

2 fields, 168 acres in Panola County, MS

TOWNSHIP/SECTION 8S 8W – 30, 31, 8S 9W – 25, 36

COUNTY AVG(\$/AC.)

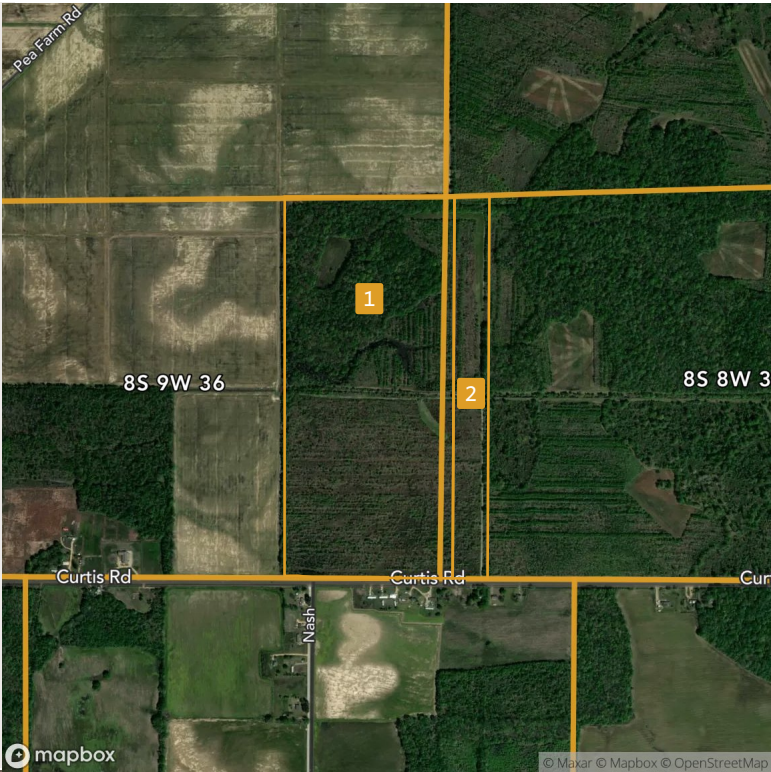
N/A

AVG NCCPI

58.6

COUNTY AVG

41.5



ECONOMIC ATTRIBUTES



Panola County is a moderate tax county.
This land is in a low livestock demand area.

PHYSICAL ATTRIBUTES

Annual Precipitation: 55.14 inches
Annual GDD: 4,791

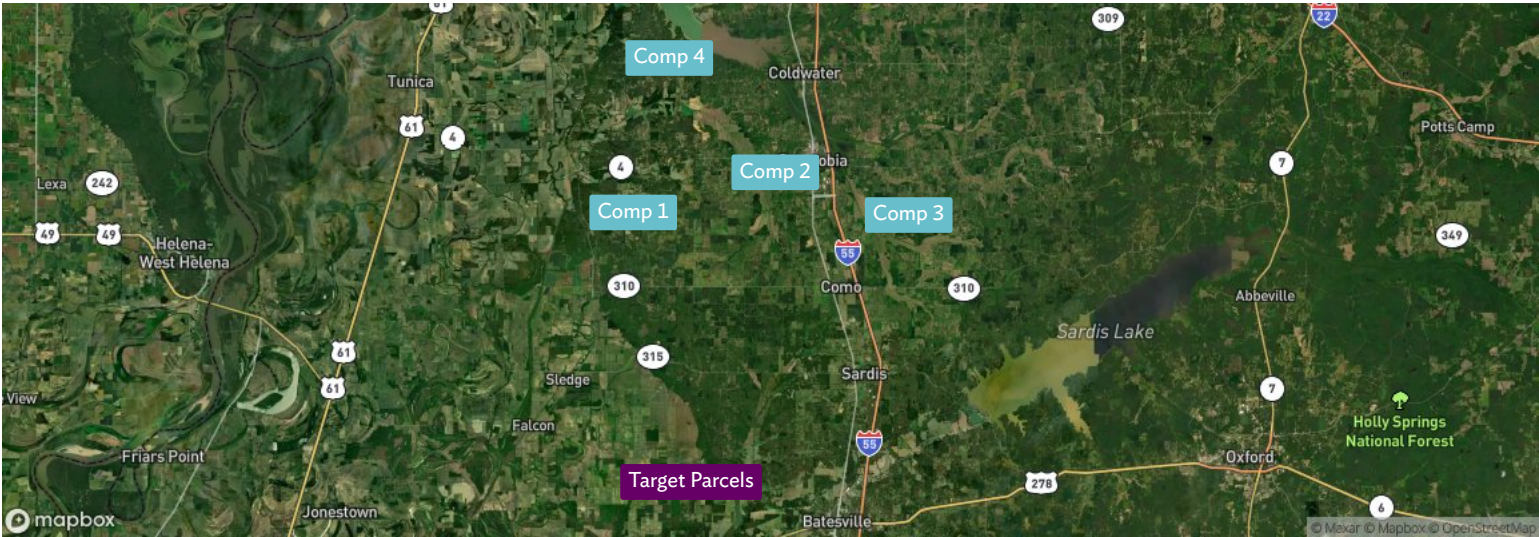
LAND USE





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

	FIELD	ACRES	LATITUDE LONGITUDE	SLOPE	2023 CROPS	AVG NCCPI	COUNTY AVG. (\$/AC.)
1		138.97	34.34491 -90.09514	1.24%	88% Wetlands, 5% Soybeans, 5% Other, 2% Non-Cropland	59.0	N/A
2		28.79	34.34490 -90.09186	1.12%	78% Wetlands, 9% Soybeans, 6% Other, 3% Non-Cropland, 2% Grass/Pasture, 2% Water	56.9	N/A
		167.77		1.22%		58.6	N/A

