

2 fields, 161 acres in Baldwin County, AL

Township/Section 6S 5E — 29, 30, 31, 32

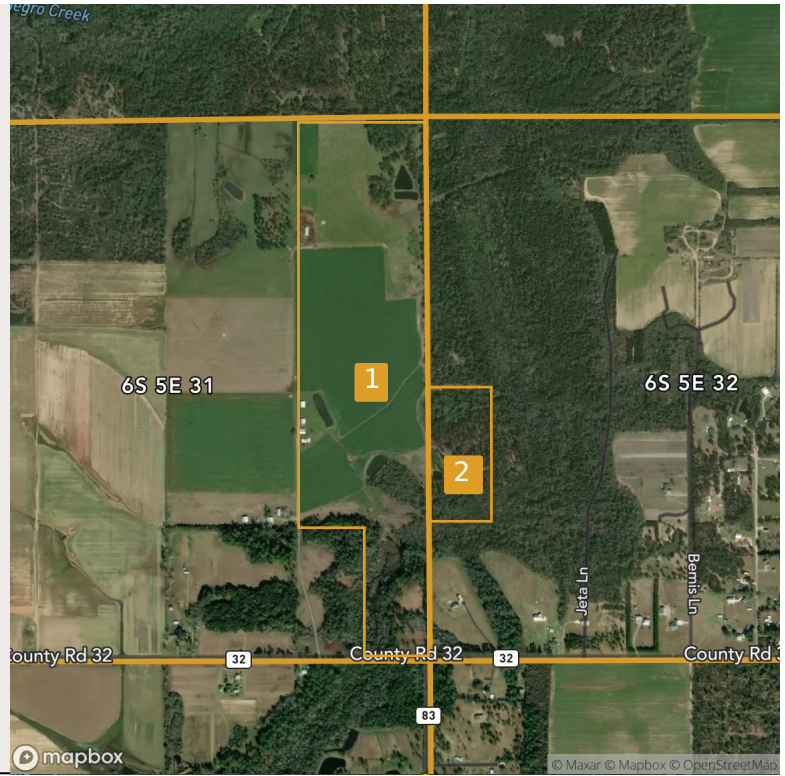
COUNTY AVG (\$/AC.)

**N/A**

AVG

**49.9**

COUNTY AVG

**45.8**

**Economic Attributes**

Baldwin County is a low tax county.

**Physical Attributes**

 Annual Precipitation: 67.24 inches  
 Annual GDD: 6,005

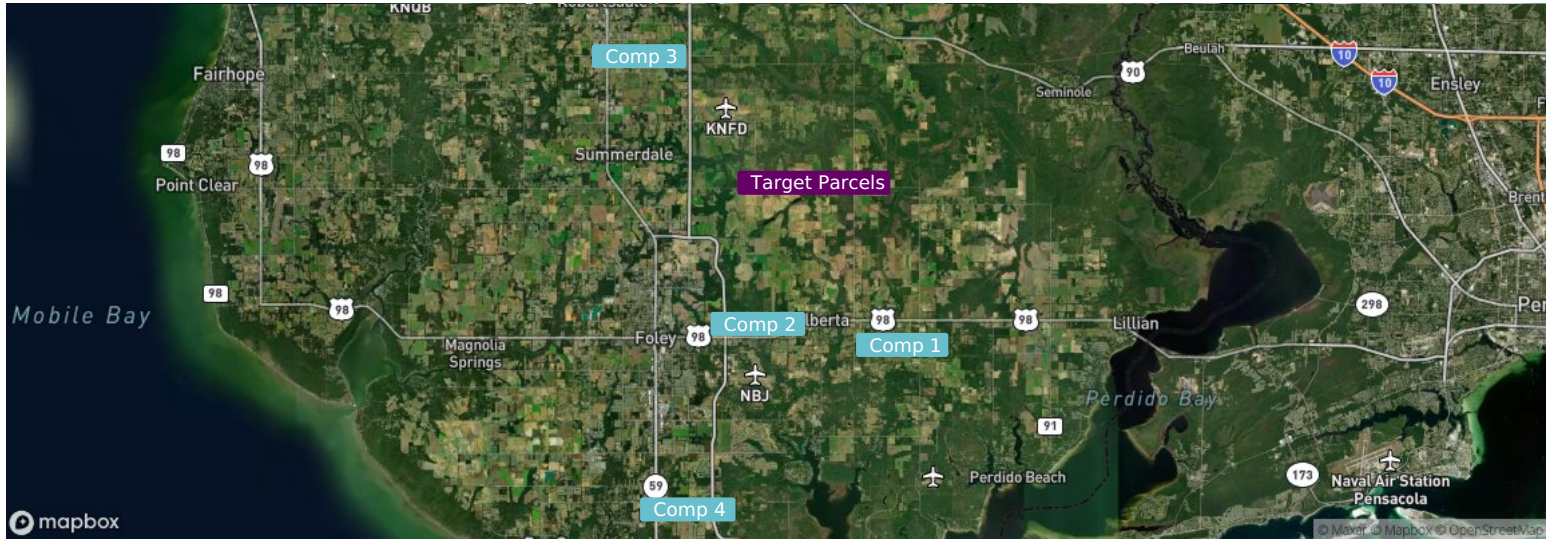
**Land Use**






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

Field	Acres	Latitude Longitude	Slope	2024 Crops	Avg NCCPI	County Avg (\$/ ac.)
1	140.69	30.48111 -87.60034	2.64%	35% Grass/Pasture, 30% Crop Undetermined, 14% Non- Cropland, 13% Forest, 5% Cotton, 1% Other, 1% Soybeans	52.8	N/A
2	20.01	30.47855 -87.59738	2.88%	50% Forest, 46% Non-Cropland, 4% Other	29.5	N/A
	<b>160.71</b>		<b>2.67%</b>		<b>49.9</b>	<b>N/A</b>

