



Austin Carroll
Land Agent

Marlboro Tree Farm

Carroll County
Tennessee

126 Acres



Tutt Land Company

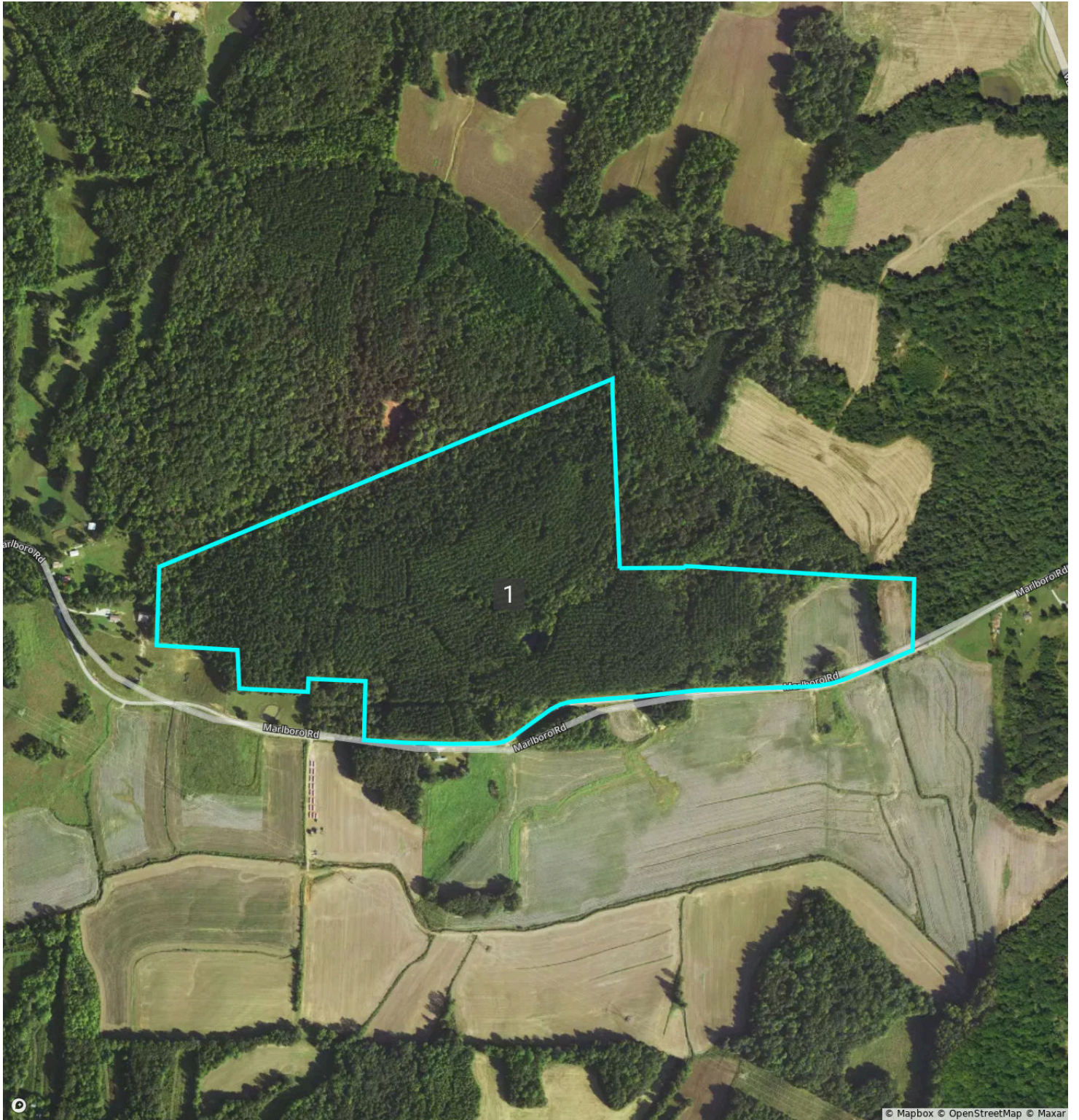


Overview



Carroll, TN • Township: 3

125.84 acres, 1 selection

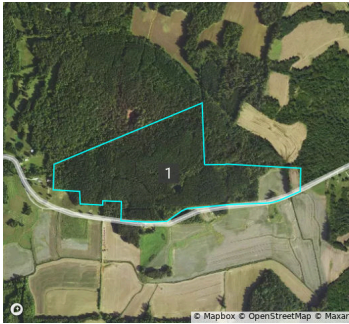


Overview 125.84 acres, 1 selection



Carroll, TN • Township: 3

Type: Parcel



Acres 125.84	Parcel ID Number 026 03100 000	Property Address Marlboro Rd Hollow Rock, TN 38342
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Owner 1 ARTHUR C MATTHEWS	Owner 2 —	Owner Address 2429 Ross Rd Olive Branch, MS 38654-9413
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Total Assessed Value \$50,800	Assessed Land Value —	Assessed Improvement Value —	Assessed Year 2023
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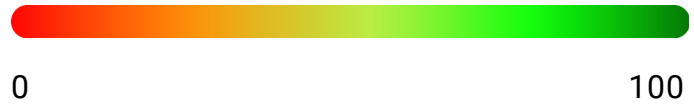
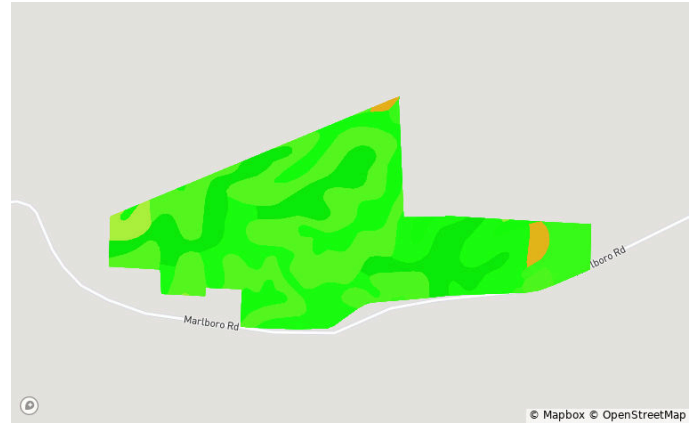