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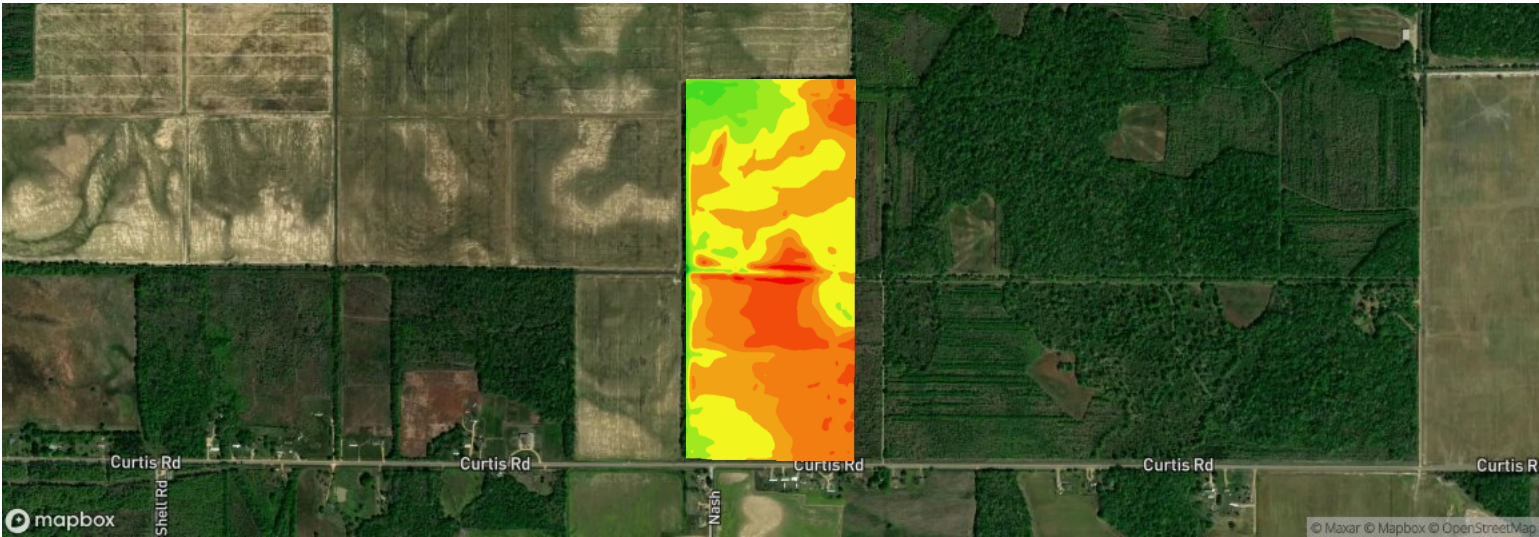


	COMP 1	COMP 2	COMP 3	COMP 4	COMP AVGS	TARGET PARCELS
BOUNDARY						
COUNTY	Tate, MS	Tate, MS	Tate, MS	Tate, MS		Panola, MS
SALE PRICE	\$145,235	\$92,215	\$205,867	\$242,500	\$178,879	
\$/AC. PRICE	\$2,470/ac.	\$8,168/ac.	\$4,379/ac.	\$9,140/ac.	\$4,774/ac.	
SALE DATE	01/22/25	01/30/25	12/30/24	01/17/25		
SALE CONDITION	Market	Market	Market	Market		
PURCHASE CONDITION	Mortgage	Mortgage	Mortgage	Mortgage		
DISTANCE (MI)	16.19	18.85	20.23	24.92	20.05	
ACRES	58.81	11.29	47.02	26.53	35.91	167.77
TOP CROP	None	None	Grass/Pasture	None		Wetlands
NCCPI	28.0	42.5	35.8	42.5	34.3	58.6
\$/NCCPI	\$88	\$192	\$122	\$215	\$131	
TILLABLE %	1.5%	1.3%	0.9%	0.8%	1.2%	6.8%

* Estimated Price Per Acre from AcreValue model.

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Field 1

139 ac.

Avg. Elevation

165.10 ft

	ELEVATION RANGE	ACRES	PERCENT AREA
	167.40 ft - 168.25 ft	0.95	0.68%
	166.54 ft - 167.40 ft	13.26	9.54%
	165.68 ft - 166.54 ft	31.34	22.55%
	164.82 ft - 165.68 ft	33.51	24.11%
	163.96 ft - 164.82 ft	42.25	30.4%
	163.10 ft - 163.96 ft	10.19	7.33%
	162.24 ft - 163.10 ft	5.68	4.09%
	161.39 ft - 162.24 ft	1.76	1.27%
	160.53 ft - 161.39 ft	0.04	0.03%

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Field 2

29 ac.

