

2 fields, 78 acres in Posey County, IN

TOWNSHIP/SECTION 7S 14W – 23, 25, 26

AVG ACREVALUE (\$/AC.)

\$10,630

COUNTY AVG (\$/AC.)

\$8,234

TOTAL VALUE

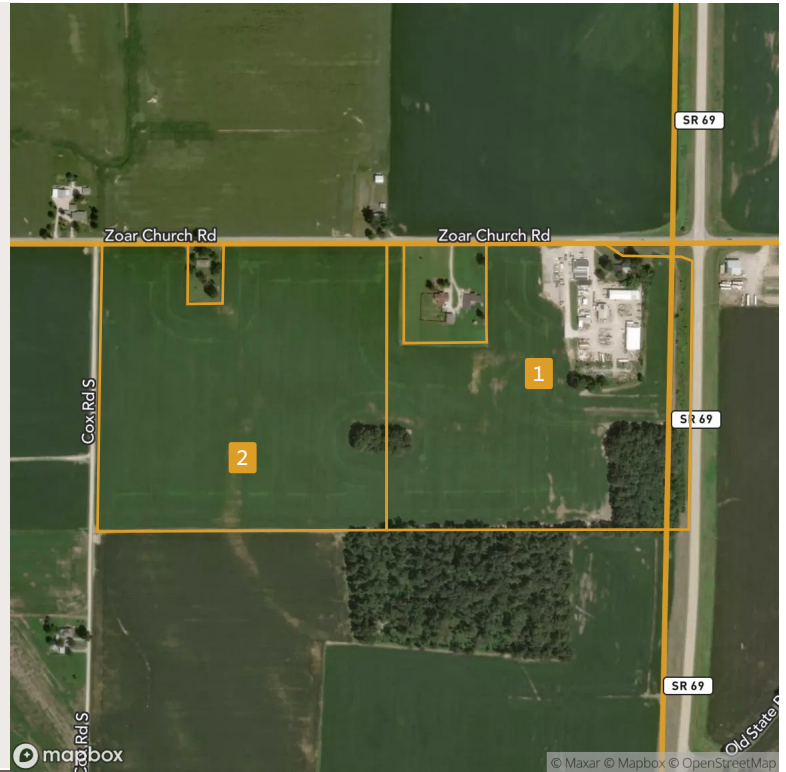
\$828,441

AVG NCCPI

77.9

COUNTY AVG

76.8

**ECONOMIC ATTRIBUTES**

Posey County is a low tax county.
This land is in a low livestock demand area.
Expected Corn Basis: \$0.15

PHYSICAL ATTRIBUTES

Annual Precipitation: 45.50 inches
Annual GDD: 4085

ZONING & LAND USE

Land Use: Cropland, Developed, Non-Cropland, Grass/Pasture
Zoning Code: A

	FIELD	ACRES	LATITUDE LONGITUDE	SLOPE	2023 CROPS	AVG NCCPI	CARBON POTENTIAL (\$)	AVG ACREVALUE (\$/AC.)
1		38.36	37.89036 -87.94765	2.39%	69% Soybeans, 12% Developed, 8% Forest, 6% Grass/Pasture, 3% Other, 2% Corn	78.0	\$769	\$11,818
2		39.57	37.89046 -87.95253	1.94%	95% Soybeans, 5% Other, 1% Corn	77.9	\$793	\$9,478
		77.94		2.16%		77.9	\$1,562	\$10,630

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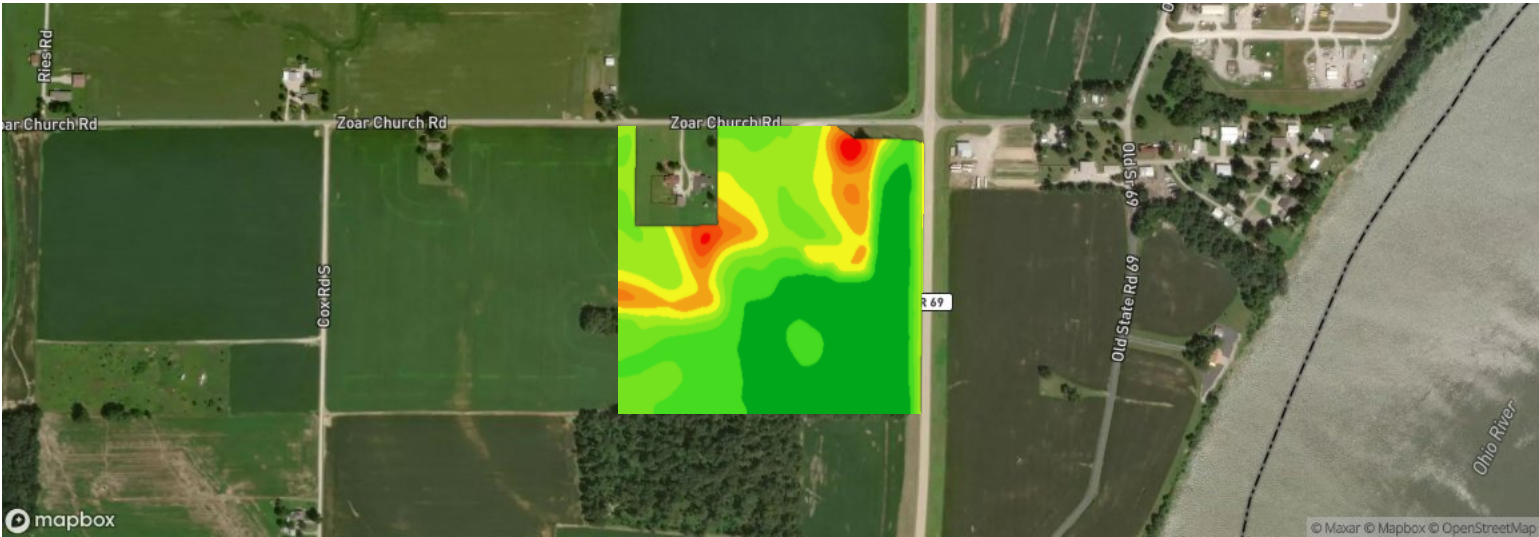


