	3.22	14.03%
<div></div>	1,364.78 ft - 1,381.20 ft	3.35	14.58%
<div></div>	1,348.36 ft - 1,364.78 ft	4.24	18.44%
<div></div>	1,331.94 ft - 1,348.36 ft	4.03	17.55%
<div></div>	1,315.52 ft - 1,331.94 ft	3.26	14.18%
<div></div>	1,299.10 ft - 1,315.52 ft	1.97	8.57%
<div></div>	1,282.68 ft - 1,299.10 ft	1.45	6.33%



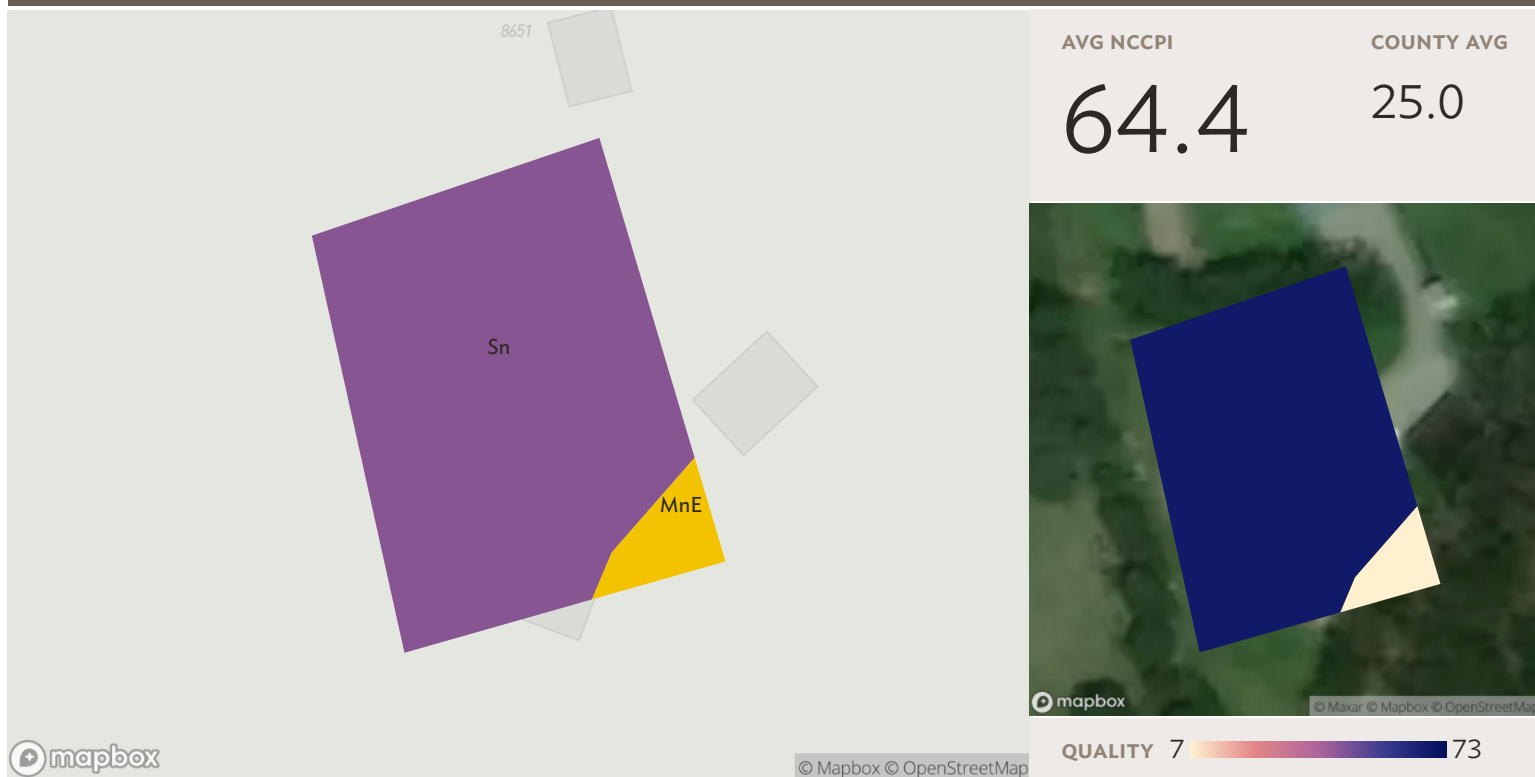
Source: NRCS Soil Survey

All fields

25 ac.