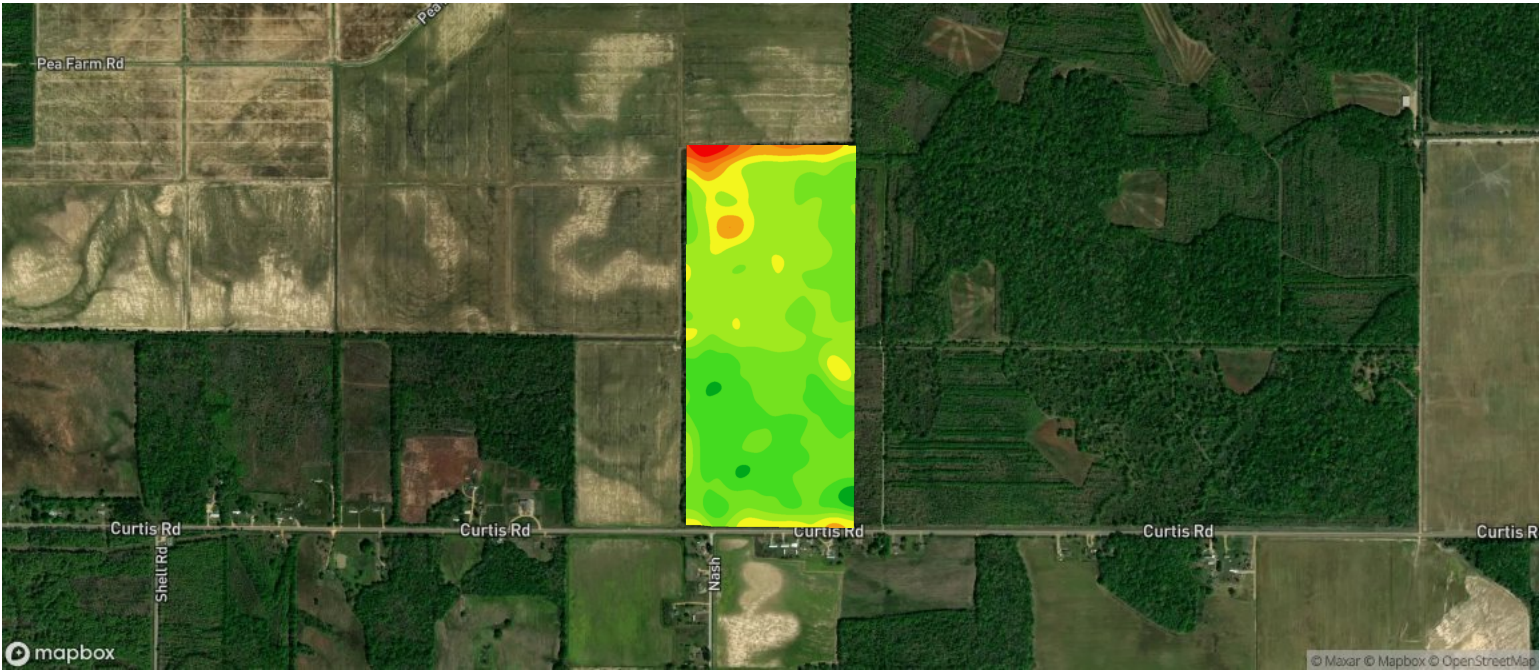
Avg. Elevation

165.81 ft










	ELEVATION RANGE	ACRES	PERCENT AREA
	167.44 ft - 167.87 ft	0.15	0.51%
	167.01 ft - 167.44 ft	0.86	2.97%
	166.58 ft - 167.01 ft	5.14	17.86%
	166.15 ft - 166.58 ft	8.04	27.93%
	165.71 ft - 166.15 ft	2.89	10.02%
	165.28 ft - 165.71 ft	2.95	10.25%
	164.85 ft - 165.28 ft	2.17	7.54%
	164.42 ft - 164.85 ft	3.86	13.42%
	163.99 ft - 164.42 ft	2.74	9.51%

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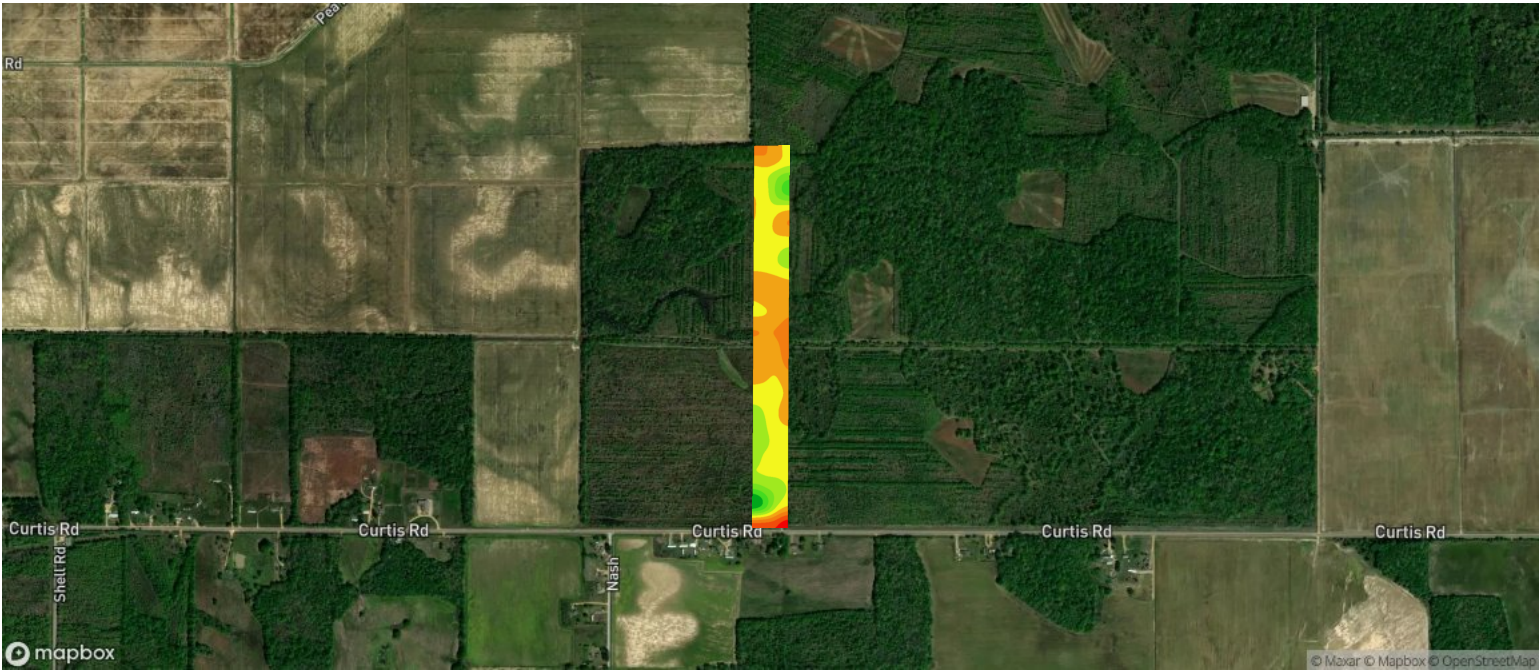