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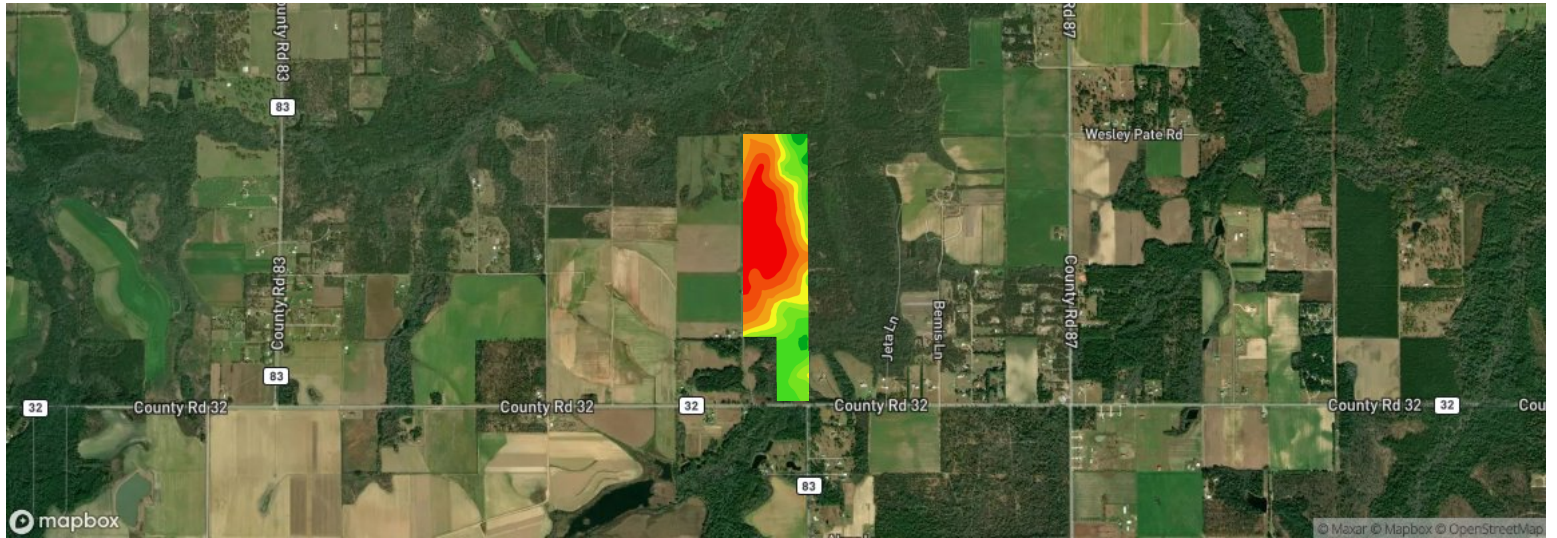


	Comp 1	Comp 2	Comp 3	Comp 4	Comp Avgs	Target Parcels
<b>Boundary</b>						
<b>County</b>	Baldwin, AL	Baldwin, AL	Baldwin, AL	Baldwin, AL		Baldwin County, AL
<b>Sale Price</b>	\$3,600,000	\$5,448,470	\$2,140,000	\$6,472,248	\$4,517,363	
<b>\$/AC. Price</b>	\$26,091/ac.	\$33,624/ac.	\$28,004/ac.	\$80,400/ac.	\$38,650/ac.	
<b>Sale Date</b>	02/25/26	11/12/25	07/31/24	08/29/23		
<b>Sale Condition</b>	Market	Market	Market	Market		
<b>Purchase Condition</b>	Cash Purchase	Cash Purchase	Cash Purchase	Cash Purchase		
<b>Distance (Mi.)</b>	5.66	4.65	6.61	10.73	6.91	
<b>Acres</b>	137.98	162.04	76.42	80.50	114.23	160.71
<b>Top Crop</b>	None	Forest	Grass/Pasture	Double Crop		Forest, Grass/Pasture
<b>NCCPI</b>	62.9	42.1	42.9	53.9	50.6	49.9
<b>\$/NCCPI</b>	\$415	\$798	\$652	\$1,492	\$780	
<b>Tillable %</b>	63.0%	0.9%	3.4%	94.9%	36.6%	32.2%

\* Estimated Price Per Acre from AcreValue model.










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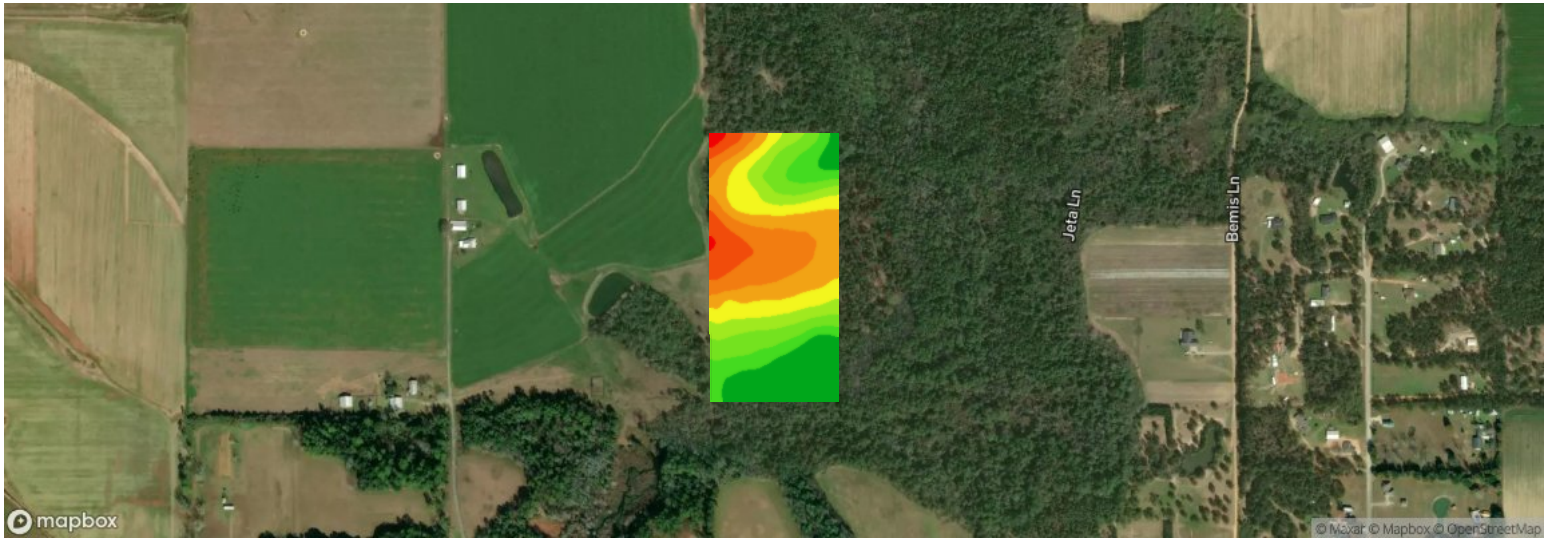
**Field 1**  
141 ac.