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
MnE	Montevallo shaly silt loam, 25 to 50 percent slopes	21.61	87.8%	7	6.8
Sn	Sewanee loam	2.66	10.8%	2	68.2
RtE	Rock outcrop-Talbott complex, 10 to 40 percent slopes	0.20	0.8%	8	14.3
CoC	Cloudland loam, 5 to 12 percent slopes (Monongahela)	0.14	0.5%	3	53.3
SoD	Shouns silt loam, 12 to 25 percent slopes	0.01	0.1%	4	64.2
24.62					13.8

4 fields, 25 acres in Hancock County, TN



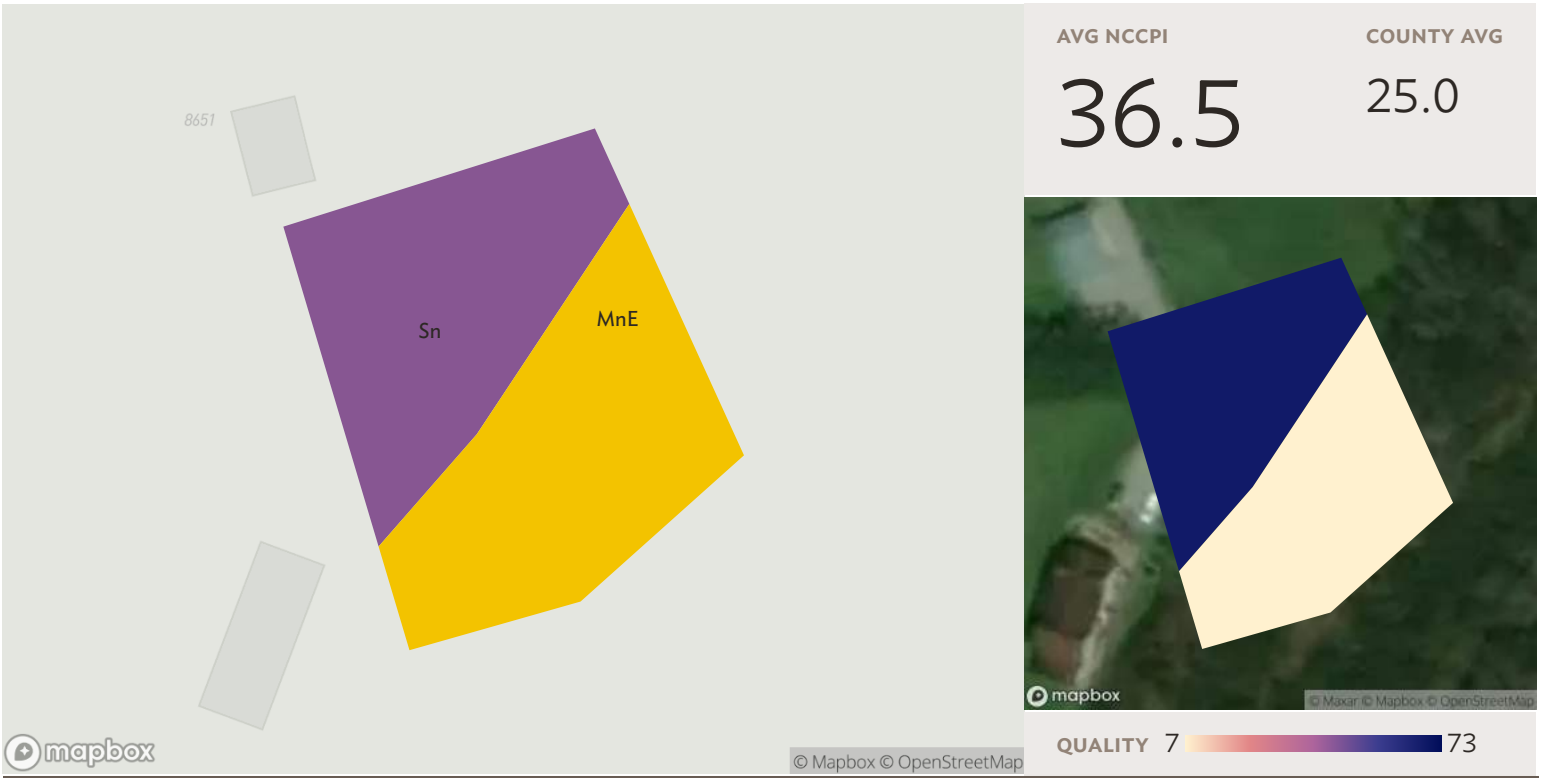
Field 1

Source: NRCS Soil Survey

1 ac.

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
■ Sn	Sewanee loam	0.58	93.8%	2	68.2
■ MnE	Montevallo shaly silt loam, 25 to 50 percent slopes	0.04	6.2%	7	6.8
		0.62			64.4