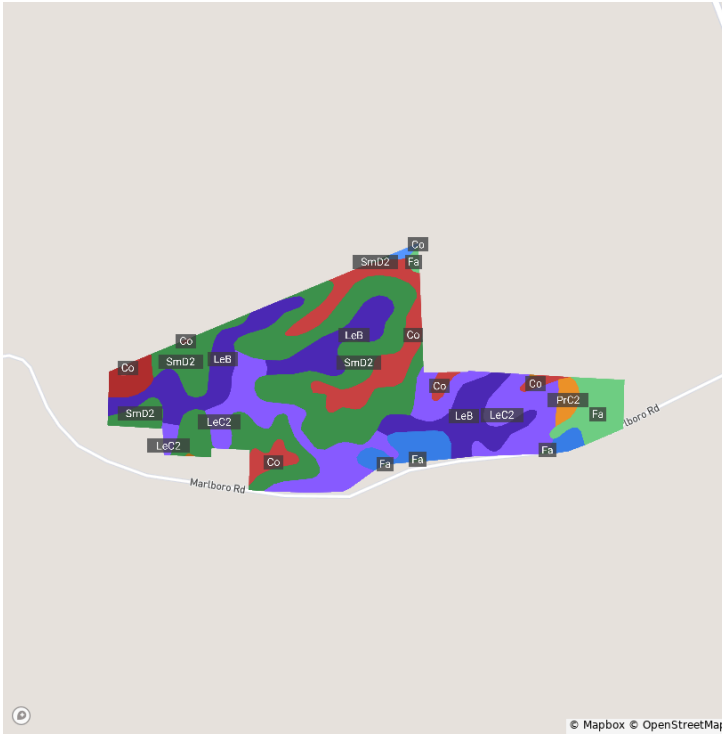
County Use Description —	Legal Description PB 0000 PG 0000 PB 0000 PG 0000 BLK 0000,0000 LOT 0000,0000
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Soils



Carroll, TN • Township: 3

125.84 acres, 1 selection



Code	Soil Description	Acres	% of Field	Non-IRR Class	IRR Class	NCCPI
● SmD2	Smithdale fine sandy loam, 8 to 12 percent slopes, eroded	45.0	36.0%	4e	—	68.0
● LeC2	Lexington silt loam, 5 to 8 percent slopes, moderately eroded	25.4	20.3%	3e	—	76.1
● LeB	Lexington silt loam, 2 to 5 percent slopes	25.0	20.0%	2e	—	81.0
● Co	Collins silt loam, 0 to 2 percent slopes, occasionally flooded, brief duration	13.9	11.1%	2w	—	76.9
● Fa	Falaya silt loam, occasionally flooded	6.4	5.1%	2w	—	71.3
● LeD2	Lexington silt loam, 8 to 12 percent slopes, eroded	5.2	4.1%	4e	—	68.7
● SmE	Smithdale fine sandy loam, 12 to 25 percent slopes	2.3	1.8%	7e	—	55.6