**Avg. Elevation**  
84.22 ft










	Elevation Range	Acres	Percent Area
	97.28 ft - 102.44 ft	32.40	23.03%
	92.12 ft - 97.28 ft	20.20	14.36%
	86.95 ft - 92.12 ft	16.84	11.97%
	81.79 ft - 86.95 ft	15.63	11.11%
	76.63 ft - 81.79 ft	10.02	7.12%
	71.46 ft - 76.63 ft	10.65	7.57%
	66.30 ft - 71.46 ft	14.29	10.16%
	61.14 ft - 66.30 ft	17.70	12.58%
	55.97 ft - 61.14 ft	2.94	2.09%

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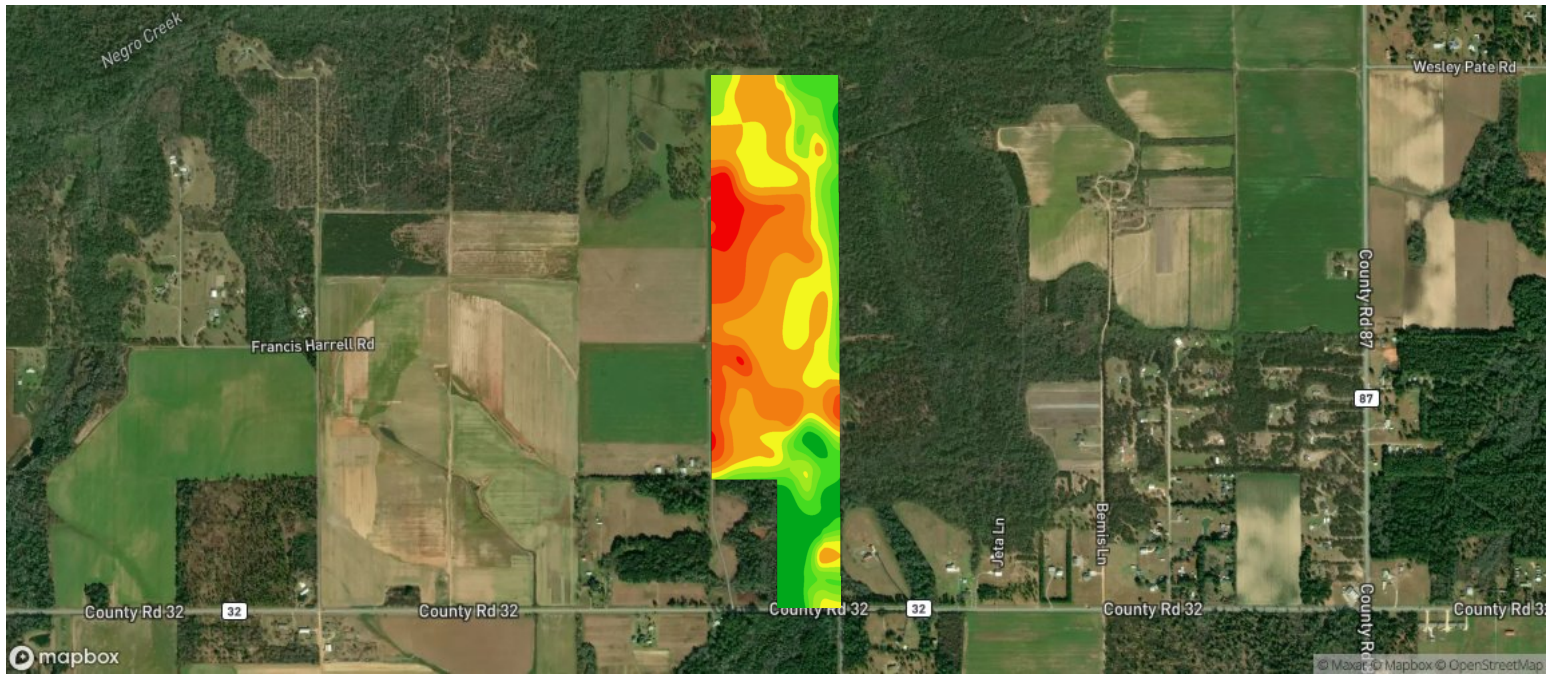

**Field 2**  
 20 ac.

**Avg. Elevation**  
 68.15 ft

	Elevation Range	Acres	Percent Area
	79.13 ft - 81.78 ft	0.14	0.7%
	76.48 ft - 79.13 ft	1.19	5.96%
	73.83 ft - 76.48 ft	2.89	14.42%
	71.18 ft - 73.83 ft	3.45	17.25%
	68.53 ft - 71.18 ft	2.71	13.56%
	65.88 ft - 68.53 ft	2.04	10.18%
	63.23 ft - 65.88 ft	2.22	11.07%
	60.58 ft - 63.23 ft	1.96	9.78%
	57.93 ft - 60.58 ft	3.42	17.1%

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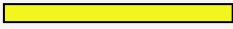