	COMP 1	COMP 2	COMP 3	COMP 4	COMP AVGS	TARGET PARCELS
BOUNDARY						
COUNTY	Union, KY	Gallatin, IL	Posey, IN	Posey, IN		Posey, IN
SALE PRICE	\$294,000	\$100,000	\$218,750	\$324,500	\$265,015	
\$/AC. PRICE	\$11,131/ac.	\$10,015/ac.	\$10,266/ac.	\$10,335/ac.	\$10,518/ac.	\$10,630/ac. *
SALE DATE	06/14/24	02/29/24	01/03/24	05/11/23		
SALE CONDITION	Market	Market	Market	Market		
PURCHASE CONDITION	Mortgage	Mortgage	Mortgage	Mortgage		
DISTANCE (MI)	8.64	15.28	15.39	9.55	12.22	
ACRES	26.41	9.98	21.31	31.40	22.28	77.94
TOP CROP	Corn	Soybeans	Corn	Soybeans		Soybeans
NCCPI	83.2	83.2	80.3	83.1	82.5	77.9
\$/NCCPI	\$134	\$120	\$128	\$124	\$128	\$136
TILLABLE %	72.1%	83.1%	94.6%	62.2%	75.2%	83.3%

* Estimated Price Per Acre from AcreValue model.

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Field 1

38 ac.