Soils



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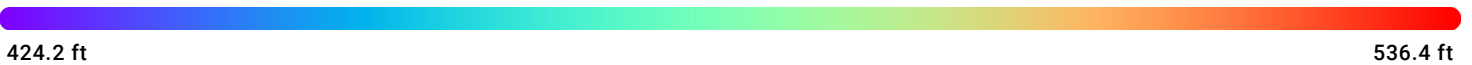
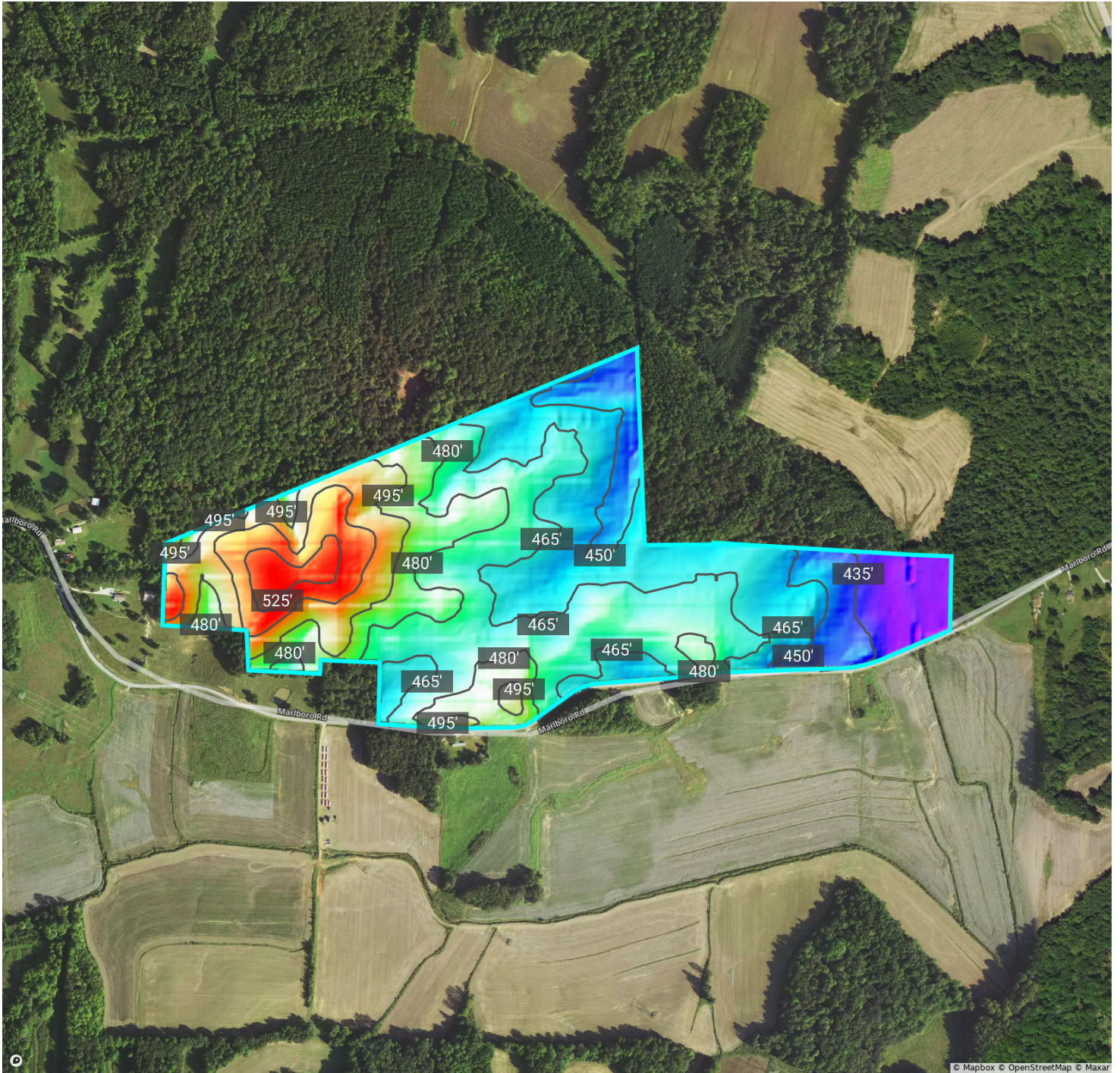
Code	Soil Description	Acres	% of Field	Non-IRR Class	IRR Class	NCCPI
● PrC2	Providence silt loam, 5 to 8 percent slopes, moderately eroded	1.5	1.2%	3e	—	36.0
● GrC3	Grenada silt loam, 5 to 8 percent slopes, severely eroded	0.4	0.3%	4e	—	35.0
● GrB	Grenada silt loam, 2 to 5 percent slopes	0.0	0.0%	2e	—	60.1