Source: Harmonized Landsat and Sentinel-2






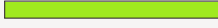



Field 1	Avg. NDVI	Date	
139 ac.	43.51	02/25/2025	
	NDVI RANGE	ACRES	PERCENT AREA
	26.56 - 29.36	0.68	0.49%
	29.36 - 32.16	0.81	0.58%
	32.16 - 34.96	1.14	0.82%
	34.96 - 37.76	4.07	2.93%
	37.76 - 40.56	11.06	7.96%
	40.56 - 43.36	47.39	34.1%
	43.36 - 46.16	42.64	30.68%
	46.16 - 48.96	29.95	21.55%
	48.96 - 51.76	1.25	0.9%

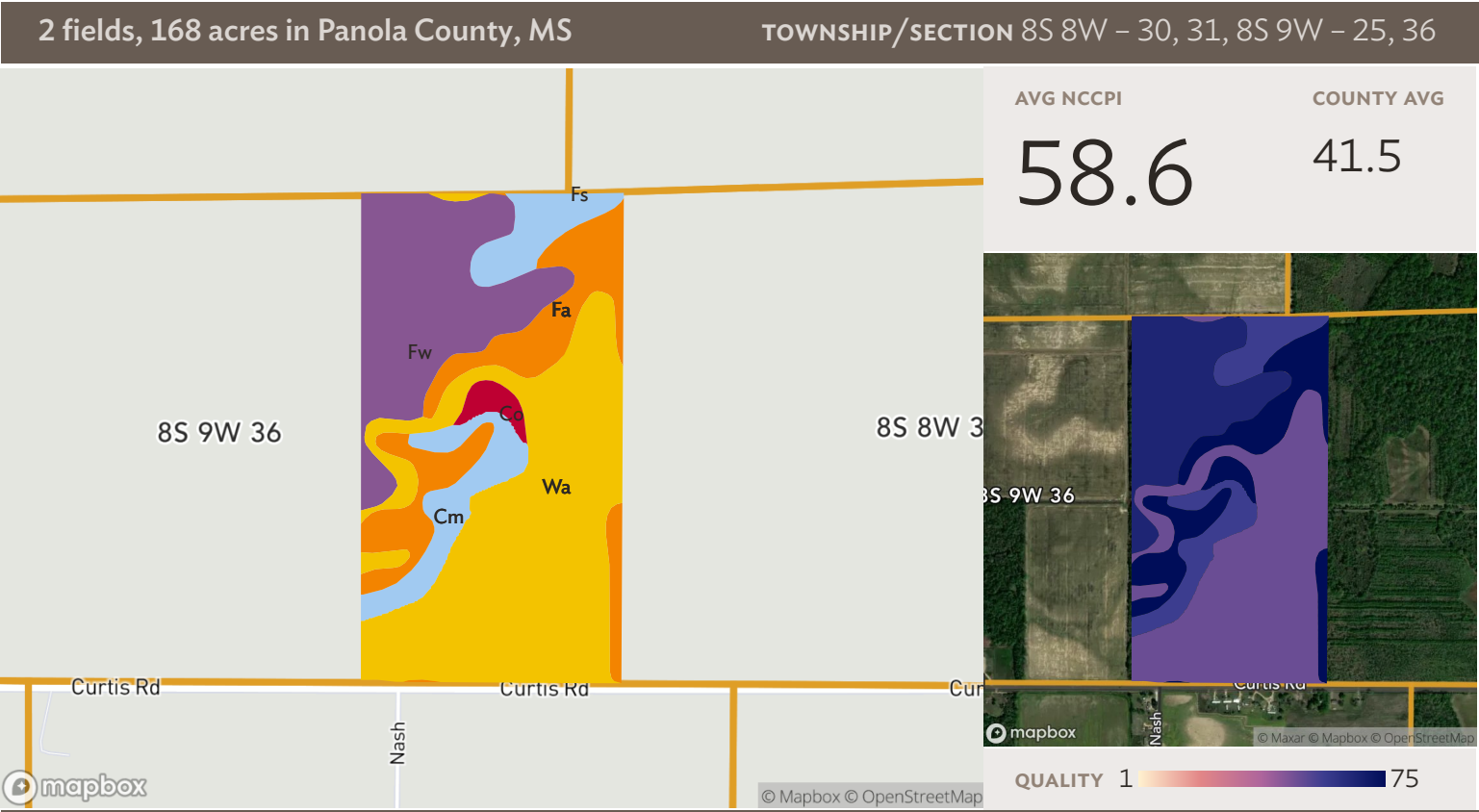
2 fields, 168 acres in Panola County, MS

TOWNSHIP/SECTION 8S 8W – 30, 31, 8S 9W – 25, 36



Source: Harmonized Landsat and Sentinel-2

Field 2	Avg. NDVI	Date	
29 ac.	44.17	02/25/2025	
	NDVI RANGE	ACRES	PERCENT AREA
	38.01 - 39.44	0.14	0.5%
	39.44 - 40.87	0.41	1.43%
	40.87 - 42.30	1.60	5.57%
	42.30 - 43.73	9.34	32.43%
	43.73 - 45.16	11.33	39.35%
	45.16 - 46.58	4.14	14.38%
	46.58 - 48.01	1.01	3.52%
	48.01 - 49.44	0.55	1.9%
	49.44 - 50.87	0.26	0.92%