4 fields, 25 acres in Hancock County, TN

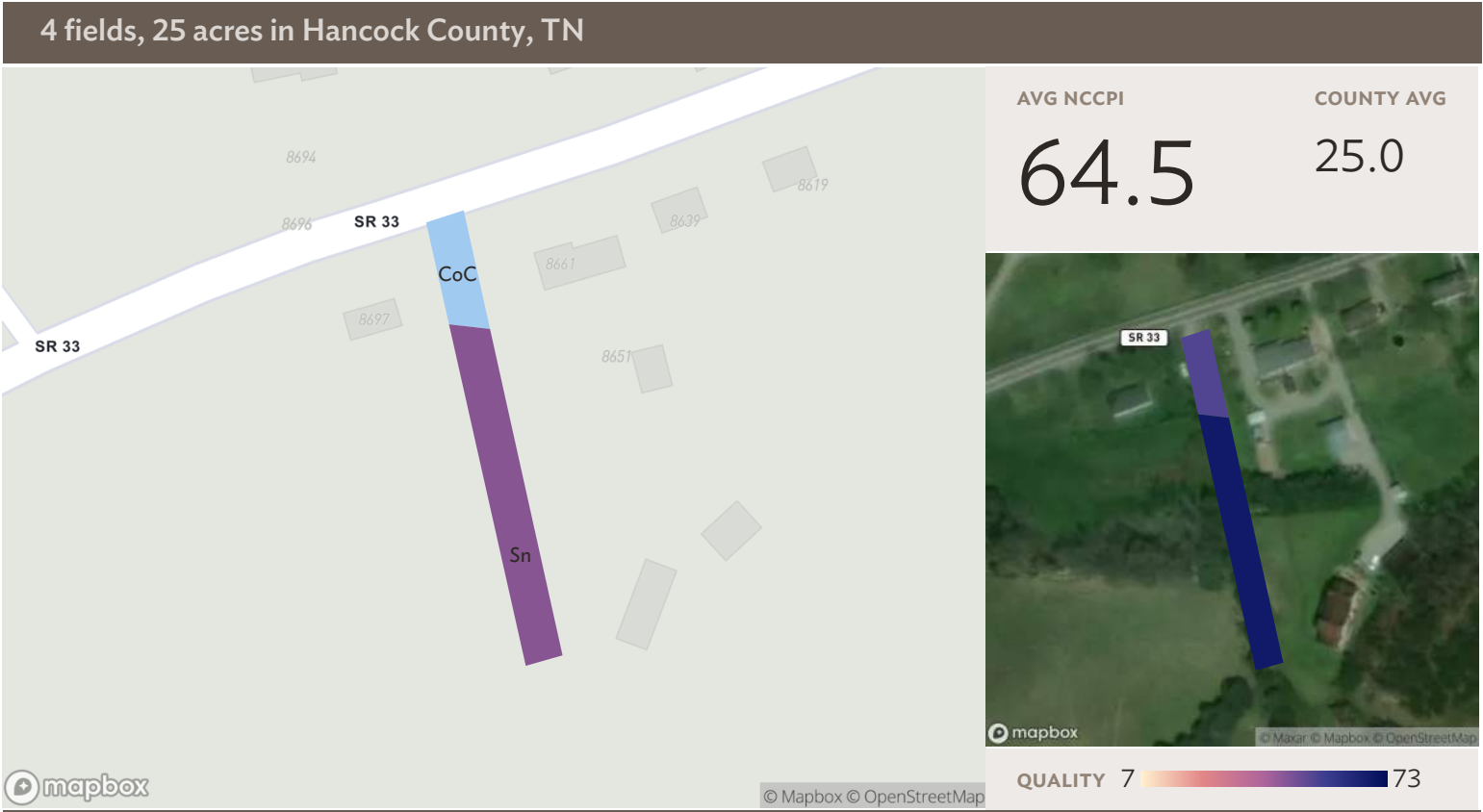


Field 2

Source: NRCS Soil Survey

1 ac.

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
<div></div> MnE	Montevallo shaly silt loam, 25 to 50 percent slopes	0.35	51.6%	7	6.8
<div></div> Sn	Sewanee loam	0.33	48.4%	2	68.2
0.67					36.5