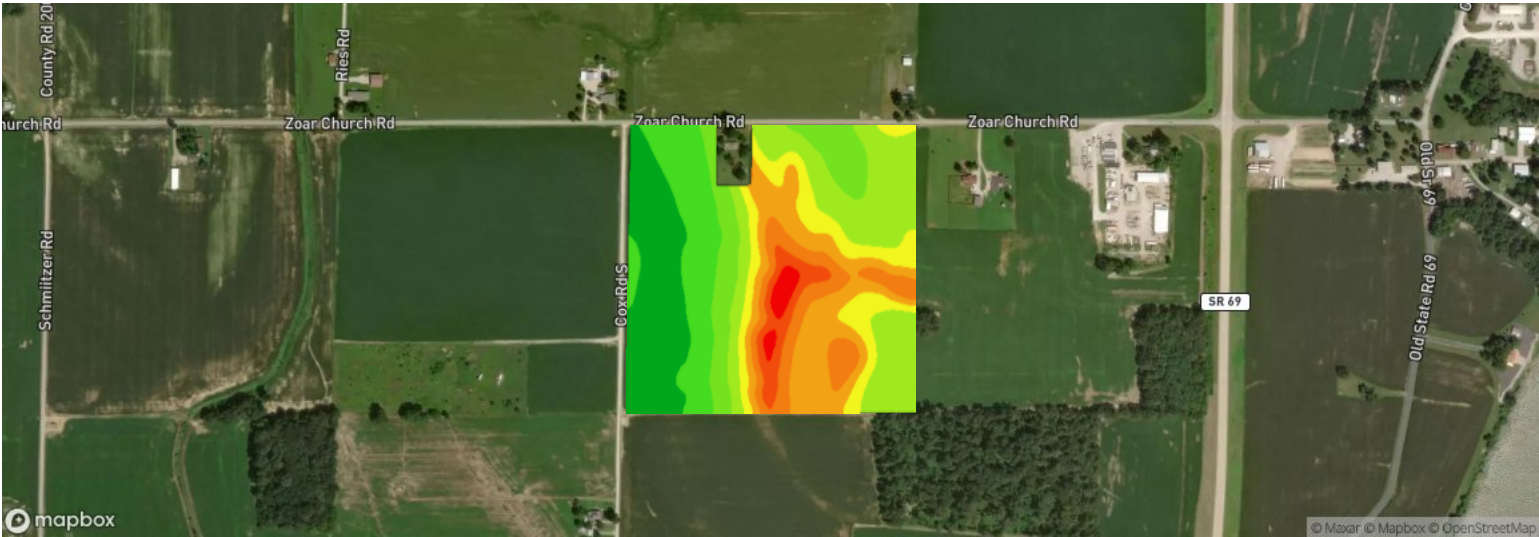
Avg. Elevation

376.43 ft

	ELEVATION RANGE	ACRES	PERCENT AREA
	386.70 ft - 388.56 ft	0.23	0.59%
	384.83 ft - 386.70 ft	0.51	1.34%
	382.97 ft - 384.83 ft	0.91	2.38%
	381.10 ft - 382.97 ft	2.54	6.62%
	379.24 ft - 381.10 ft	3.65	9.51%
	377.37 ft - 379.24 ft	7.15	18.64%
	375.51 ft - 377.37 ft	5.27	13.74%
	373.64 ft - 375.51 ft	6.41	16.7%
	371.78 ft - 373.64 ft	11.69	30.48%

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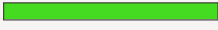


Field 2

40 ac.

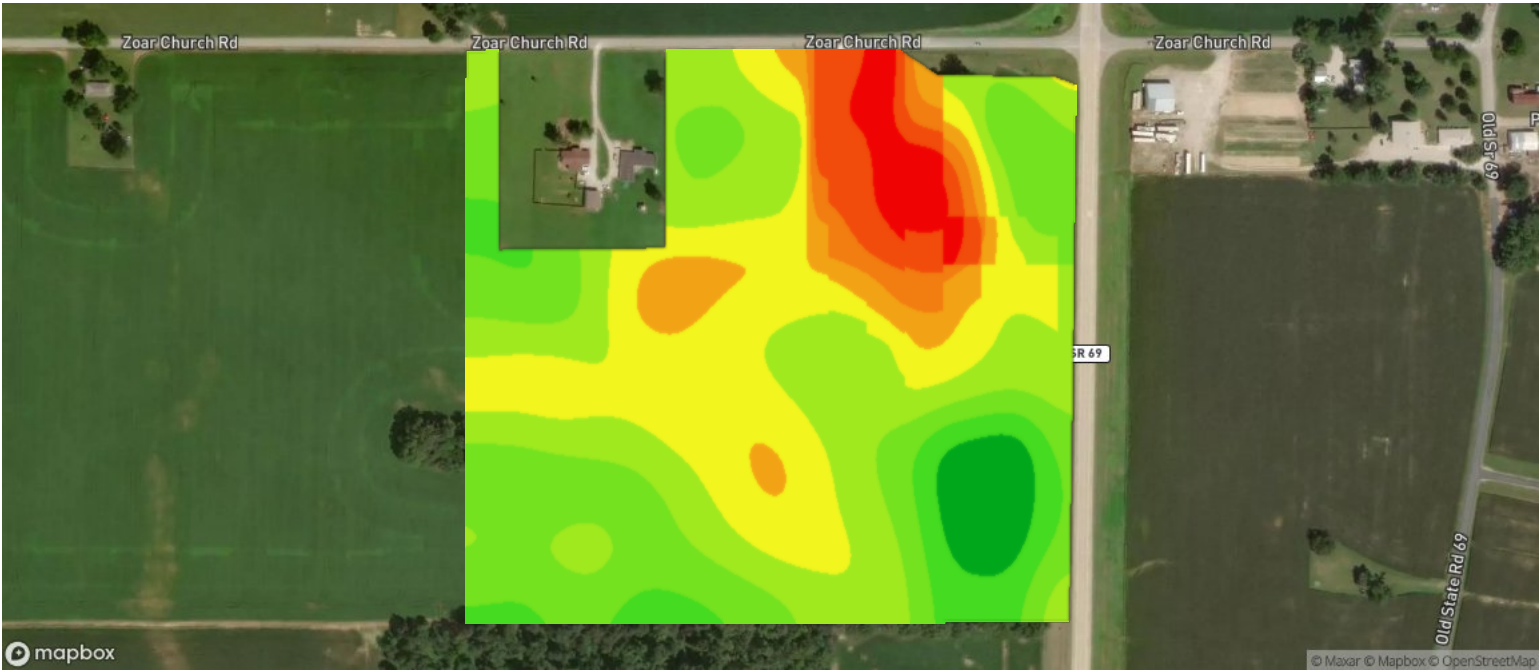
Avg. Elevation

376.51 ft

	ELEVATION RANGE	ACRES	PERCENT AREA
	386.11 ft - 388.25 ft	0.58	1.47%
	383.97 ft - 386.11 ft	1.49	3.76%
	381.83 ft - 383.97 ft	3.39	8.57%
	379.69 ft - 381.83 ft	5.80	14.66%
	377.55 ft - 379.69 ft	4.20	10.61%
	375.41 ft - 377.55 ft	8.28	20.92%
	373.27 ft - 375.41 ft	3.89	9.82%
	371.13 ft - 373.27 ft	5.34	13.49%
	368.99 ft - 371.13 ft	6.61	16.71%

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TOWNSHIP/SECTION 7S 14W – 23, 25, 26



Source: Harmonized Landsat and Sentinel-2

Field 1

38 ac.