Source: Harmonized Landsat and Sentinel-2

**Field 1**  
141 ac.

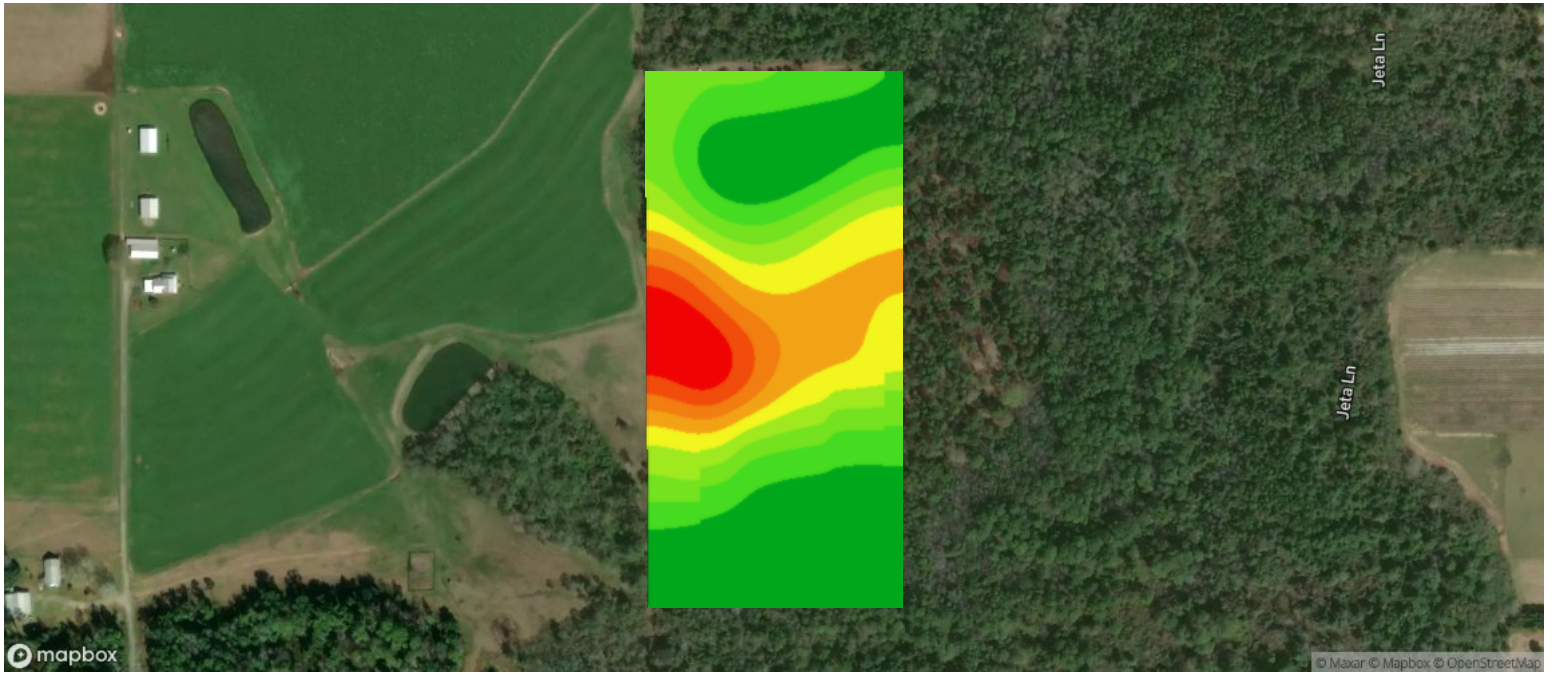
**Avg NDVI**  
63.08

**Date**  
04/12/2026

	NDVI Range	Acres	Percent Area
	41.62 - 46.61	4.76	3.38%
	46.61 - 51.59	12.54	8.91%
	51.59 - 56.58	21.29	15.13%
	56.58 - 61.56	36.28	25.79%
	61.56 - 66.55	22.62	16.08%
	66.55 - 71.53	11.72	8.33%
	71.53 - 76.52	9.76	6.94%
	76.52 - 81.50	10.28	7.31%
	81.50 - 86.49	11.44	8.13%

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Township/Section 6S 5E — 29, 30, 31, 32












Source: Harmonized Landsat and Sentinel-2

**Field 2**  
20 ac.

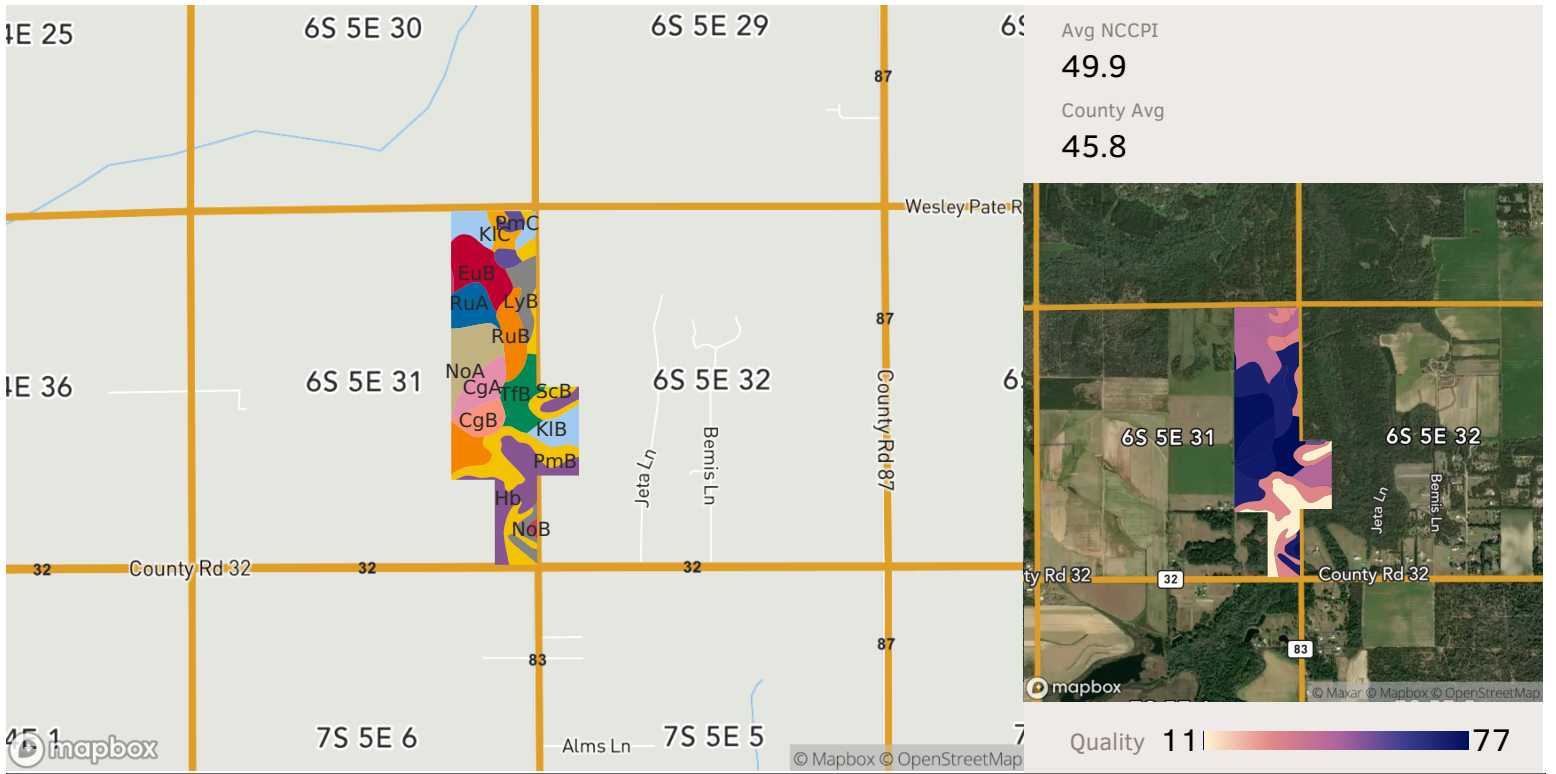
**Avg NDVI**  
73.18

**Date**  
04/12/2026

	NDVI Range	Acres	Percent Area
	48.92 - 52.91	0.93	4.67%
	52.91 - 56.91	0.68	3.41%
	56.91 - 60.90	0.77	3.86%
	60.90 - 64.89	2.15	10.72%
	64.89 - 68.88	2.21	11.05%
	68.88 - 72.87	1.53	7.65%
	72.87 - 76.86	2.26	11.31%
	76.86 - 80.85	2.92	14.6%
	80.85 - 84.84	6.55	32.74%