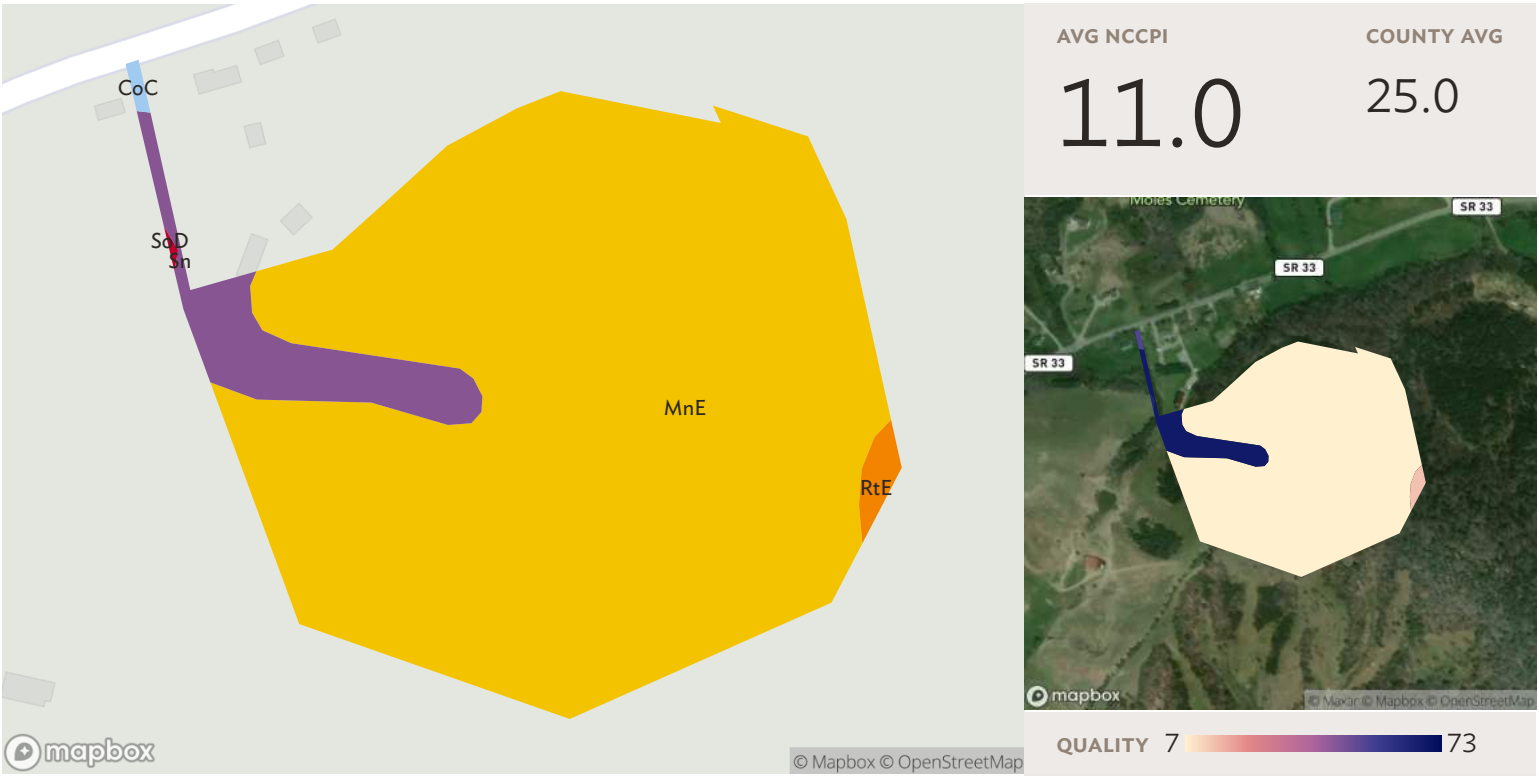
Field 3

Source: NRCS Soil Survey

0 ac.

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
■ Sn	Sewanee loam	0.26	74.9%	2	68.2
■ CoC	Cloudland loam, 5 to 12 percent slopes (Monongahela)	0.09	25.1%	3	53.3
		0.34			64.5

4 fields, 25 acres in Hancock County, TN



Field 4

Source: NRCS Soil Survey

23 ac.

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
MnE	Montevallo shaly silt loam, 25 to 50 percent slopes	21.23	92.4%	7	6.8
Sn	Sewanee loam	1.49	6.5%	2	68.2
RtE	Rock outcrop-Talbott complex, 10 to 40 percent slopes	0.20	0.9%	8	14.3
CoC	Cloudland loam, 5 to 12 percent slopes (Monongahela)	0.05	0.2%	3	53.3
SoD	Shouns silt loam, 12 to 25 percent slopes	0.01	0.1%	4	64.2
22.98					11.0

4 fields, 25 acres in Hancock 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 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










25 ac.

FLOOD ZONE	FLOOD RISK*	FLOOD ZONE SUBTYPE	ACRES	PERCENTAGE OF FIELD
<div><div></div>X</div>	MINIMAL	AREA OF MINIMAL FLOOD HAZARD	24.62	100.0%
			24.62	

4 fields, 25 acres in Hancock 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


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* **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.

Field 1

Source: FEMA National Flood Hazard Layer

1 ac.

FLOOD ZONE	FLOOD RISK*	FLOOD ZONE SUBTYPE	ACRES	PERCENTAGE OF FIELD
 X	MINIMAL	AREA OF MINIMAL FLOOD HAZARD	0.62	100.0%
			0.62	

4 fields, 25 acres in Hancock 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

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Field 2

Source: FEMA National Flood Hazard Layer









1 ac.

FLOOD ZONE	FLOOD RISK*	FLOOD ZONE SUBTYPE	ACRES	PERCENTAGE OF FIELD
<div><div></div>X</div>	MINIMAL	AREA OF MINIMAL FLOOD HAZARD	0.67	100.0%
			0.67	

4 fields, 25 acres in Hancock 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 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


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Field 3

Source: FEMA National Flood Hazard Layer

0 ac.

FLOOD ZONE	FLOOD RISK*	FLOOD ZONE SUBTYPE	ACRES	PERCENTAGE OF FIELD
 X	MINIMAL	AREA OF MINIMAL FLOOD HAZARD	0.34	100.0%
			0.34	

4 fields, 25 acres in Hancock 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

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*** 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