Avg. NDVI

57.90

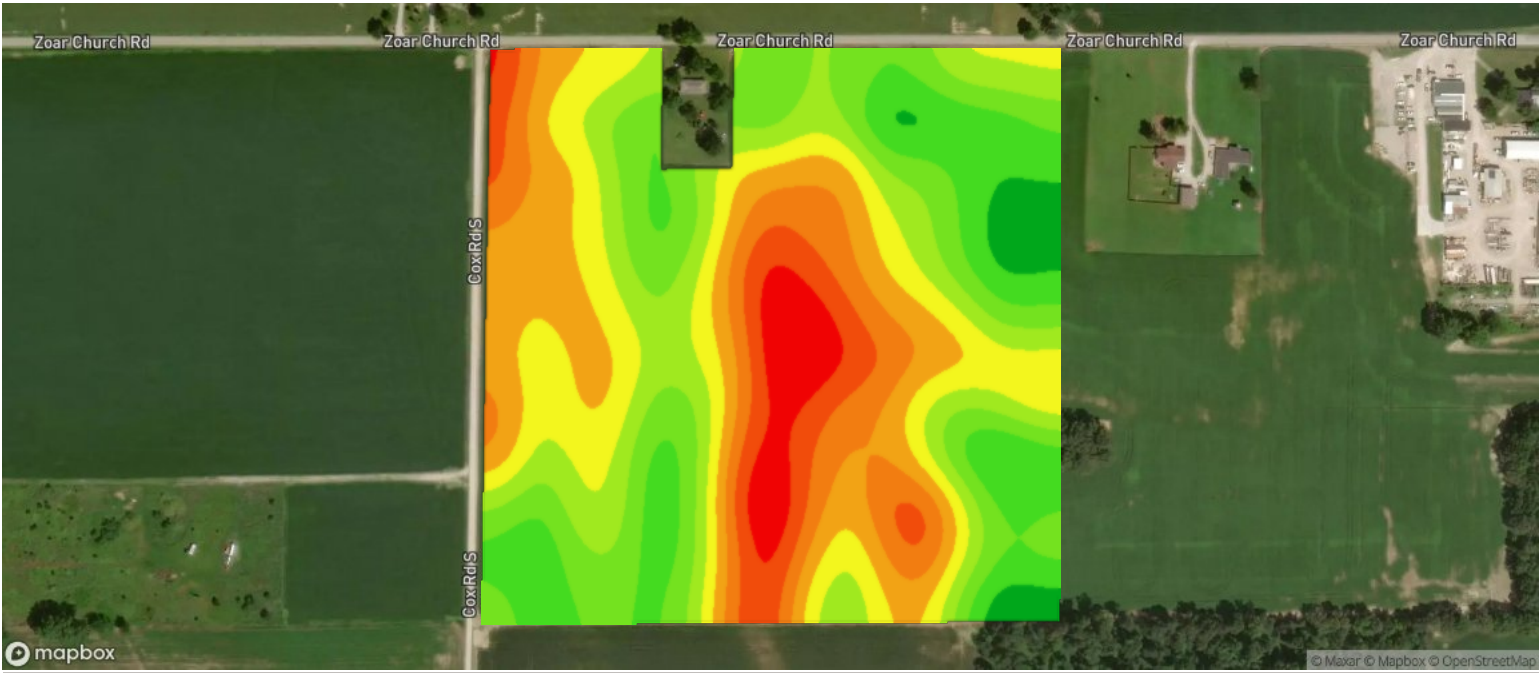
Date

09/19/2024

	NDVI RANGE	ACRES	PERCENT AREA
	22.25 - 29.12	1.28	3.34%
	29.12 - 35.99	1.78	4.64%
	35.99 - 42.86	1.00	2.61%
	42.86 - 49.73	2.17	5.66%
	49.73 - 56.60	8.97	23.39%
	56.60 - 63.47	10.52	27.42%
	63.47 - 70.34	8.75	22.82%
	70.34 - 77.21	2.51	6.53%
	77.21 - 84.08	1.38	3.6%

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Source: Harmonized Landsat and Sentinel-2

Field 2

40 ac.