2 fields, 161 acres in Baldwin County, AL

Township/Section 6S 5E — 29, 30, 31, 32









Source: NRCS Soil Survey

### All fields

161 ac.

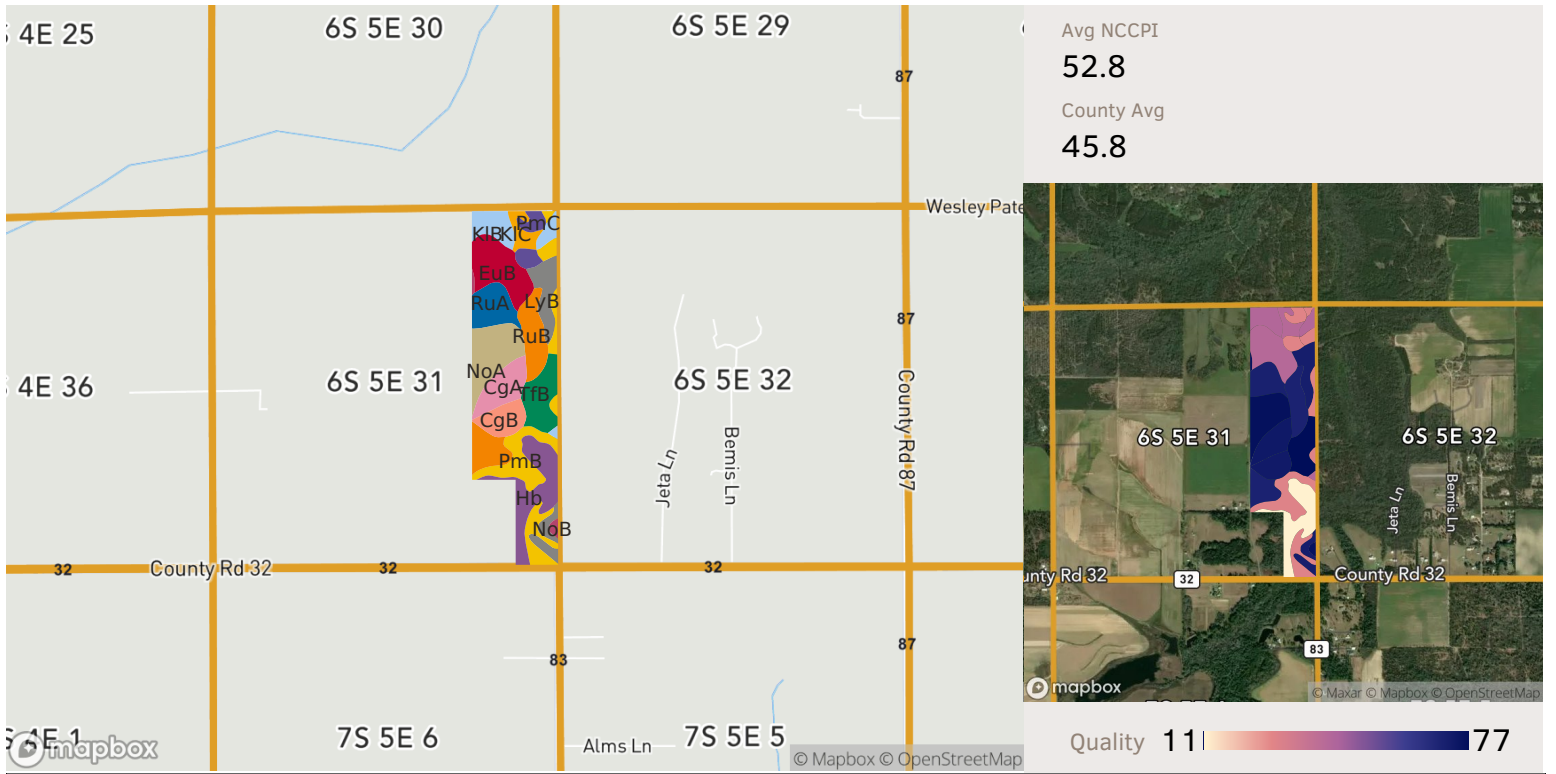
Soil Code	Soil Description	Acres	Percentage of Field	Soil Class	NCCPI
PmB	Plummer loamy sand, 0 to 5 percent slopes	26.51	16.5%	4	28.6
Hb	Hyde, Bayboro, and Muck soils	20.30	12.6%	7	8.4
RuB	Ruston fine sandy loam, 2 to 5 percent slopes	15.92	9.9%	2	69.5
KIB	Klej loamy fine sand, 0 to 5 percent slopes	15.19	9.5%	3	42.2
EuB	Wadley loamy fine sand, 0 to 5 percent slopes	13.97	8.7%	3	41.2
NoA	Norfolk fine sandy loam, 0 to 2 percent slopes	13.72	8.5%	2	75.6
LyB	Lynchburg fine sandy loam, 2 to 5 percent slopes	10.57	6.6%	2	70.9
TfB	Tifton very fine sandy loam, 2 to 5 percent slopes	10.45	6.5%	2	81.1
CgA	Carnegie very fine sandy loam, 0 to 2 percent slopes	8.95	5.6%	1	72.7

**2 fields, 161 acres in Baldwin County, AL**
**Township/Section 6S 5E — 29, 30, 31, 32**

Soil Code	Soil Description	Acres	Percentage of Field	Soil Class	NCCPI
 RuA	Ruston fine sandy loam, 0 to 2 percent slopes	8.74	5.4%	2	70.0
 CgB	Carnegie very fine sandy loam, 2 to 5 percent slopes	6.82	4.2%	2	72.2
 PmC	Plummer loamy sand, 5 to 12 percent slopes	4.49	2.8%	4	28.1
 KIC	Klej loamy fine sand, 5 to 8 percent slopes	3.61	2.2%	3	41.5
 NoB	Norfolk fine sandy loam, 2 to 5 percent slopes	0.94	0.6%	2	75.1
 ScB	Scranton loamy fine sand, 2 to 5 percent slopes	0.54	0.3%	2	53.9
		<b>160.71</b>			<b>49.9</b>

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Township/Section 6S 5E — 29, 30, 31, 32



Source: NRCS Soil Survey






### Field 1

141 ac.