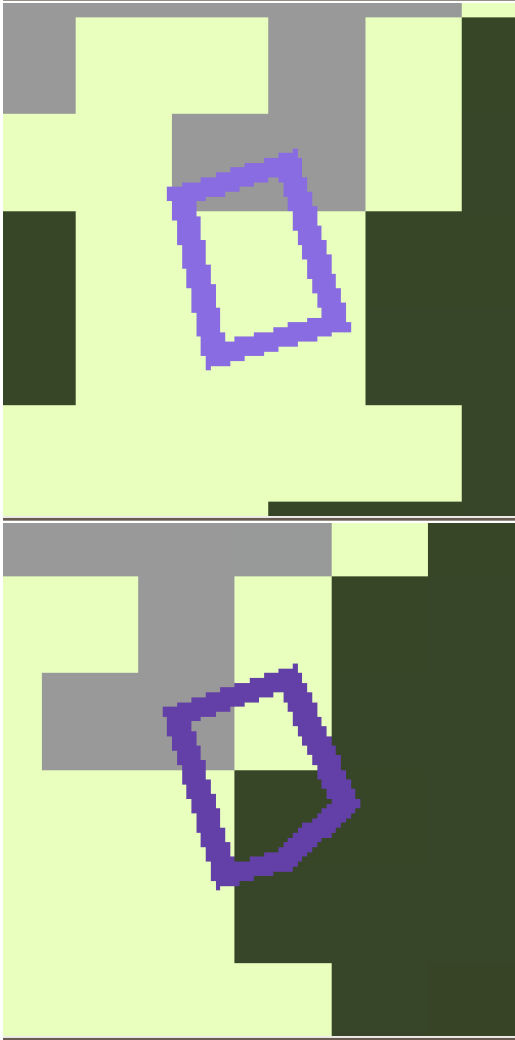
Field 4






23 ac.






FLOOD ZONE	FLOOD RISK*	FLOOD ZONE SUBTYPE	ACRES	PERCENTAGE OF FIELD
<div><div></div>X</div>	MINIMAL	AREA OF MINIMAL FLOOD HAZARD	22.98	100.0%
			22.98	

4 fields, 25 acres in Hancock County, TN

All fields					
25 ac.					
					
	2023	2022	2021	2020	2019
Forest	82.5%	84.5%	88.0%	89.3%	90.5%
Grass/Pasture	16.1%	13.3%	10.7%	10.4%	9.2%
Other	1.3%	2.2%	1.3%	0.3%	0.3%



Field 1					
1 ac.					
					
	2023	2022	2021	2020	2019
Grass/Pasture	72.7%	72.7%	45.9%	72.9%	73.2%
Developed	27.3%	27.3%	27.3%	-	-
Forest	-	-	26.8%	27.1%	26.8%

Field 2					
1 ac.					
					
	2023	2022	2021	2020	2019
Grass/Pasture	89.3%	71.7%	39.2%	50.9%	33.3%
Forest	4.5%	22.1%	54.6%	49.1%	66.7%
Developed	6.2%	6.2%	6.2%	-	-

4 fields, 25 acres in Hancock County, TN

Field 3

0 ac.



20232022202120202019

Grass/Pasture	86.3%	77.8%	61.6%	37.4%	61.8%
Developed	13.7%	13.7%	13.7%	13.5%	13.5%
Forest	–	8.5%	24.6%	49.1%	24.6%

Field 4

23 ac.







20232022202120202019

Forest	88.3%	89.7%	91.6%	92.8%	93.9%
Grass/Pasture	11.4%	9.0%	8.1%	7.1%	6.0%
Other	0.3%	1.2%	0.3%	0.1%	0.1%