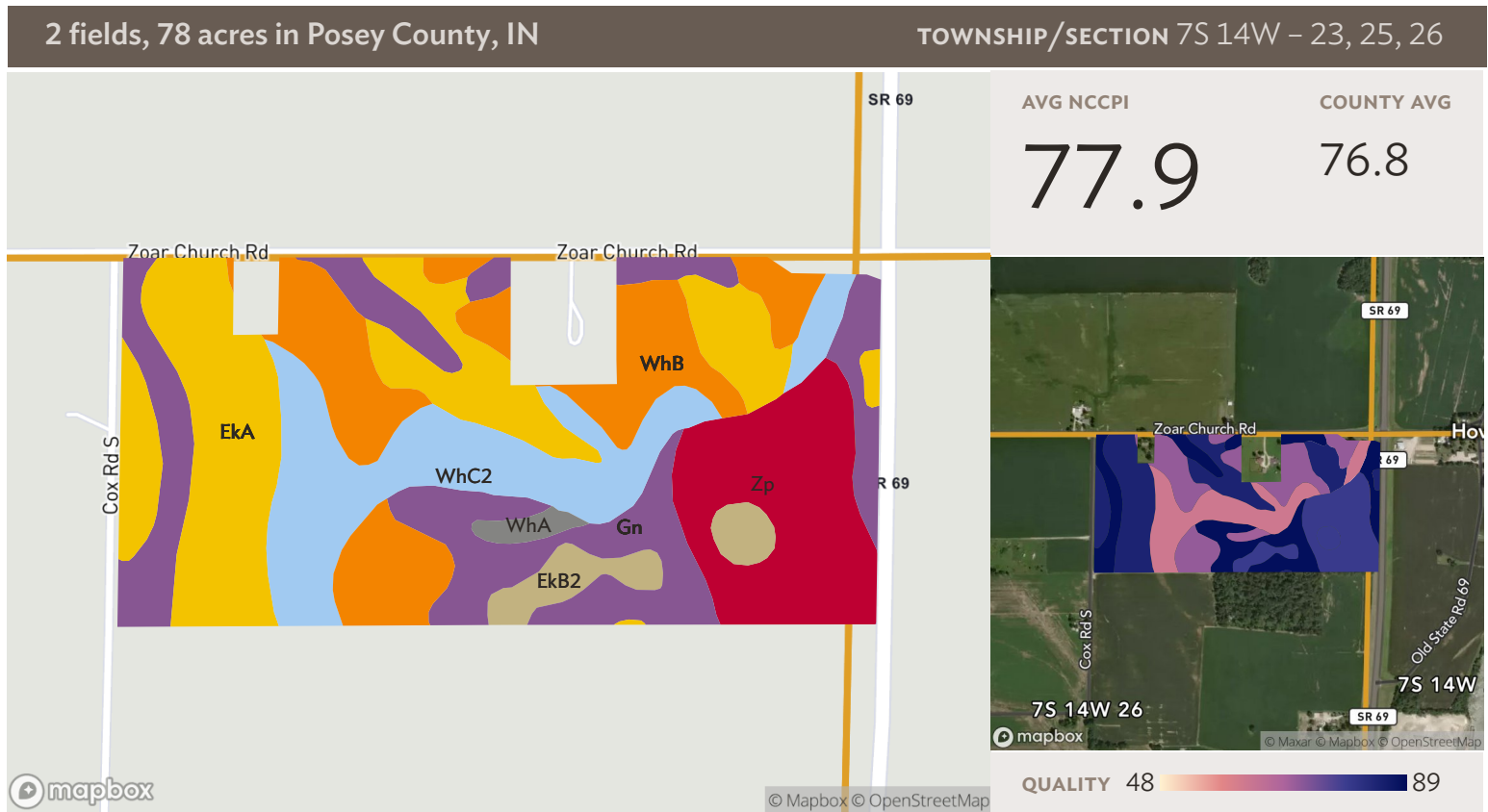
Avg. NDVI

57.73

Date

09/19/2024

	NDVI RANGE	ACRES	PERCENT AREA
	40.36 - 43.99	1.66	4.19%
	43.99 - 47.62	2.62	6.62%
	47.62 - 51.25	3.78	9.56%
	51.25 - 54.88	6.17	15.59%
	54.88 - 58.51	6.36	16.08%
	58.51 - 62.14	5.99	15.14%
	62.14 - 65.77	6.69	16.91%
	65.77 - 69.41	5.20	13.13%
	69.41 - 73.04	1.10	2.79%

