



Company: Kurtz Auction Realty Company
 Address: 305 Frederica Street
 Address: Owensboro, KY 42301
 Phone: _____

Date Ordered: 8/29/2023
 Invoice Number: _____
 Customer/Sub-Contractor: _____
 Address: _____
 Address: _____
 Phone: _____
 Owner/Operator: _____
 Address: _____
 Address: _____
 Phone: _____
 Field ID: _____
 Crop: _____
 Mapped Acres: 117.76
 Actual Acres: 117.76
 Airport: _____



Hopkins, KY

Boundary Center:
37° 31' 49.61, -87° 22' 39.48

Field Notes:

[Handwritten signature] Tracts 2:3

Maps Provided By:

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Pest	Product (Supplier)	EPA Reg. #	A.I.	Rate	Unit	Carrier	Total	Unit

REI: 0 Hour(s) - Rainfast Time: Not Set - Protective Clothing Required:

Logs: Date of Application: _____ Start Time: _____ End Time: _____ Acres Applied: _____

Applicator: _____ Temperature: _____ Clear Partly Cloudy Cloudy

Applicator's ID: _____ Wind Speed: _____ Wind Direction: _____ Desired Wind: _____

Logs: Date of Application: _____ Start Time: _____ End Time: _____ Acres Applied: _____

Topography Contours

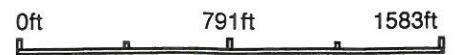


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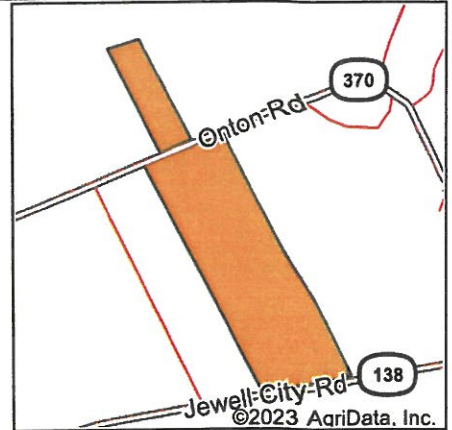
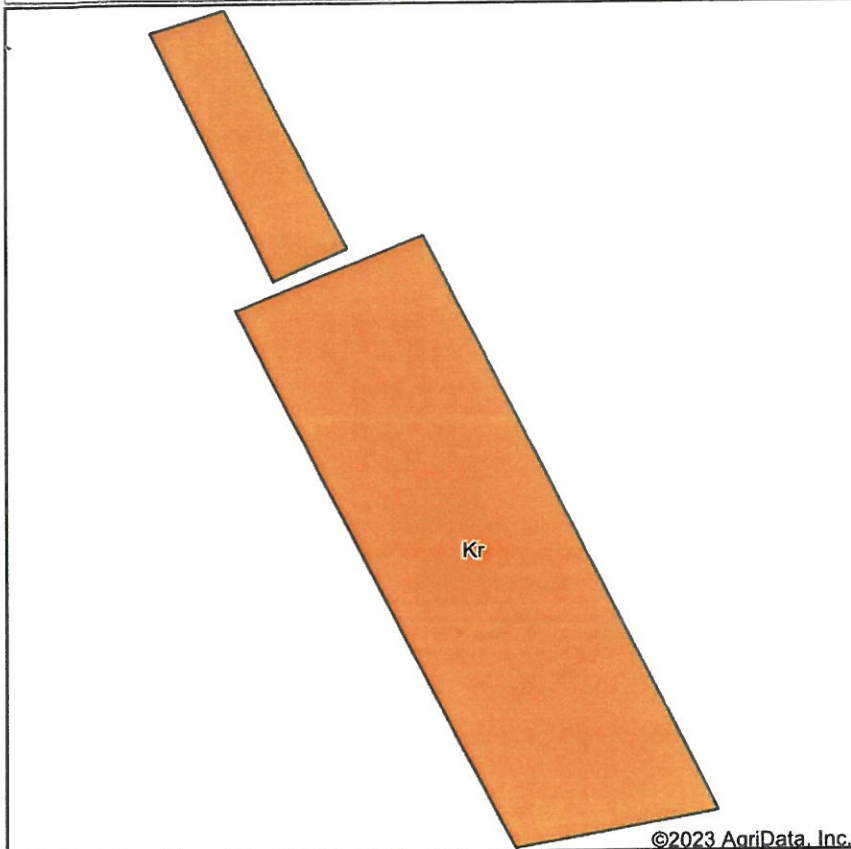
Maps Provided By:

Source: USGS 10 meter dem
 Interval(ft): 4.0
 Min: 379.2
 Max: 383.8
 Range: 4.6



Hopkins County

Soils Map



State: **Kentucky**
 County: **Hopkins**
 Location: **37° 31' 48.4, -87° 22' 39.69**
 Township: **Hanson**
 Acres: **117.76**
 Date: **8/29/2023**



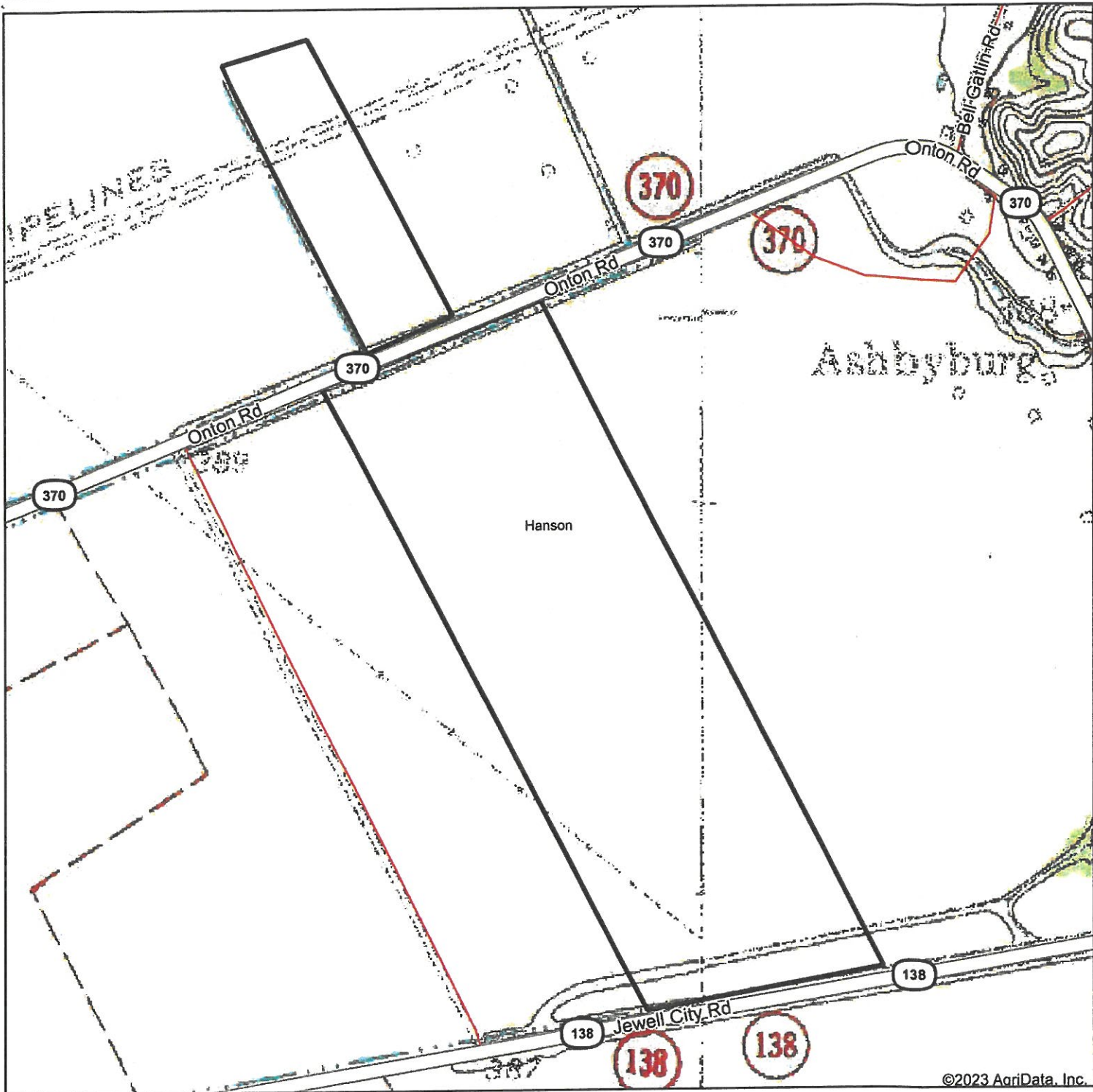
Soils data provided by USDA and NRCS.