Soil Code	Soil Description	Acres	Percentage of Field	Soil Class	NCCPI
PmB	Plummer loamy sand, 0 to 5 percent slopes	19.39	13.8%	4	28.6
RuB	Ruston fine sandy loam, 2 to 5 percent slopes	15.92	11.3%	2	69.5
Hb	Hyde, Bayboro, and Muck soils	14.99	10.7%	7	8.4
EuB	Wadley loamy fine sand, 0 to 5 percent slopes	13.97	9.9%	3	41.2
NoA	Norfolk fine sandy loam, 0 to 2 percent slopes	13.72	9.8%	2	75.6
LyB	Lynchburg fine sandy loam, 2 to 5 percent slopes	10.57	7.5%	2	70.9
TfB	Tifton very fine sandy loam, 2 to 5 percent slopes	10.05	7.1%	2	81.1
CgA	Carnegie very fine sandy loam, 0 to 2 percent slopes	8.95	6.4%	1	72.7
RuA	Ruston fine sandy loam, 0 to 2 percent slopes	8.74	6.2%	2	70.0

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Soil Code	Soil Description	Acres	Percentage of Field	Soil Class	NCCPI
 KIB	Klej loamy fine sand, 0 to 5 percent slopes	8.54	6.1%	3	42.2
 CgB	Carnegie very fine sandy loam, 2 to 5 percent slopes	6.82	4.8%	2	72.2
 PmC	Plummer loamy sand, 5 to 12 percent slopes	4.49	3.2%	4	28.1
 KIC	Klej loamy fine sand, 5 to 8 percent slopes	3.61	2.6%	3	41.5
 NoB	Norfolk fine sandy loam, 2 to 5 percent slopes	0.94	0.7%	2	75.1
		<b>140.69</b>			<b>52.8</b>

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Township/Section 6S 5E — 29, 30, 31, 32



Source: NRCS Soil Survey

## Field 2

20 ac.

Soil Code	Soil Description	Acres	Percentage of Field	Soil Class	NCCPI
PmB	Plummer loamy sand, 0 to 5 percent slopes	7.11	35.5%	4	28.6
KIB	Klej loamy fine sand, 0 to 5 percent slopes	6.65	33.2%	3	42.2
Hb	Hyde, Bayboro, and Muck soils	5.31	26.6%	7	8.4
ScB	Scranton loamy fine sand, 2 to 5 percent slopes	0.54	2.7%	2	53.9
TfB	Tifton very fine sandy loam, 2 to 5 percent slopes	0.40	2.0%	2	81.1
					<b>20.01</b>
					<b>29.5</b>

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Township/Section 6S 5E — 29, 30, 31, 32



**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**
  - Floodway Colorado River Floodway, Area of Special Consideration, Density Fringe Area *Zone X*
- 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 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**

161 ac.

Flood Zone	Flood Risk*	Flood Zone Subtype	Acres	Percentage of Field	
	X	MINIMAL	AREA OF MINIMAL FLOOD HAZARD	160.71	100.0%
			<b>160.71</b>		

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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**
  - 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**

141 ac.

Flood Zone	Flood Risk*	Flood Zone Subtype	Acres	Percentage of Field
X	MINIMAL	AREA OF MINIMAL FLOOD HAZARD	140.69	100.0%
			<b>140.69</b>	

2 fields, 161 acres in Baldwin County, AL

Township/Section 6S 5E — 29, 30, 31, 32



**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**
  - 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*
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Source: FEMA National Flood Hazard Layer

**Field 2**

20 ac.

Flood Zone	Flood Risk*	Flood Zone Subtype	Acres	Percentage of Field
X	MINIMAL	AREA OF MINIMAL FLOOD HAZARD	20.01	100.0%
			<b>20.01</b>	









2 fields, 161 acres in Baldwin County, AL

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## All Fields

161 ac.



	2024	2023	2022	2021	2020
 Grass/Pasture	31.3%	27.1%	45.4%	35.0%	40.3%
 Crop Undetermined	26.6%	30.9%	0.9%	8.4%	10.4%
 Forest	17.9%	21.2%	23.4%	21.6%	20.4%
 Non-Cropland	18.1%	0.7%	13.2%	15.5%	15.5%
 Wetlands	--	14.2%	--	--	--
 Corn	--	2.9%	6.3%	12.3%	8.8%
 Soybeans	0.5%	1.0%	6.4%	0.4%	0.4%
 Other	5.5%	1.9%	4.4%	7.0%	4.2%

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## Field 1

141 ac.



	2024	2023	2022	2021	2020
Grass/Pasture	35.2%	30.7%	51.8%	39.8%	45.8%
Crop Undetermined	30.4%	35.3%	1.0%	9.6%	11.9%
Forest	13.3%	16.2%	16.9%	16.1%	15.2%
Non-Cropland	14.2%	0.7%	10.9%	12.0%	11.8%
Corn	--	3.3%	7.2%	14.0%	10.1%
Cotton	5.1%	0.3%	0.6%	2.6%	0.3%
Wetlands	--	10.4%	--	--	--
Soybeans	0.6%	1.1%	7.3%	0.4%	0.4%
Other	1.2%	1.9%	4.4%	5.4%	4.5%

## Field 2

20 ac.