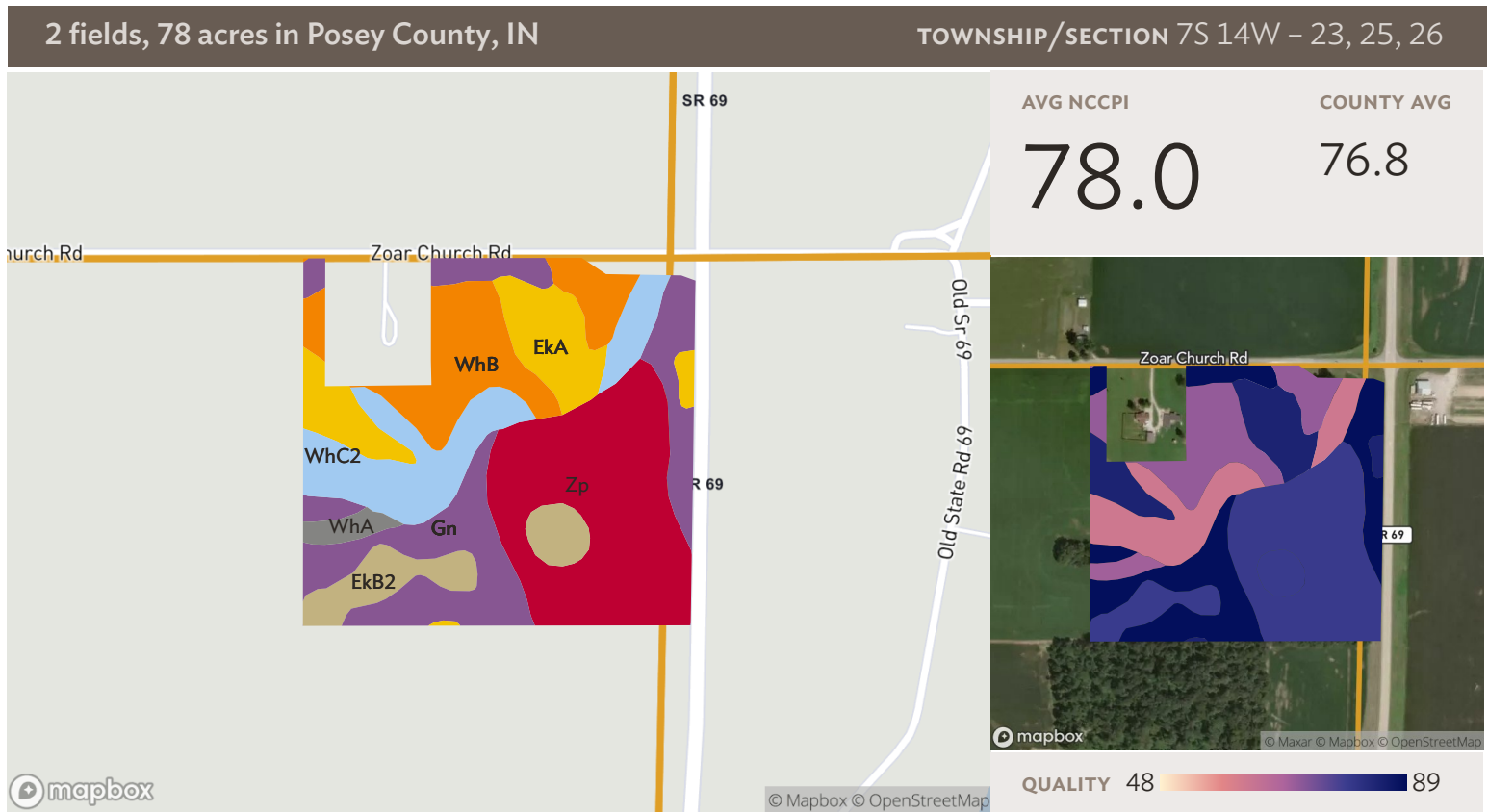


Source: NRCS Soil Survey

All fields

78 ac.

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
EkA	Elkinsville silt loam, 0 to 2 percent slopes, rarely flooded	19.73	25.3%	1	84.2
Gn	Ginat silt loam, rarely flooded	16.52	21.2%	3	88.4
WhB	Wheeling loam, 2 to 6 percent slopes, rarely flooded	13.83	17.7%	2	70.7
WhC2	Wheeling loam, 6 to 12 percent slopes, eroded, rarely flooded	13.30	17.1%	3	62.3
Zp	Zipp silty clay loam, 0 to 2 percent slopes, occasionally flooded	10.97	14.1%	3	79.2
EkB2	Elkinsville silt loam, 2 to 6 percent slopes, eroded, rarely flooded	2.87	3.7%	2	79.1
WhA	Wheeling loam, 0 to 2 percent slopes, rarely flooded	0.71	0.9%	1	69.5
77.94					77.9



Source: NRCS Soil Survey

Field 1

38 ac.

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
Zp	Zipp silty clay loam, 0 to 2 percent slopes, occasionally flooded	10.97	28.6%	3	79.2
Gn	Ginat silt loam, rarely flooded	8.38	21.8%	3	88.4
WhB	Wheeling loam, 2 to 6 percent slopes, rarely flooded	5.62	14.7%	2	70.7
WhC2	Wheeling loam, 6 to 12 percent slopes, eroded, rarely flooded	5.42	14.1%	3	62.3
EkA	Elkinsville silt loam, 0 to 2 percent slopes, rarely flooded	4.48	11.7%	1	84.2
EkB2	Elkinsville silt loam, 2 to 6 percent slopes, eroded, rarely flooded	2.87	7.5%	2	79.1
WhA	Wheeling loam, 0 to 2 percent slopes, rarely flooded	0.63	1.6%	1	69.5
		38.36			78.0