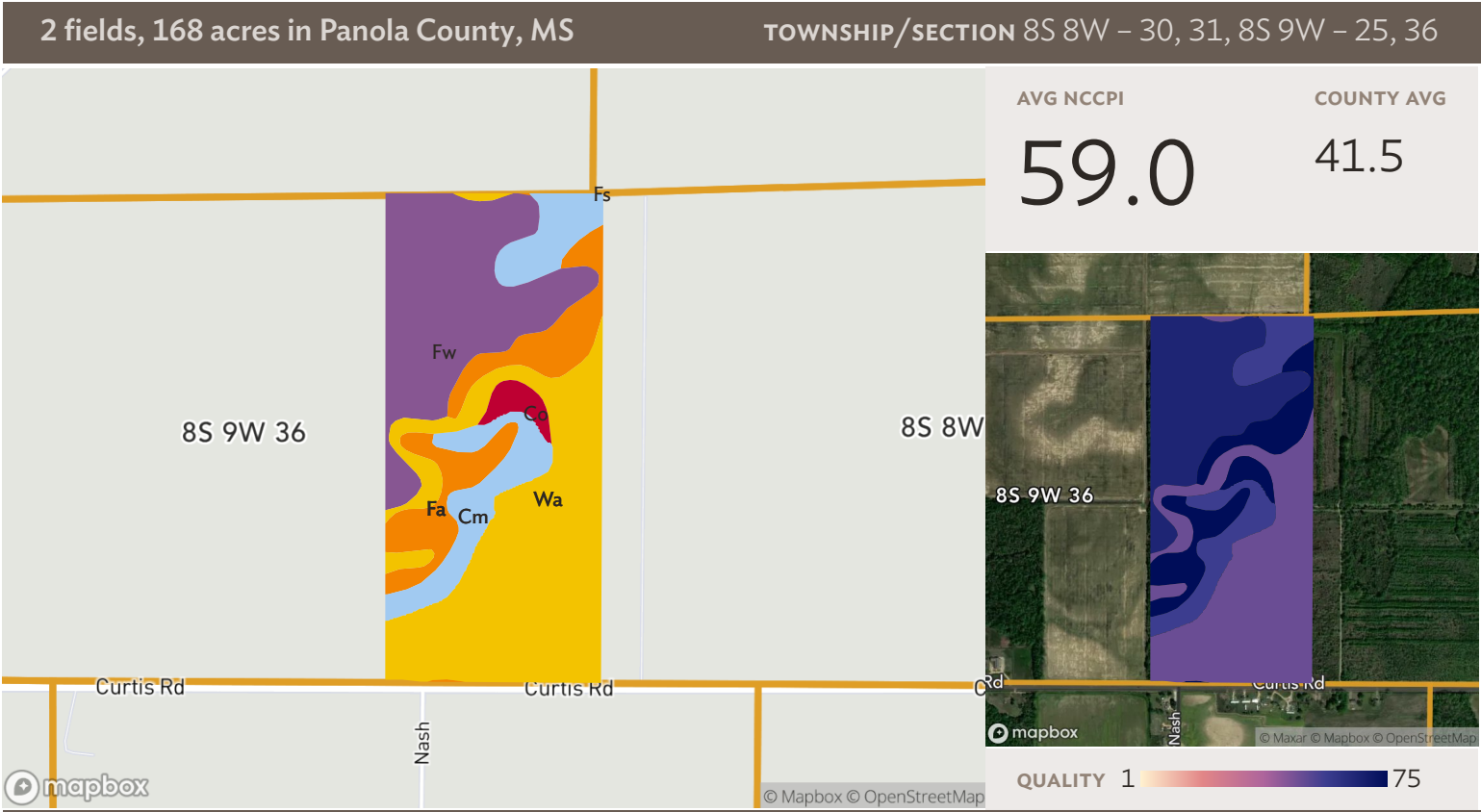


Source: NRCS Soil Survey

All fields

168 ac.

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
Wa	Waverly silt loam, 0 to 2 percent slopes, frequently flooded, long	76.65	45.7%	5	48.9
Fw	Falaya and Waverly silt loams (frequently flooded)	40.07	23.9%	4	65.6
Fa	Falaya silt loam (occasionally flooded)	27.91	16.6%	2	74.9
Cm	Collins silt loam (occasionally flooded)	20.50	12.2%	2	56.5
Co	Collins silt loam, local alluvium (occasionally flooded)	2.62	1.6%	2	79.9
Fs	Falaya silty clay loam (arkabutla) (occasionally flooded)	0.01	0.0%	2	70.9
167.77					58.6