Elevation



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Source: USGS 3 Meter Dem

Interval: 15.0 ft

Range: 112.2 ft

Min: 424.2

Max: 536.4

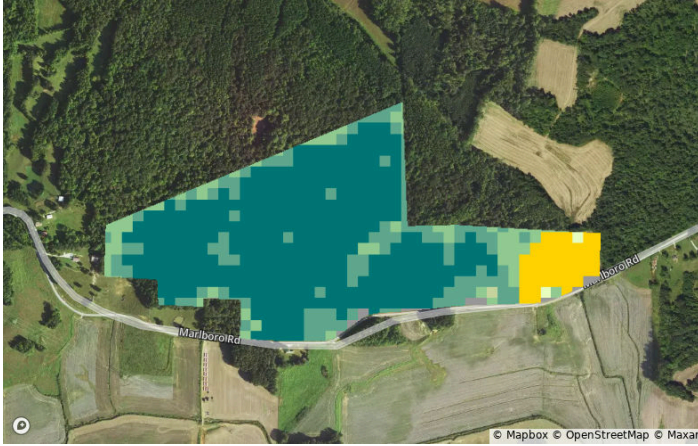
Crop History



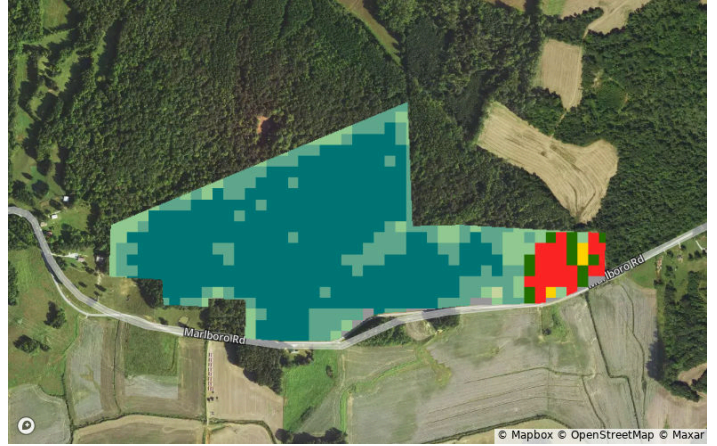
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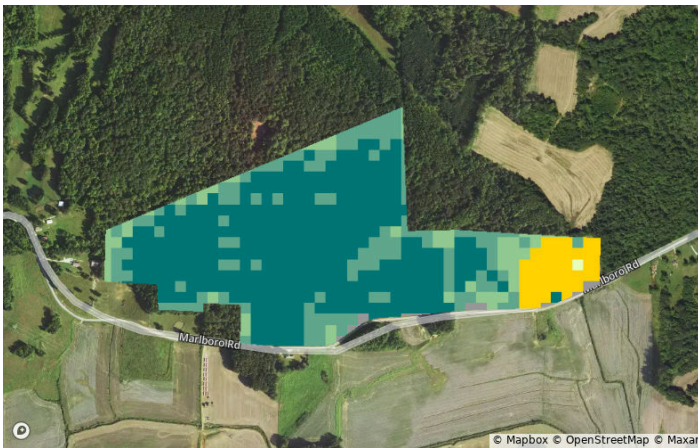
2023



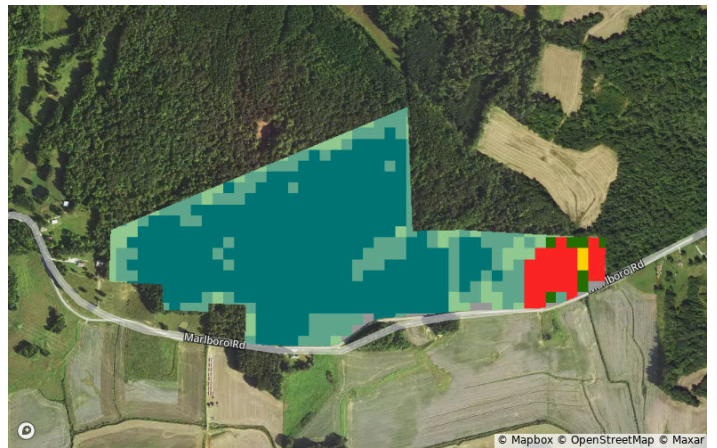
2022



2021



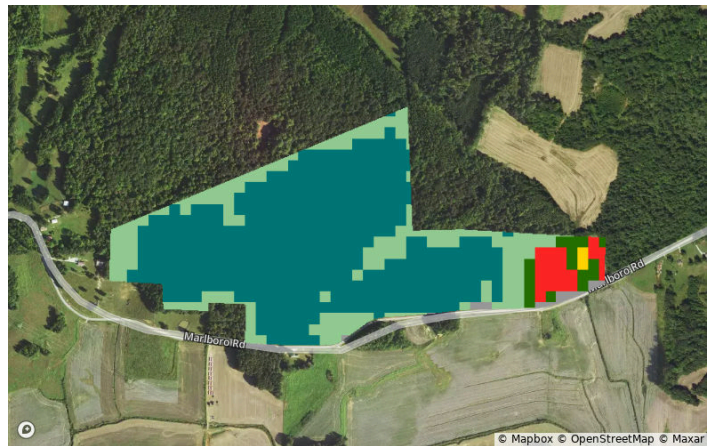
2020



2019



2018



Crop History



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All Selections



Crop	2023	2022	2021	2020	2019	2018
Evergreen Forest	65.2%	63.4%	62.6%	64.8%	64.4%	69.8%
Mixed Forest	18.2%	20.1%	21.8%	19.9%	19.4%	0.0%
Deciduous Forest	8.0%	8.1%	7.3%	6.9%	7.9%	22.2%
Other	8.6%	3.9%	8.2%	2.6%	8.4%	4.4%
Cotton	0.0%	4.5%	0.0%	5.8%	0.0%	3.6%