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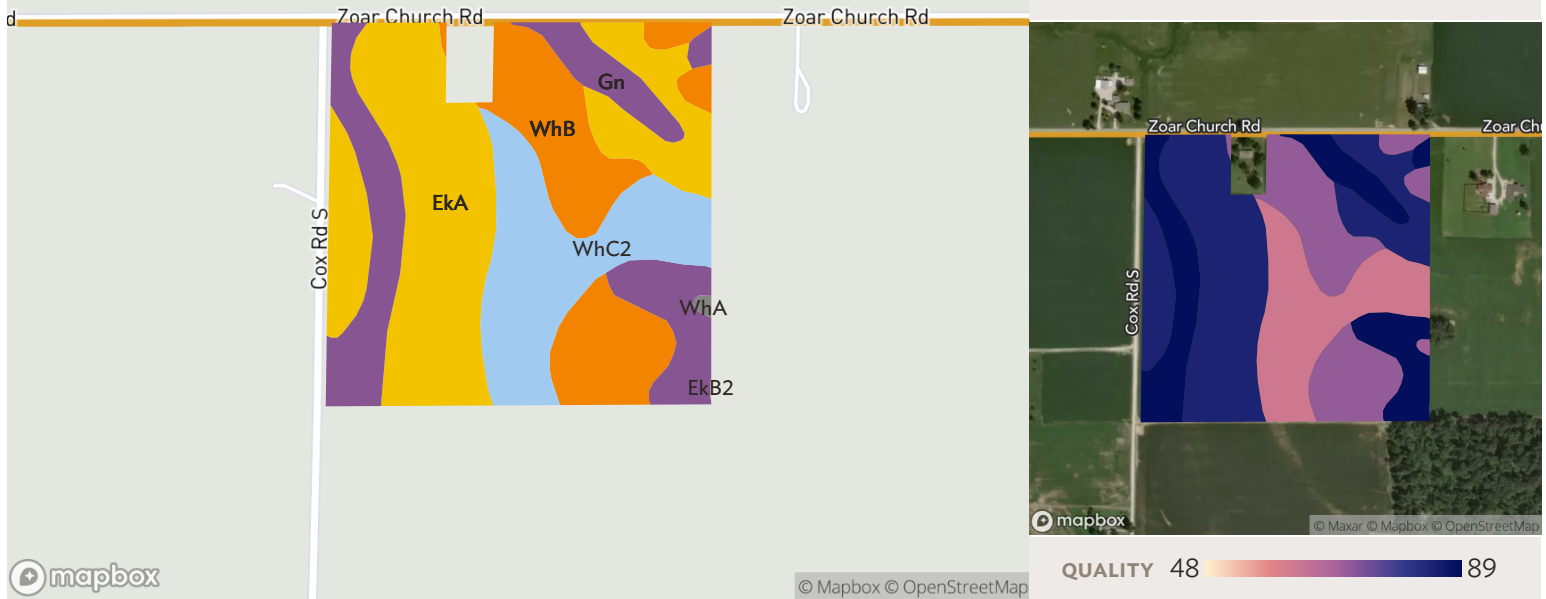
TOWNSHIP/SECTION 7S 14W – 23, 25, 26

AVG NCCPI

77.9

COUNTY AVG

76.8



Field 2

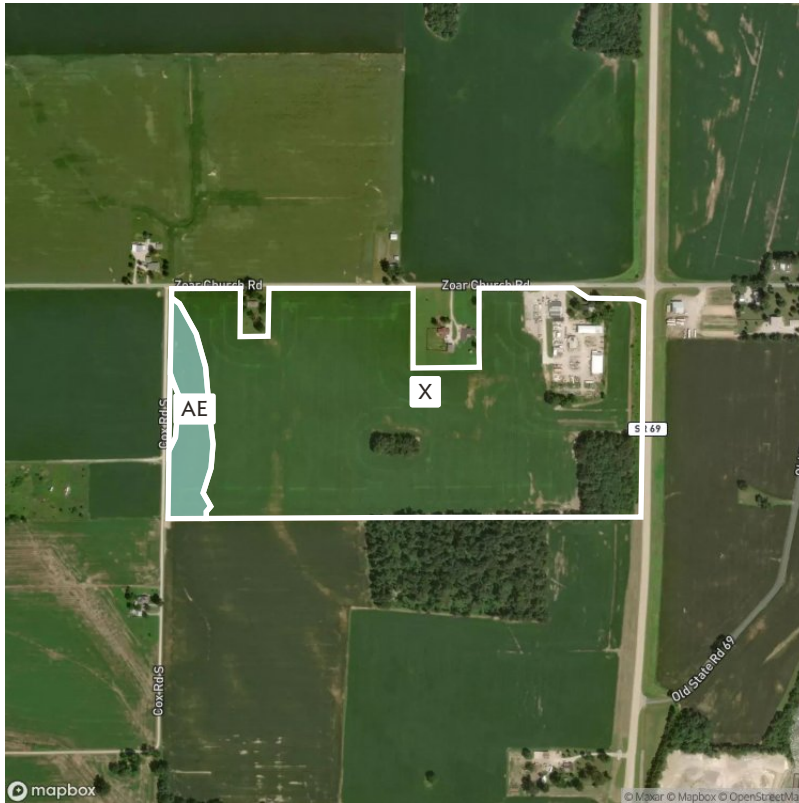
Source: NRCS Soil Survey

40 ac.