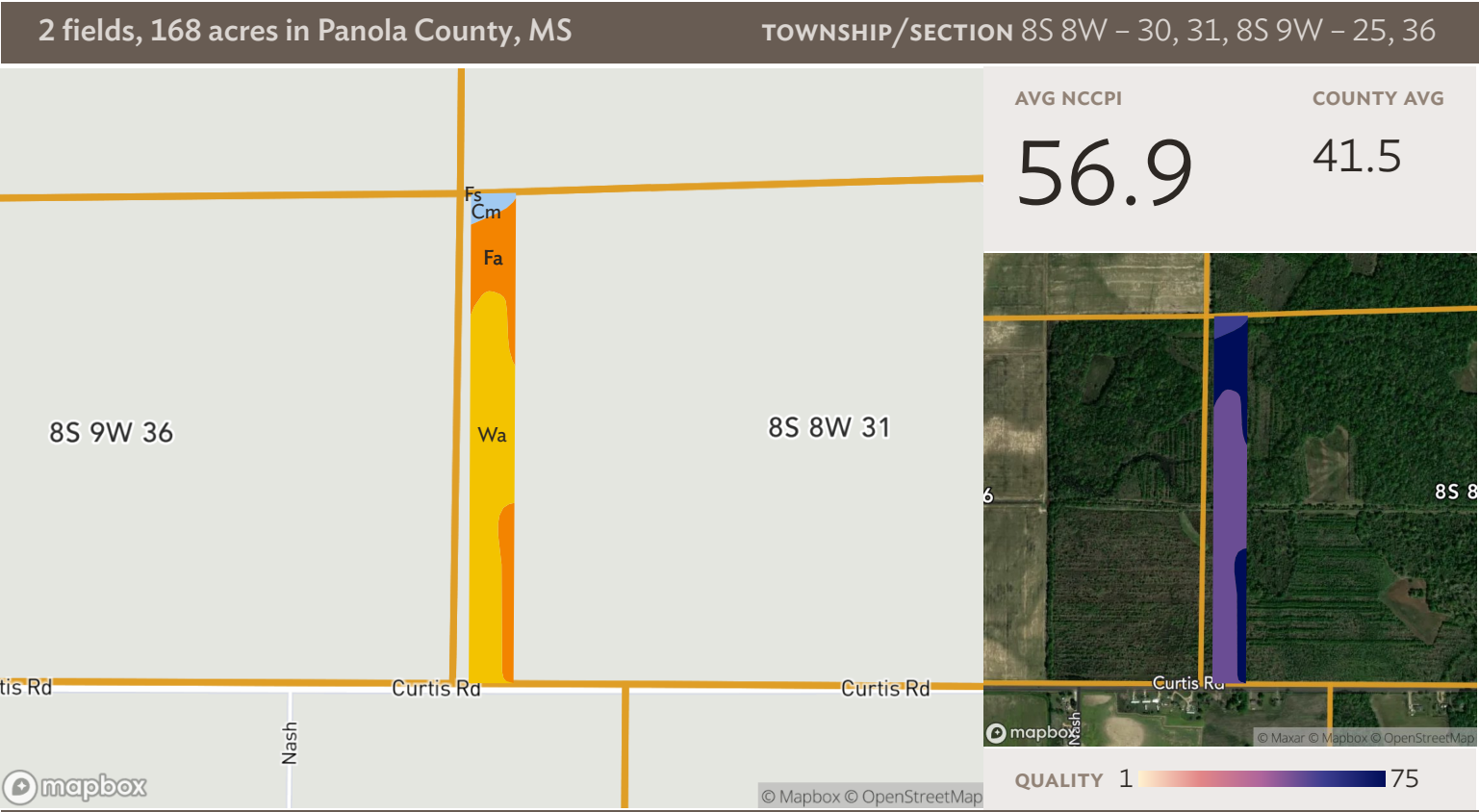


Source: NRCS Soil Survey

Field 1

139 ac.

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
Wa	Waverly silt loam, 0 to 2 percent slopes, frequently flooded, long	57.54	41.4%	5	48.9
Fw	Falaya and Waverly silt loams (frequently flooded)	40.07	28.8%	4	65.6
Fa	Falaya silt loam (occasionally flooded)	19.45	14.0%	2	74.9
Cm	Collins silt loam (occasionally flooded)	19.28	13.9%	2	56.5
Co	Collins silt loam, local alluvium (occasionally flooded)	2.62	1.9%	2	79.9
Fs	Falaya silty clay loam (arkabutla) (occasionally flooded)	0.00	0.0%	2	70.9
138.97					59.0



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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

168 ac.

FLOOD ZONE	FLOOD RISK*	FLOOD ZONE SUBTYPE	ACRES	PERCENTAGE OF FIELD
A	HIGH	N/A	92.93	55.4%
X	MODERATE	AREA WITH REDUCED FLOOD RISK DUE TO LEVEE	74.83	44.6%
			167.77	

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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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Source: FEMA National Flood Hazard Layer

Field 1

139 ac.

FLOOD ZONE	FLOOD RISK*	FLOOD ZONE SUBTYPE	ACRES	PERCENTAGE OF FIELD
<div></div> A	HIGH	N/A	76.85	55.3%
<div></div> X	MODERATE	AREA WITH REDUCED FLOOD RISK DUE TO LEVEE	62.12	44.7%
			138.97	

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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
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Area of Undetermined Flood Hazard
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Source: FEMA National Flood Hazard Layer

Field 2

29 ac.

FLOOD ZONE	FLOOD RISK*	FLOOD ZONE SUBTYPE	ACRES	PERCENTAGE OF FIELD
<div></div> A	HIGH	N/A	16.08	55.8%
<div></div> X	MODERATE	AREA WITH REDUCED FLOOD RISK DUE TO LEVEE	12.72	44.2%
			28.79	

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All fields

168 ac.



2023



2022



2021



2020



2019

Wetlands	86.0%	–	–	–	–
Non-Cropland	2.0%	64.1%	86.1%	84.6%	48.9%
Soybeans	5.9%	22.8%	6.5%	3.9%	37.6%
Grass/Pasture	3.2%	5.0%	3.4%	3.9%	2.8%
Fallow	0.1%	1.5%	0.8%	4.2%	5.9%
Other	2.7%	6.6%	3.2%	3.4%	4.8%



Field 1

139 ac.