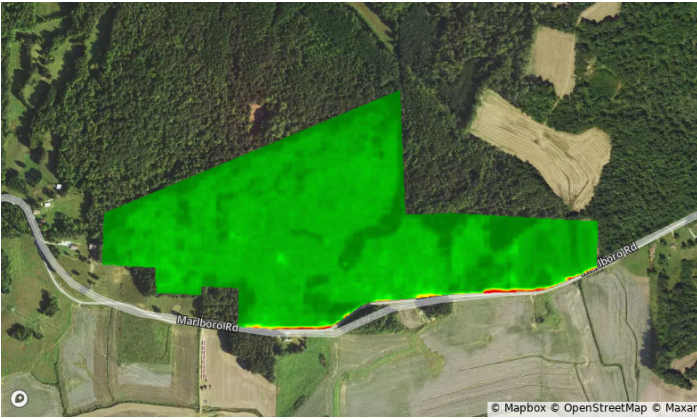
Vegetation Index (NDVI)



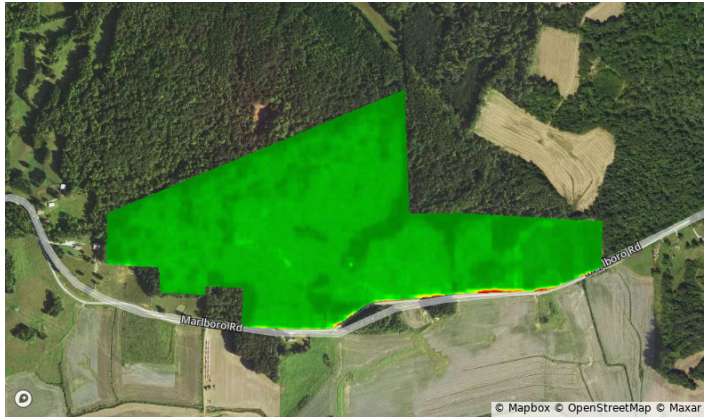
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2023



2022



2021



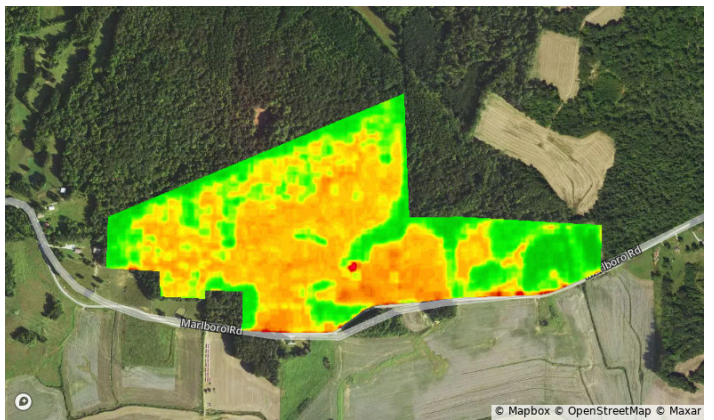
2020



2019



2018



Vegetation Index (NDVI)