Source: NASS Cropland Data Layer - All Images from 2023

4 fields, 25 acres in Hancock County, TN

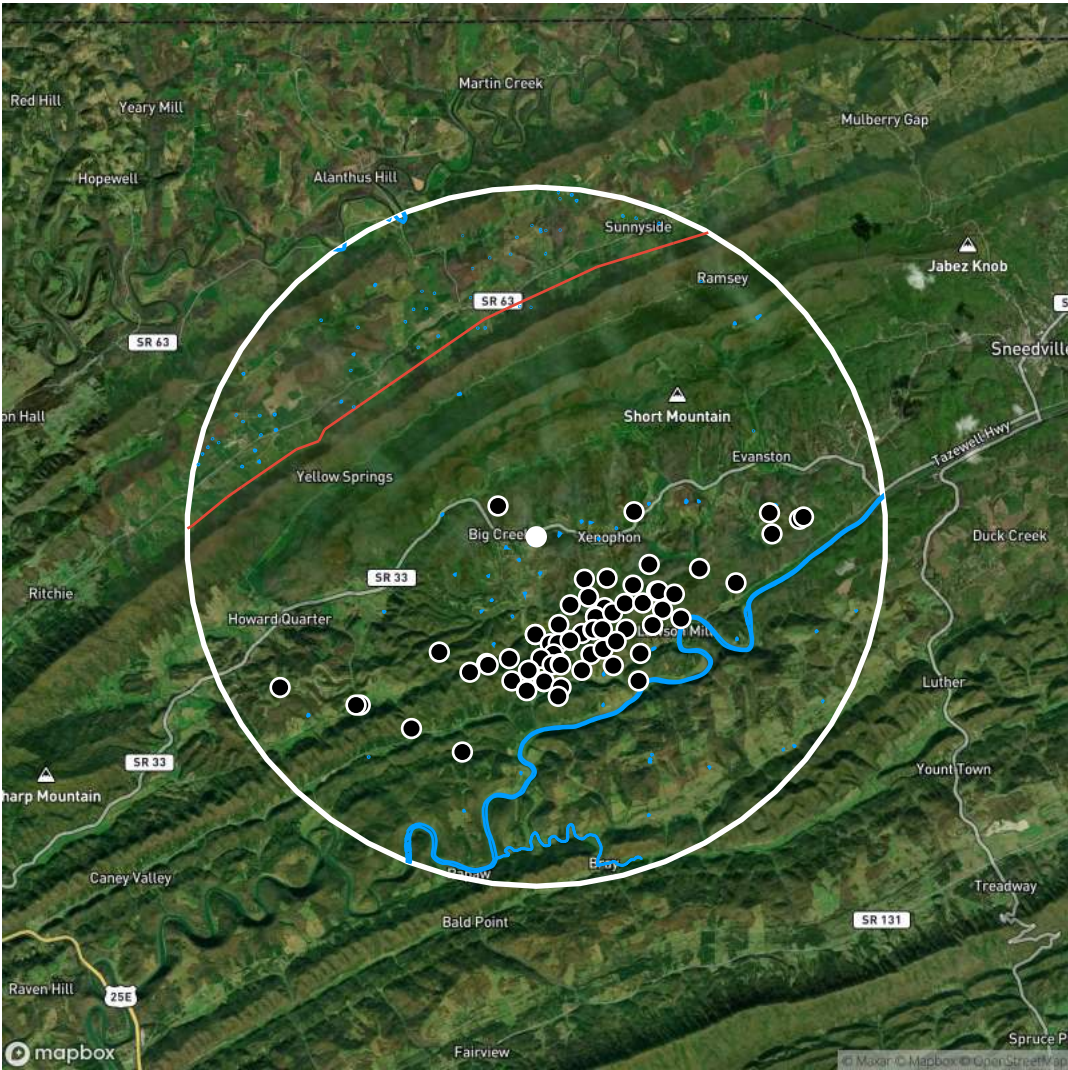
Hancock County, TN

FIELD	ACRES	TAX AMOUNT	ASSESSED VALUE	LOCATION	OWNER (LAST UPDATED)	OWNER ADDRESS	LEGAL DESCRIPTION
1 	0.62	1,521.00	68,525.00	APN: 057 01403 000	COPE, CARL RAY & LEISHA (11/20/2024)	8651 TAZEWELL HWY, SNEEDVILLE, TN 37869	BLK 000A, LOT PT.2 DIM 149X194 IRR
2 	0.67	56.00	2,525.00	APN: 057 01402 000	COPE, CARL RAY (11/20/2024)	8651 TAZEWELL HWY, SNEEDVILLE, TN 37869	BLK 000A, LOT PT.3 SALE INCLUDES 14.02 14. 03 DIM 145X194 IRR
3 	0.34	13.00	575.00	APN: 057 01409 000	COPE, CARL RAY (11/20/2024)	8651 TAZEWELL HWY, SNEEDVILLE, TN 37869	DIM 38X450
4 	22.98	80.00	3,625.00	APN: 057 01405 000	COPE, CARL RAY & LESHIA L (11/20/2024)	8651 TAZEWELL HWY, SNEEDVILLE, TN 37869	BLK 000A, LOT 0004
24.62							