	2024	2023	2022	2021	2020
Forest	50.2%	56.3%	69.4%	59.7%	56.9%
Non-Cropland	45.5%	0.7%	29.9%	39.6%	41.5%
Wetlands	--	41.1%	--	--	--
Other	4.3%	2.0%	0.7%	0.7%	1.5%

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Source: NASS Cropland Data Layer - All Images from 2024

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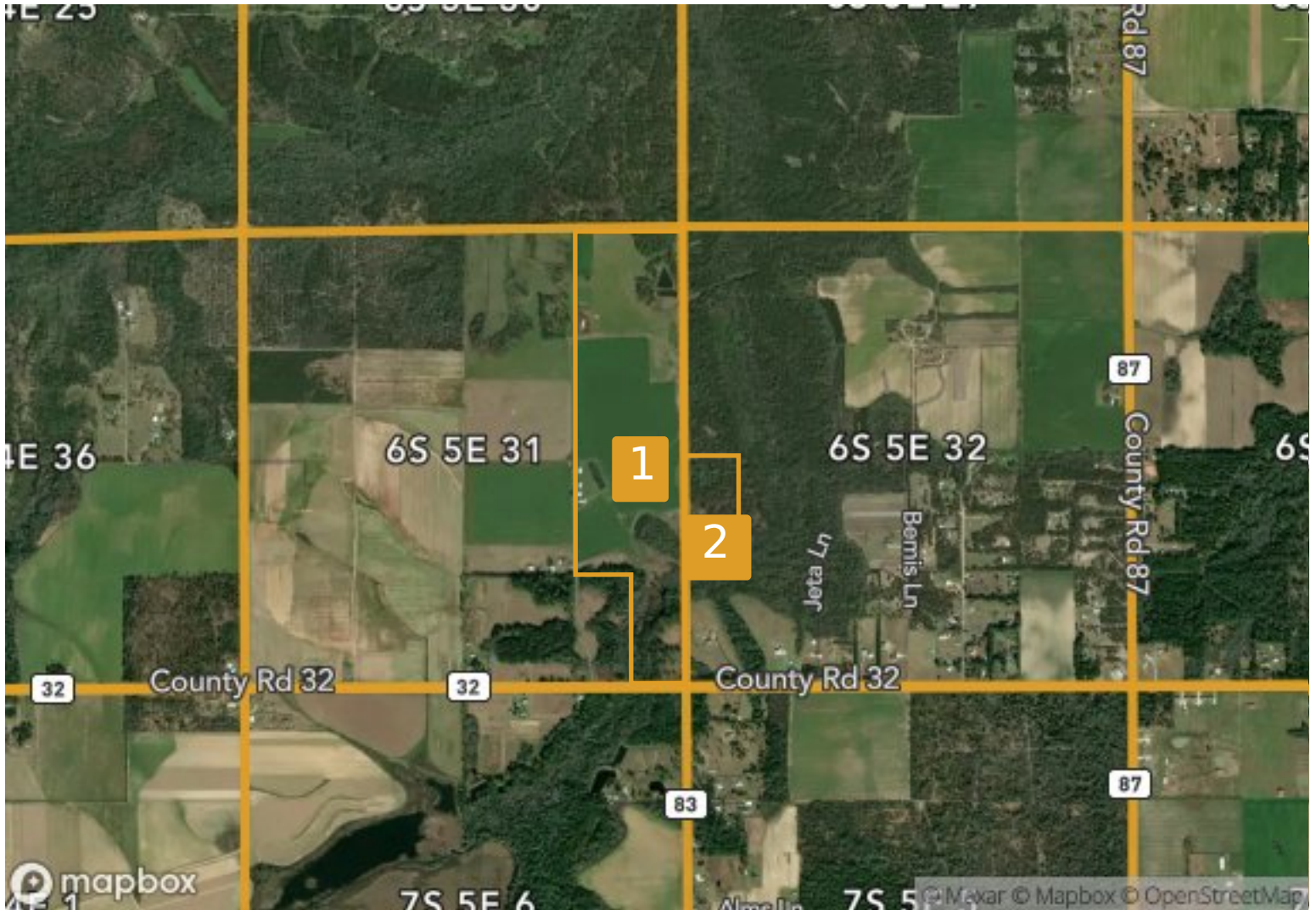
Township/Section 6S 5E — 29, 30, 31, 32

## Baldwin County, AL

Field	Acres	Tax Amount	Assessed Value	Location	Owner (Last Updated)	Owner Address	Legal Description
1 	140.69	N/A	33,020.00	6S 5E -- 29, 30, 31, 32 APN: 4909310000001000	DAVIS, ROBERT S & JANICE E (11/07/2025)	24795 COUNTY ROAD 32, A, ELBERTA, AL 36530	140 AC(C) E1/2 OF NE1/4 AND NE1/4 OF SE1/4 AND E1/2 OF SE1/4 OF SE1/4 SEC 31-T6S-R5E (WD - SURVIVORSHIP)
2 	20.01	42.32	1,440.00	6S 5E -- 32 APN: 4909320000003002	DAVIS, ROBERT S & JANICE E (11/07/2025)	24795 COUNTY ROAD 32, A, ELBERTA, AL 36530	20 AC(C) W1/2 OF NW1/4 OF SW1/4 SEC 32-T6S-R5E (WD/SURVIVORS HIP)
<b>160.71</b>							