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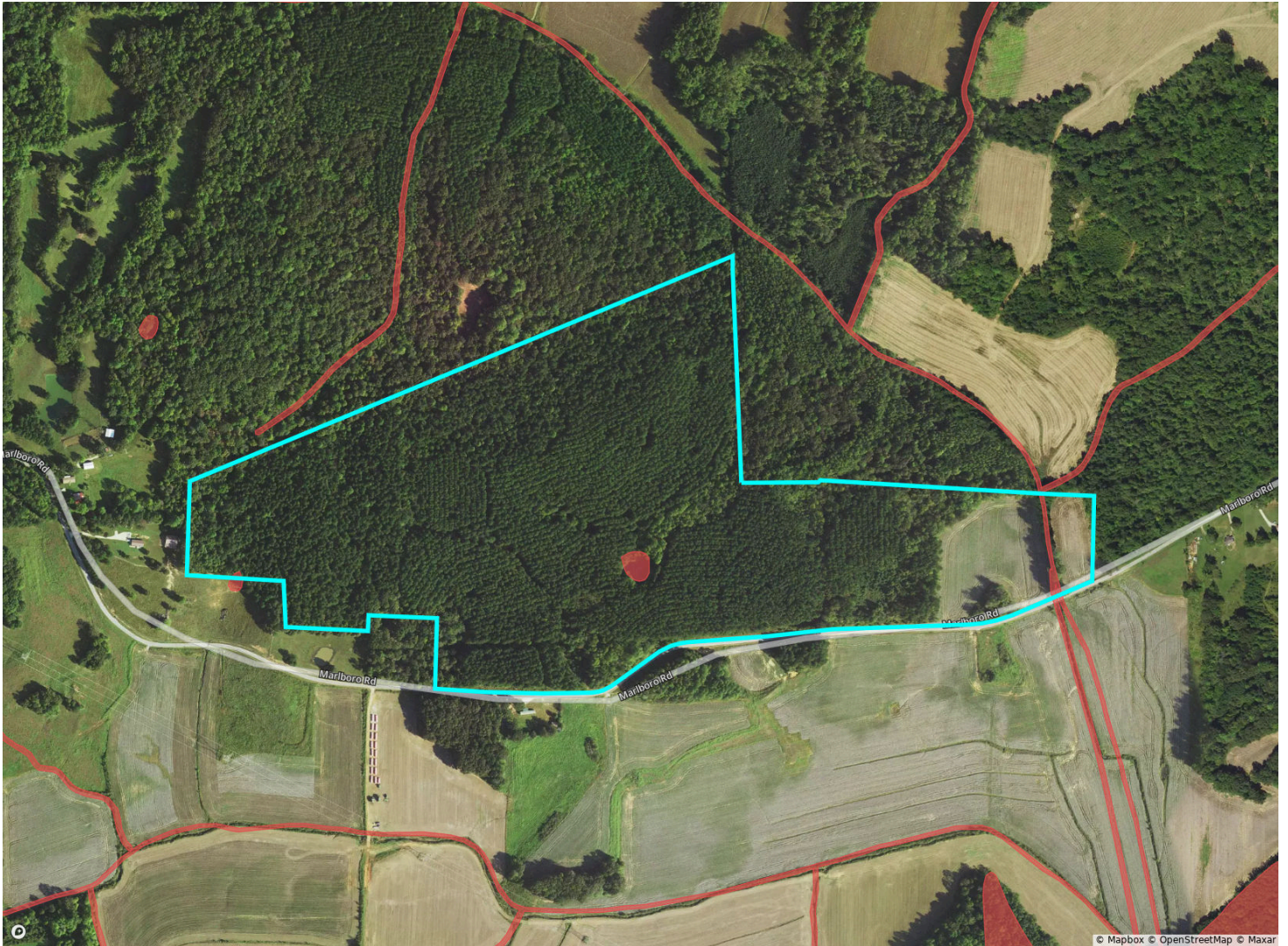
Year	2023	2022	2021	2020	2019	2018
Standard Deviation	4	3	4	3	3	4
Mean	88	88	95	92	93	75
Min	53	56	72	67	71	52
Max	98	96	100	100	100	85

Flood (FEMA Report)



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Flood Hazard Zone

	% of Selection	Acres
● 100 Year Flood Zone (1% annual chance of flooding)	0.0%	0.0
● 500 Year Flood Zone (0.2% annual chance of flooding)	0.0%	0.0
● Regulatory Floodway	0.0%	0.0
○ No Flood Hazard Zone	100.0%	125.1

Wetlands

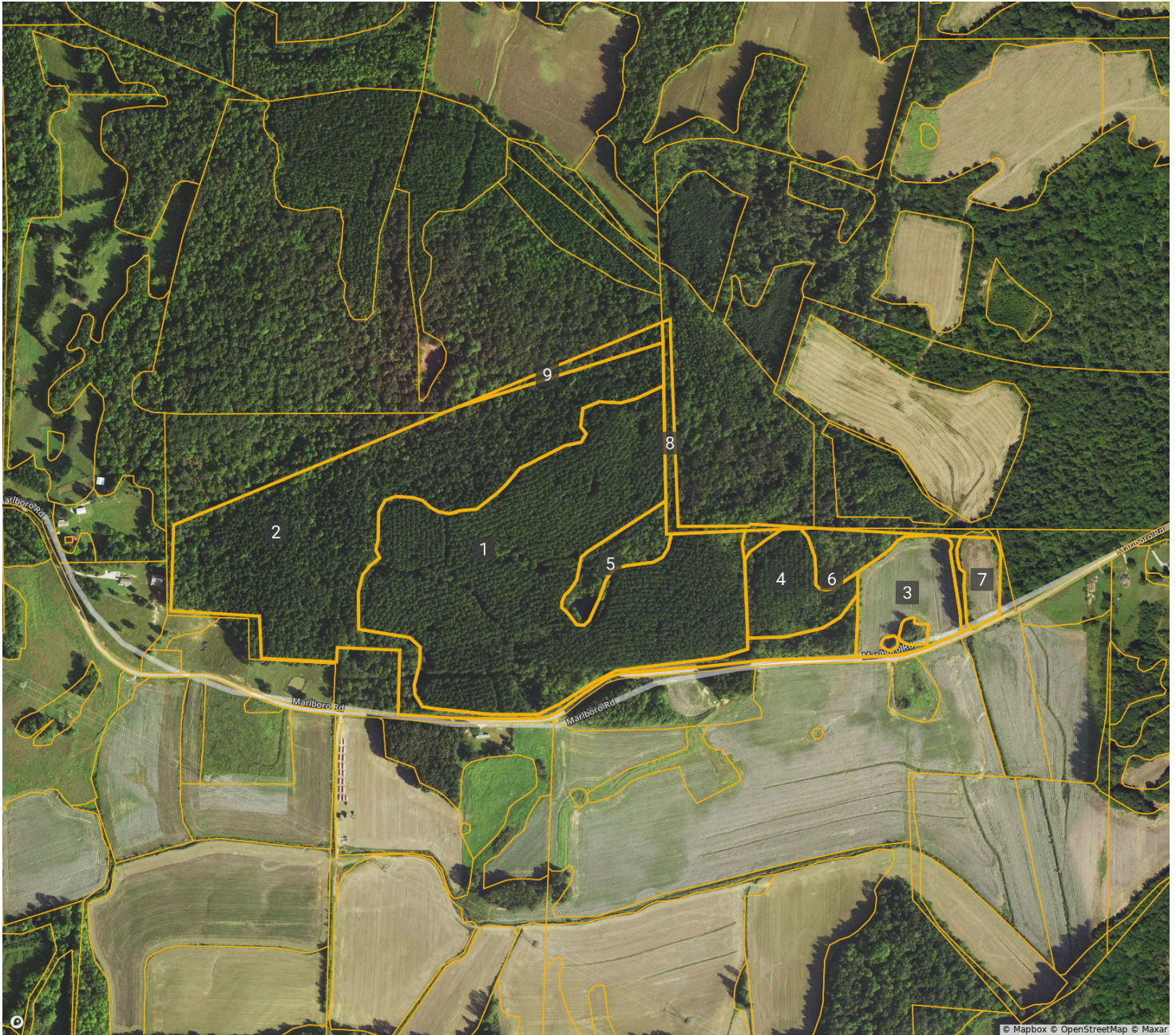
	% of Selection	Acres
● Assorted Wetlands	0.6%	0.7