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
EkA	Elkinsville silt loam, 0 to 2 percent slopes, rarely flooded	15.25	38.5%	1	84.2
WhB	Wheeling loam, 2 to 6 percent slopes, rarely flooded	8.21	20.7%	2	70.7
Gn	Ginat silt loam, rarely flooded	8.14	20.6%	3	88.4
WhC2	Wheeling loam, 6 to 12 percent slopes, eroded, rarely flooded	7.88	19.9%	3	62.3
WhA	Wheeling loam, 0 to 2 percent slopes, rarely flooded	0.08	0.2%	1	69.5
EkB2	Elkinsville silt loam, 2 to 6 percent slopes, eroded, rarely flooded	0.00	0.0%	2	79.1
39.57					77.9

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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
OTHER AREAS OF FLOOD HAZARD Moderate flood risk		Regulatory Floodway
		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

78 ac.

FLOOD ZONE	FLOOD RISK*	FLOOD ZONE SUBTYPE	ACRES	PERCENTAGE OF FIELD
 X	MINIMAL	AREA OF MINIMAL FLOOD HAZARD	72.50	93.0%
 AE	HIGH	N/A	5.44	7.0%
			77.94	

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TOWNSHIP/SECTION 7S 14W – 23, 25, 26



Legend

SPECIAL FLOOD HAZARD AREAS

High flood risk

OTHER AREAS OF FLOOD HAZARD

Moderate flood risk

OTHER AREAS

Without Base Flood Elevation (BFE)
Zone A, V, A99

With BFE or Depth Zone AE, AO, AH, VE, AR

Regulatory Floodway

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

Area of Minimal Flood Hazard Zone X

Area of Undetermined Flood Hazard Zone D

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Field 1

38 ac.

Source: FEMA National Flood Hazard Layer

FLOOD ZONE	FLOOD RISK*	FLOOD ZONE SUBTYPE	ACRES	PERCENTAGE OF FIELD
X	MINIMAL	AREA OF MINIMAL FLOOD HAZARD	38.36	100.0%
			38.36	

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TOWNSHIP/SECTION 7S 14W – 23, 25, 26



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

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

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Field 2

40 ac.

Source: FEMA National Flood Hazard Layer

FLOOD ZONE	FLOOD RISK*	FLOOD ZONE SUBTYPE	ACRES	PERCENTAGE OF FIELD
X	MINIMAL	AREA OF MINIMAL FLOOD HAZARD	34.14	86.3%
AE	HIGH	N/A	5.44	13.7%
			39.57	

2 fields, 78 acres in Posey County, IN

TOWNSHIP/SECTION 7S 14W – 23, 25, 26

All fields

78 ac.



	2023	2022	2021	2020	2019
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Soybeans	81.9%	2.2%	83.0%	3.0%	79.3%
Corn	1.4%	80.7%	0.6%	81.6%	3.7%
Developed	8.1%	6.4%	6.4%	4.6%	4.6%
Non-Cropland	–	3.1%	3.3%	4.4%	5.5%
Other	8.6%	7.5%	6.7%	6.4%	6.8%

Field 1

38 ac.



	2023	2022	2021	2020	2019
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Soybeans	68.8%	4.5%	70.8%	6.1%	64.2%
Corn	2.3%	66.2%	1.3%	67.9%	6.1%
Developed	12.0%	10.8%	10.8%	9.0%	9.0%
Forest	7.6%	9.3%	8.1%	9.1%	8.2%
Grass/Pasture	6.3%	6.0%	5.5%	2.9%	1.8%
Non-Cropland	–	3.2%	3.5%	4.5%	7.2%
Other	3.0%	–	–	0.6%	3.6%

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Field 2

40 ac.



Soybeans	94.6%	-	94.9%	-	93.9%
Corn	0.6%	94.9%	-	94.9%	1.4%
Other	4.8%	5.1%	5.1%	5.1%	4.7%

Source: NASS Cropland Data Layer - All Images from 2023

2 fields, 78 acres in Posey County, IN

TOWNSHIP/SECTION 7S 14W – 23, 25, 26

Posey County, IN

FIELD	ACRES	TAX AMOUNT	ASSESSED VALUE	LOCATION	OWNER (LAST UPDATED)	OWNER ADDRESS	LEGAL DESCRIPTION
1	 38.36	6,423.66	389,100.00	7S 14W – 23, 25, 26 APN: 651626100005000010	STERLING INDUSTRIAL LLC (02/11/2022)	835 N CONGRESS AVE, EVANSVILLE, IN 47715	NE NE 26-7-14 38.685A
2	 39.57	825.44	50,000.00	7S 14W – 23, 26 APN: 651626100004000010	STERLING INDUSTRIAL LLC (02/11/2022)	835 N CONGRESS AVE, EVANSVILLE, IN 47715	NW NE 26-7-14 39A.

77.94