4 fields, 25 acres in Hancock County, TN



4 fields, 25 acres in Hancock County, TN



Field 1 - 0.62 acres

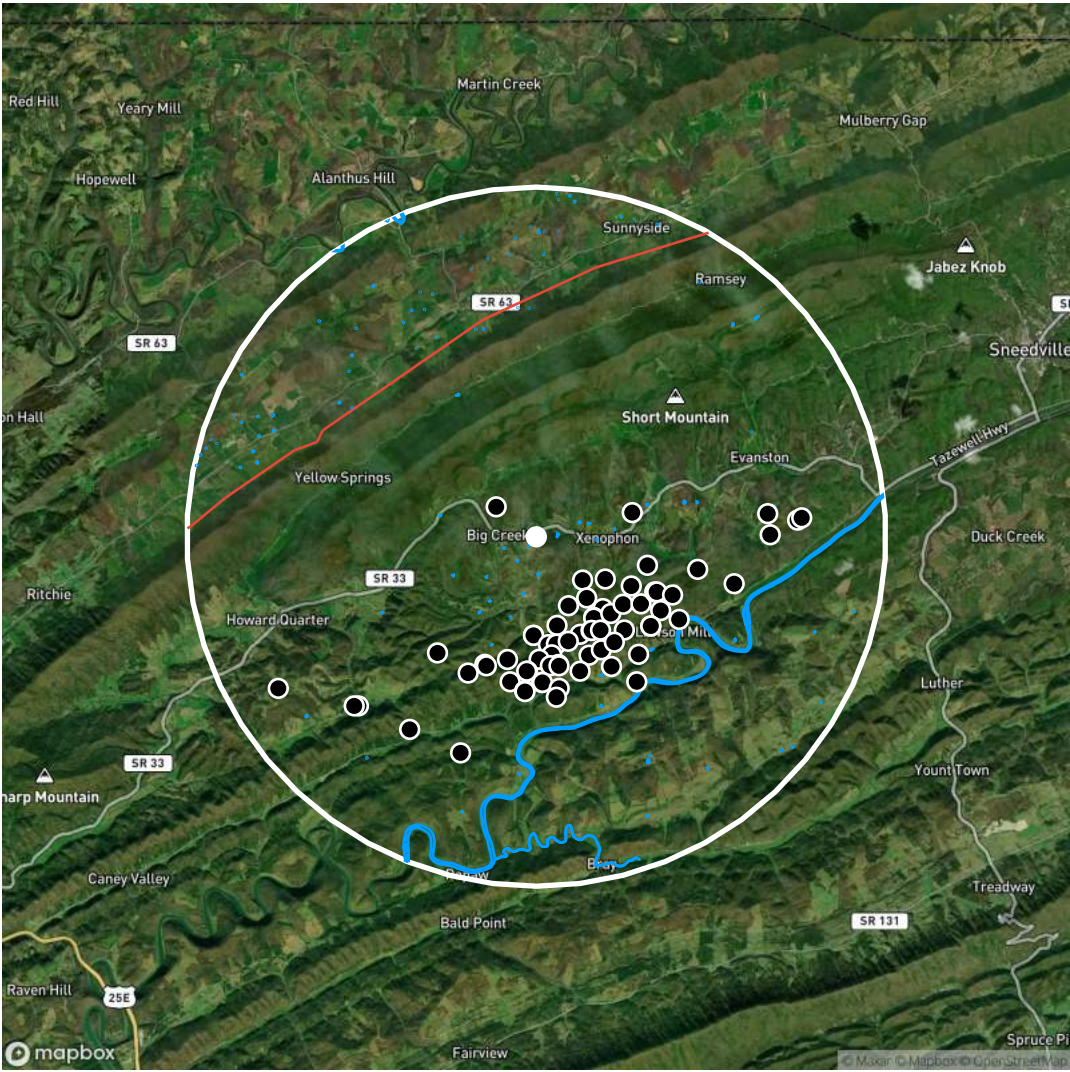
Legend

- Field Location
- Biogas 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	0.7
Transmission Line	2	2.99
Water Bodies	113	0.12