FSA Overview



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CLU	Acres	CLU	Acres	CLU	Acres
1 	53.90	4 	6.10	7 	2.37
2 	44.01	5 	3.63	8 	2.04
3 	7.15	6 	3.27	9 	1.61

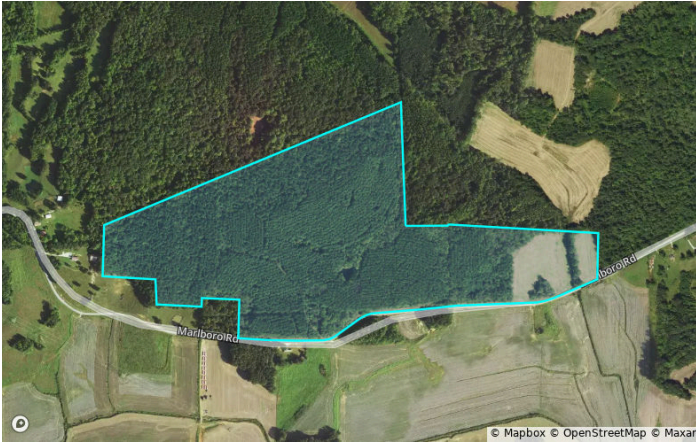
Historical Imagery



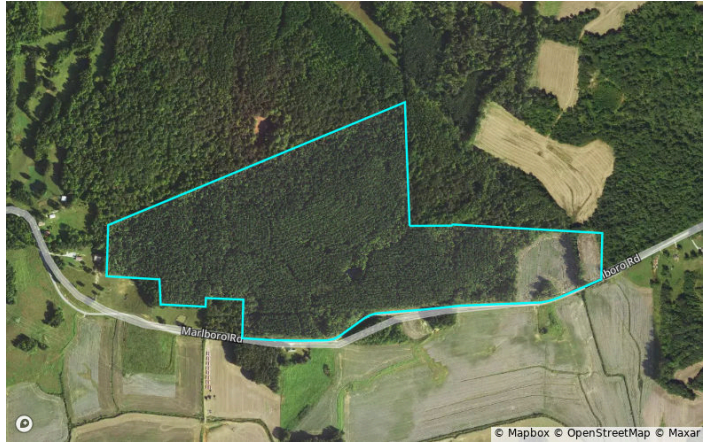
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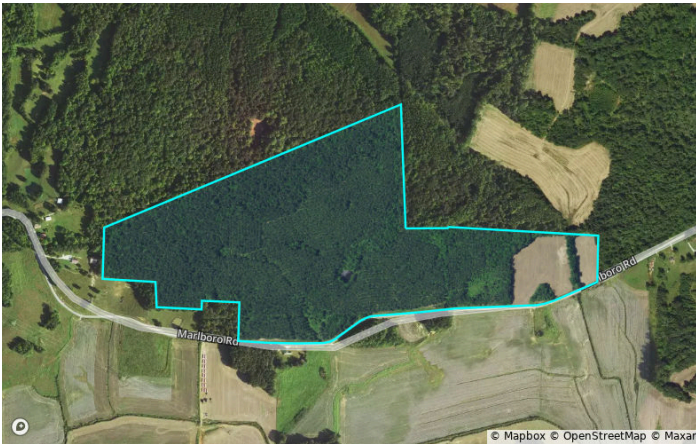
2021