2023



2022



2021



2020

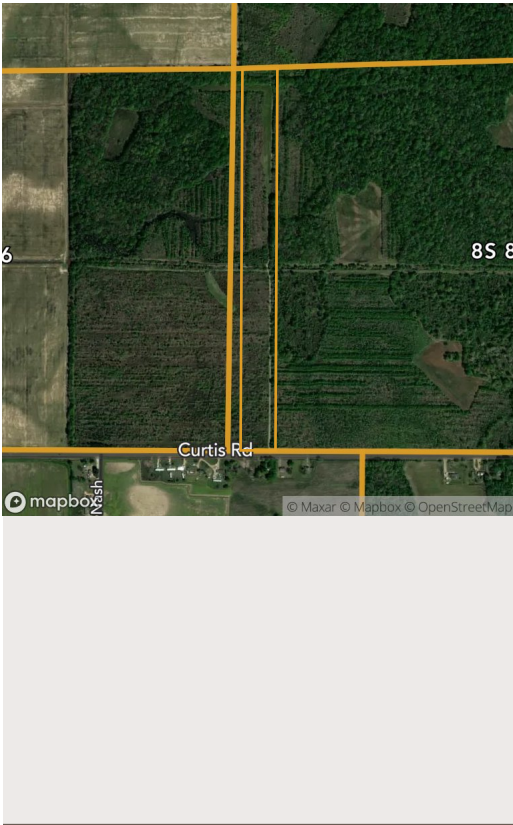


2019

Wetlands	87.7%	–	–	–	–
Non-Cropland	1.8%	65.7%	87.6%	86.3%	51.6%
Soybeans	5.3%	22.7%	5.6%	3.8%	36.7%
Other	5.2%	11.7%	6.8%	9.8%	11.8%

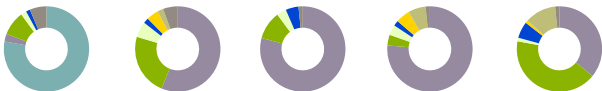
2 fields, 168 acres in Panola County, MS

TOWNSHIP/SECTION 8S 8W – 30, 31, 8S 9W – 25, 36



Field 2

29 ac.



20232022202120202019



Wetlands	77.9%	–	–	–	–
Non-Cropland	2.9%	56.2%	79.2%	76.3%	35.9%
Soybeans	9.2%	23.4%	10.7%	4.1%	42.0%
Grass/Pasture	2.1%	6.0%	3.6%	3.9%	1.4%
Water	1.5%	2.0%	4.9%	2.0%	6.3%
Corn	–	4.5%	–	5.4%	1.1%
Fallow	–	2.3%	–	6.6%	11.8%
Other	6.4%	5.6%	1.6%	1.6%	1.6%

Source: NASS Cropland Data Layer - All Images from 2023

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Panola County, MS

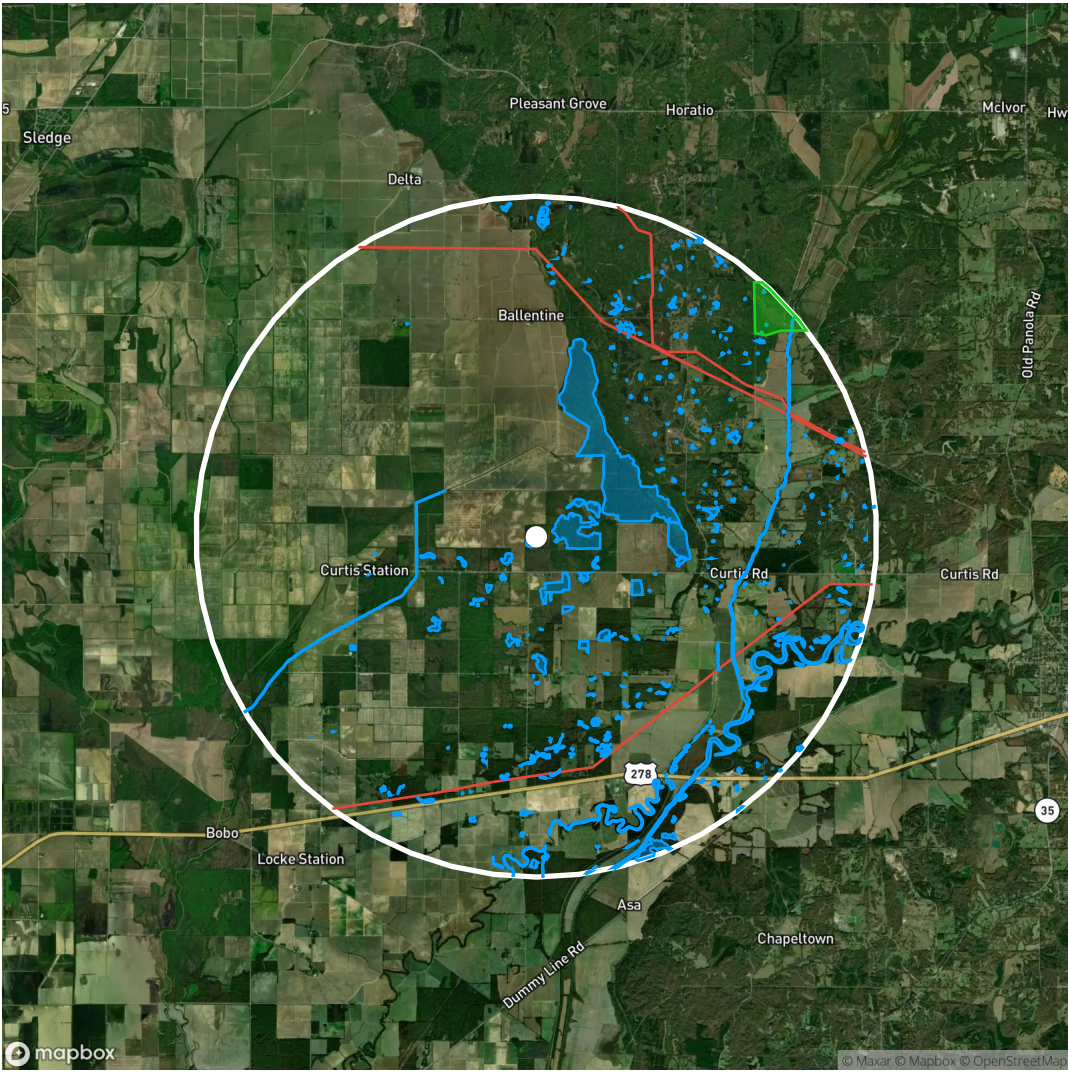
FIELD	ACRES	TAX AMOUNT	ASSESSED VALUE	LOCATION	OWNER (LAST UPDATED)	OWNER ADDRESS	LEGAL DESCRIPTION
1		138.97	730.78	4,295.00	8S 8W – 30, 31, 8S 9W – 25, 36 APN: 115736000000000100	SPRAGINS, H SCOT (01/25/2024) 668 PO BOX, OXFORD, MS 38655	132 ACC PT E 1/2
2		28.79	161.03	1,116.00	8S 8W – 30, 31 APN: 114931000000000200	SPRAGINS, H SCOTT (01/25/2024) 668 PO BOX, OXFORD, MS 38655	28.5 ACC PT W 1/2