4 fields, 25 acres in Hancock County, TN



Field 2 - 0.67 acres

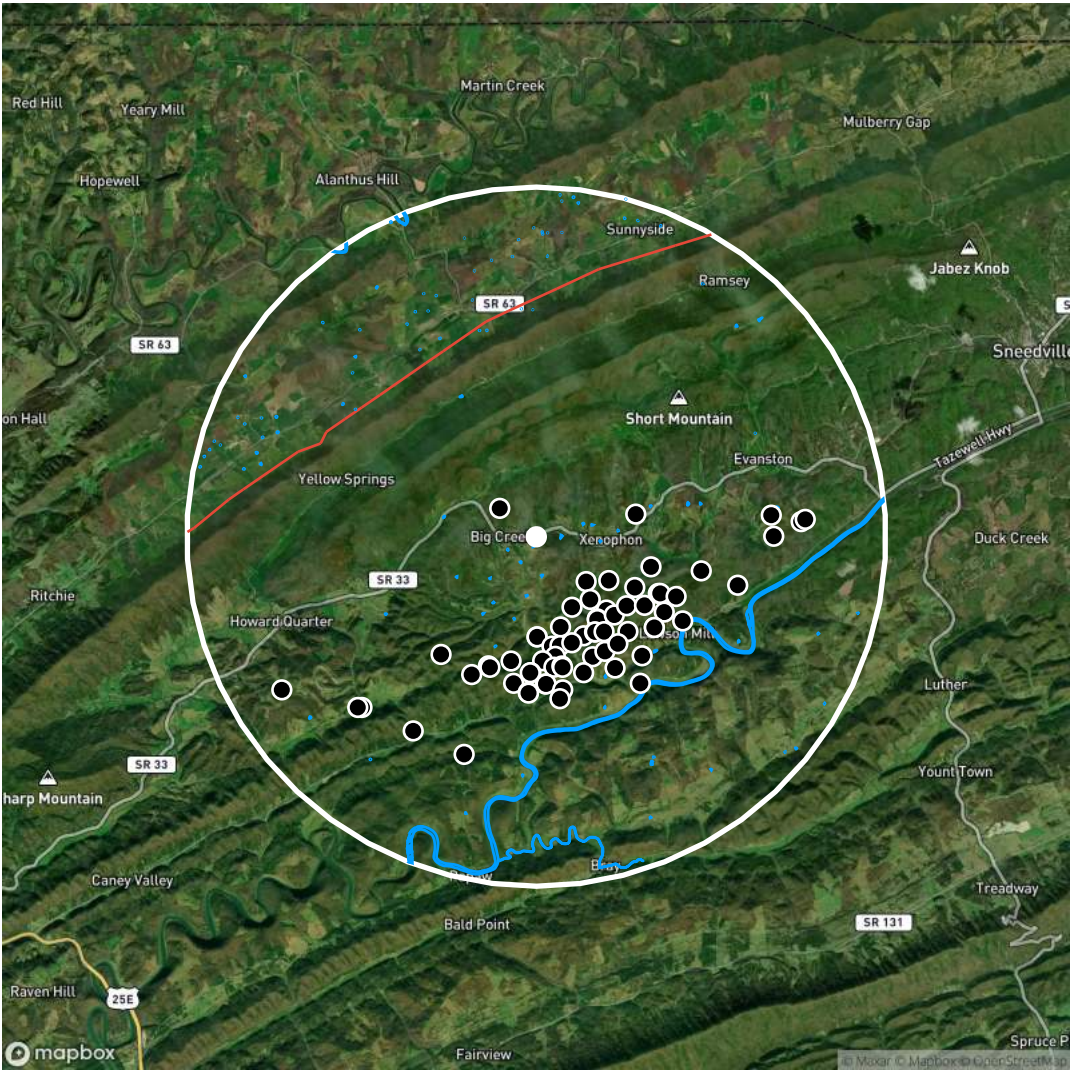
Legend

- 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	0.72
Transmission Line	2	2.99
Water Bodies	112	0.14

4 fields, 25 acres in Hancock County, TN



Field 3 - 0.34 acres

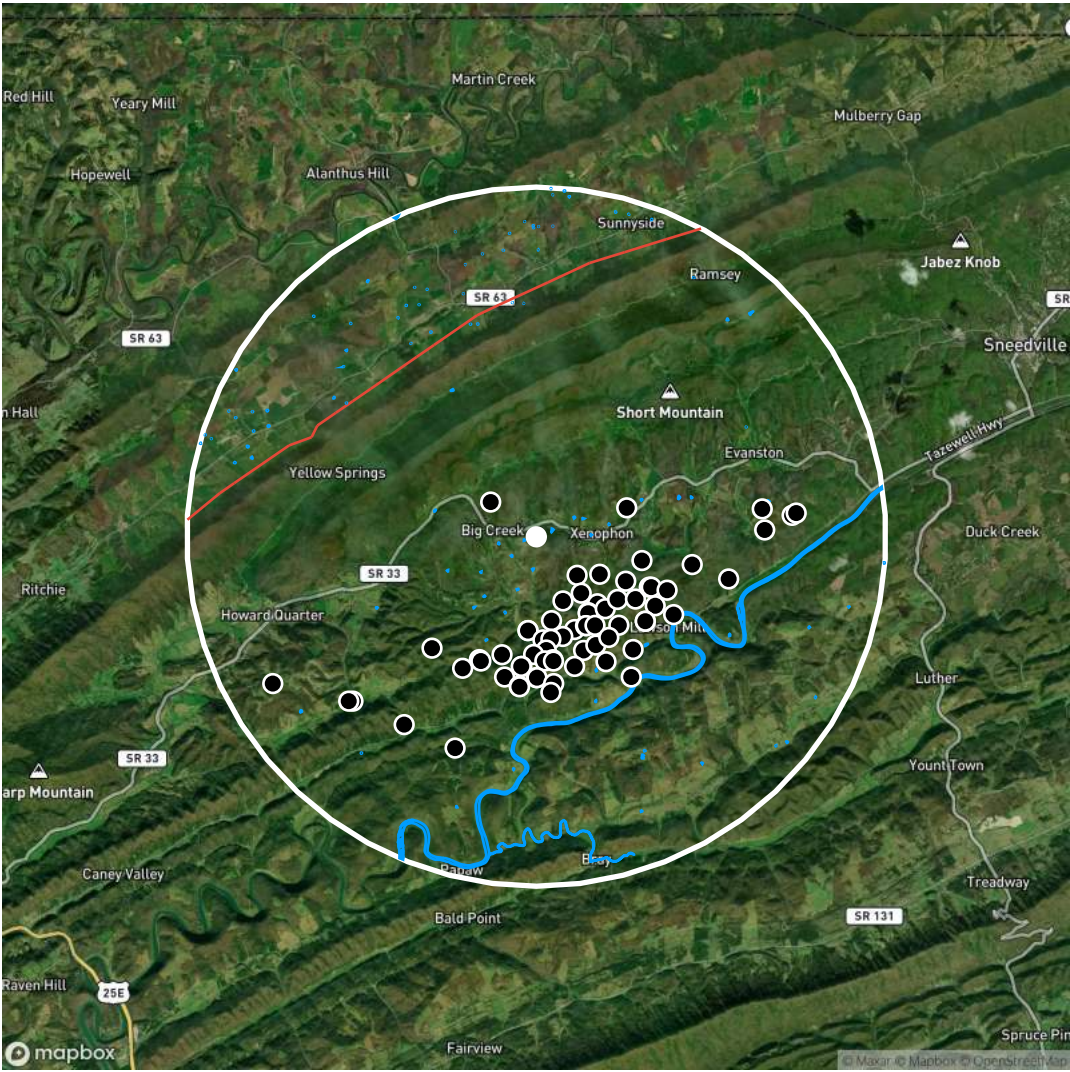
Legend

- 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	0.66
Transmission Line	2	2.94
Water Bodies	113	0.13

4 fields, 25 acres in Hancock County, TN



Field 4 - 22.98 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	0.8
Transmission Line	2	3.09
Water Bodies	111	0.17