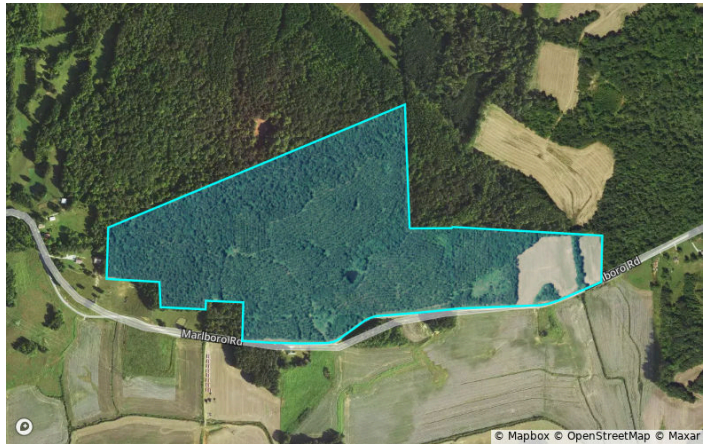
2018



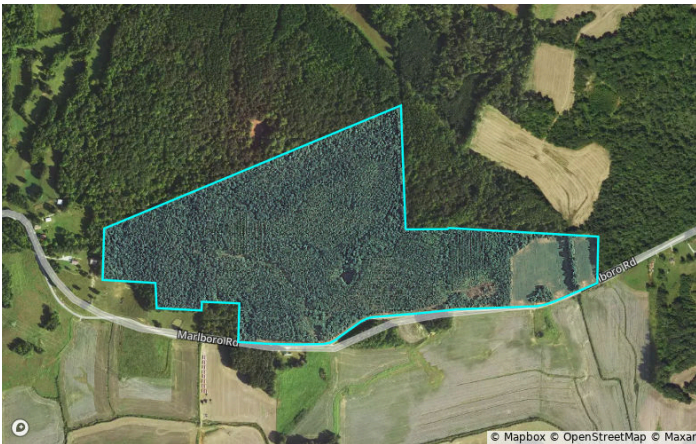
2016



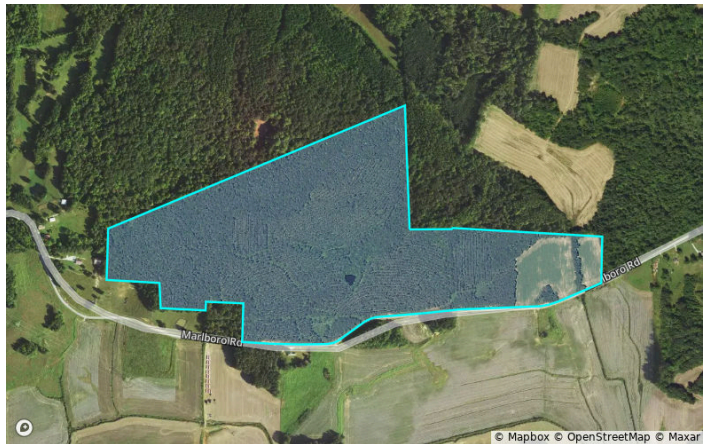
2014



2012



2010



Timber Site Index



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Tree Category

Evergreen

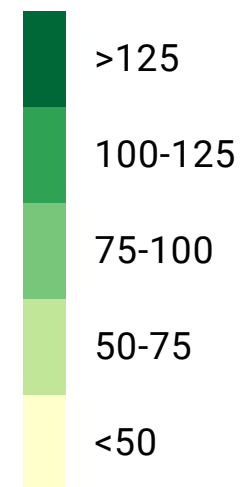
Tree Species

Loblolly Pine

Aggregate Site Index

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Site Index Scale (ft)



Soil Code	Soil Description	Acres	% of Field	Site Index
SmD2	Smithdale fine sandy loam, 8 to 12 percent slopes, eroded	45.02	35.98%	80
LeC2	Lexington silt loam, 5 to 8 percent slopes, moderately eroded	25.37	20.27%	80
LeB	Lexington silt loam, 2 to 5 percent slopes	24.97	19.95%	80

Timber Site Index



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Soil Code	Soil Description	Acres	% of Field	Site Index
Co	Collins silt loam, 0 to 2 percent slopes, occasionally flooded, brief duration	13.95	11.14%	—
Fa	Falaya silt loam, occasionally flooded	6.42	5.13%	90
LeD2	Lexington silt loam, 8 to 12 percent slopes, eroded	5.15	4.12%	80
SmE	Smithdale fine sandy loam, 12 to 25 percent slopes	2.30	1.83%	80
PrC2	Providence silt loam, 5 to 8 percent slopes, moderately eroded	1.55	1.24%	87
GrC3	Grenada silt loam, 5 to 8 percent slopes, severely eroded	0.37	0.30%	85
GrB	Grenada silt loam, 2 to 5 percent slopes	0.04	0.03%	85