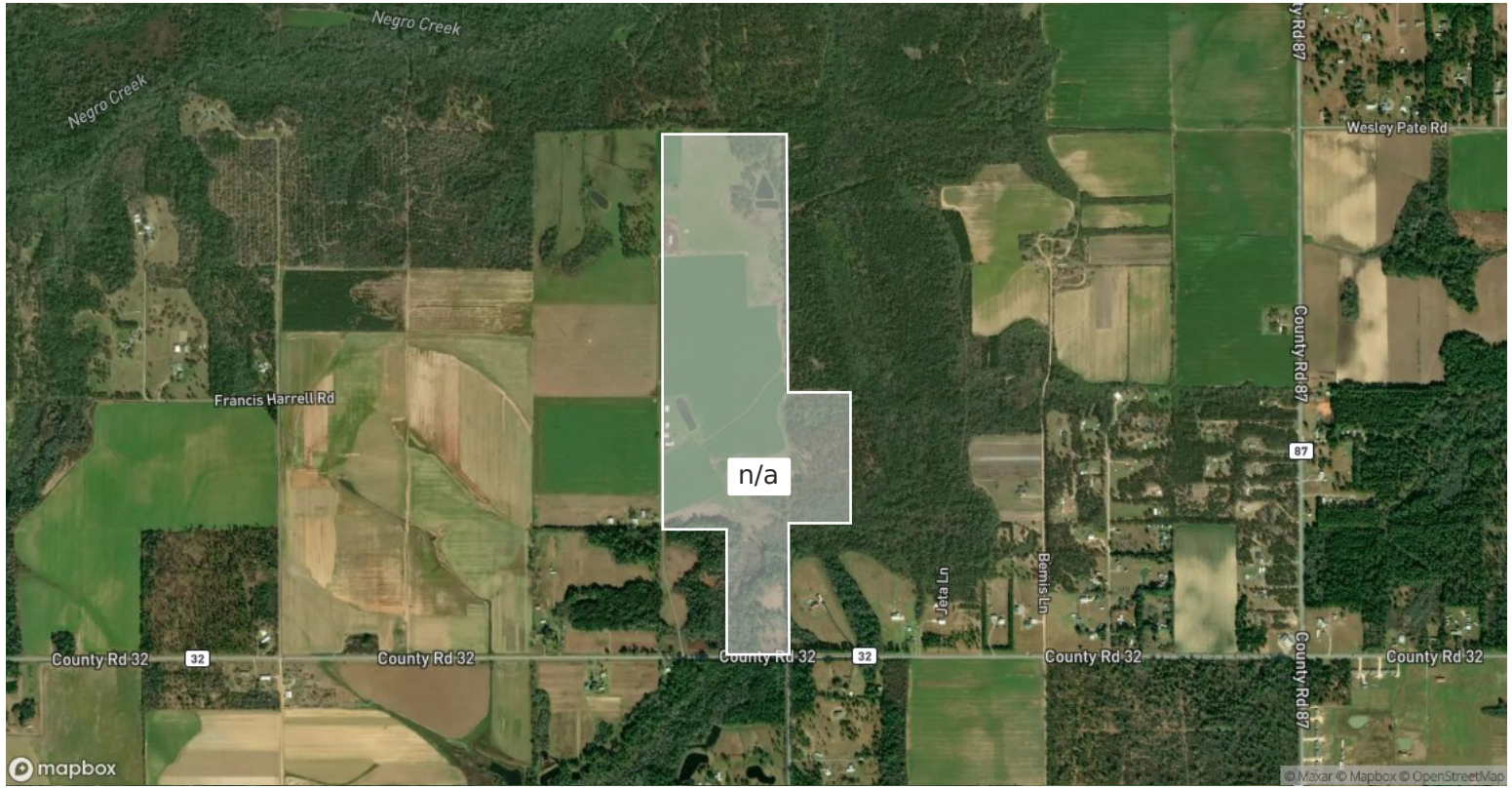
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## All fields

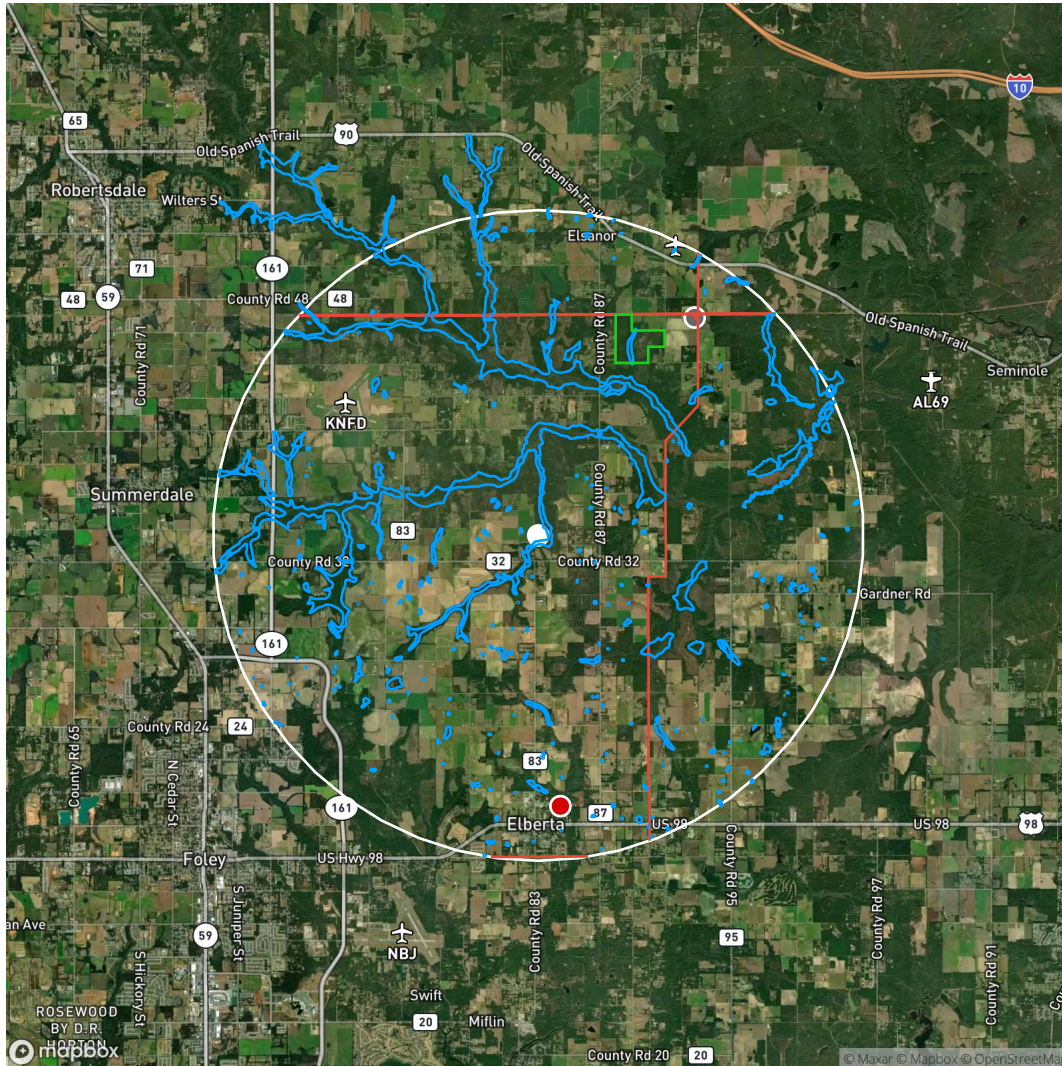
161 ac.

Local Designation	Easement Name	Acres	Percentage of Field	Duration
<input type="checkbox"/> n/a	n/a	160.71	100.0%	n/a



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Field 2 - 20.01 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	1	4.13
Transmission Line	6	1.81
Remediation Sites	1	4.18
Water Bodies	273	0.08
Parks/Protected Areas	1	2.91