167.77



2 fields, 168 acres in Panola County, MS

TOWNSHIP/SECTION 8S 8W – 30, 31, 8S 9W – 25, 36



Field 1 - 138.97 acres

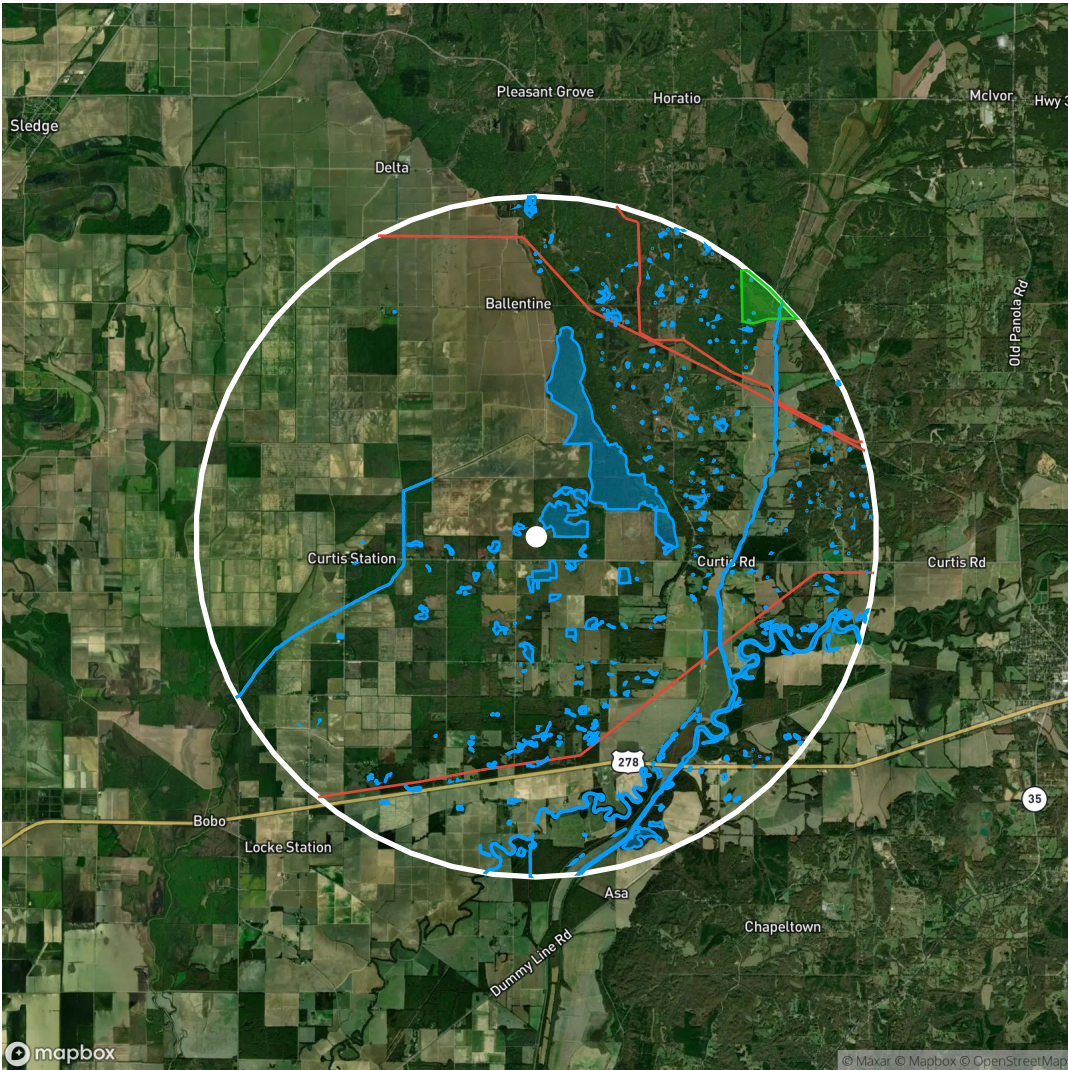
- Legend
- Field Location
 - Biodiesel Plant
 - Ethanol Plant
 - Power Plant
 - Soybean Plant
 - Remediation Site
 - Substation
 - Oil/Gas Well
 - Solar Farm
 - Wind Turbine
 - Organic Farm
 - Oil Pipeline
 - Transmission Line
 - Recreational Trail
 - Park/Protected Area
 - Water Body

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

FEATURE TYPE	TOTAL COUNT	DISTANCE TO NEAREST (MILES)
Transmission Line	3	3.18
Water Bodies	337	0.02
Parks/Protected Areas	1	4.39

2 fields, 168 acres in Panola County, MS

TOWNSHIP/SECTION 8S 8W – 30, 31, 8S 9W – 25, 36



Field 2 - 28.79 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)
Transmission Line	3	2.93
Water Bodies	344	0.13
Parks/Protected Areas	1	4.38