Area Symbol: KY107, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Corn Bu	Grass legume hay Tons	Pasture AUM	Soybeans Bu	*n NCCPI Soybeans
Kr	Karnak silty clay, 0 to 2 percent slopes, occasionally flooded	117.76	100.0%		Illw	140	4.7	10	59	30
Weighted Average						3.00	140	4.7	10	*n 30

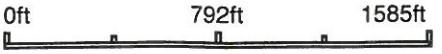
*n: The aggregation method is "Weighted Average using all components"
 *c: Using Capabilities Class Dominant Condition Aggregation Method

Topography Map



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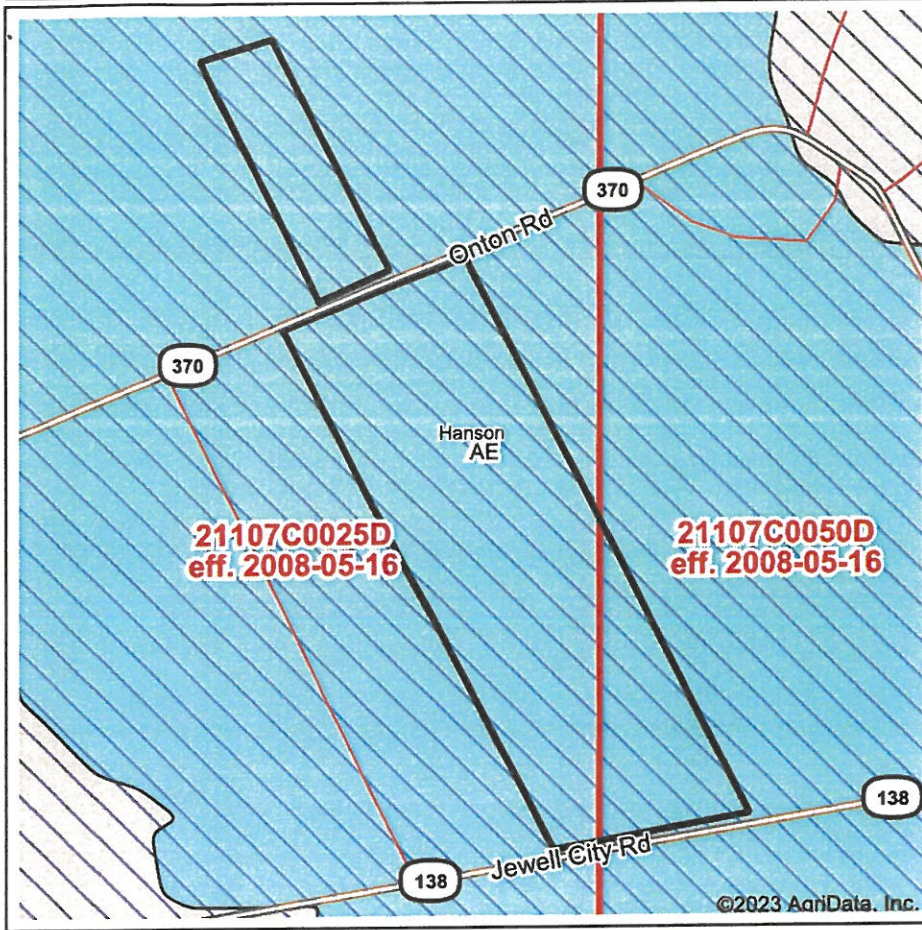
Map Center: 37° 31' 48.4, -87° 22' 39.69



Maps Provided By:

Hopkins County
 Kentucky

FEMA Report



Map Center: 37° 31' 48.4, -87° 22' 39.69
 State: KY Acres: 117.76
 County: Hopkins Date: 8/29/2023
 Location:
 Township: Hanson



Name	Number	County	NFIP Participation	Acres	Percent
HOPKINS COUNTY	210112	Hopkins	Regular	117.76	100%
Total				117.76	100%
Map Change	Date	Case No.	Acres	Percent	
No			0	0%	
Zone	SubType	Description	Acres	Percent	
AE		100-year Floodplain	117.76	100%	
Total				117.76	100%
Panel	Effective Date	Acres	Percent		
21107C0025D	5/16/2008	96.95	82.3%		
21107C0050D	5/16/2008	20.81	17.7%		
Total				117.76	100%

2 fields, 131 acres in Hopkins County, KY

AVG ACREVALUE (\$/AC.)

\$7,619

TOTAL VALUE
\$998,283

COUNTY AVG (\$/AC.)

\$7,014

AVG

41.3

COUNTY AVG

49.3



Economic Attributes



Hopkins County is a high tax county.
Expected Corn Basis: \$0.07

Physical Attributes

Annual Precipitation: 45.76 inches
Annual GDD: 4,057

Land Use

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

Field	Acres	Latitude Longitude	Slope	2024 Crops	Avg NCCPI	Avg AcreValue (\$/ac.)
1 	26.91	37.53523 -87.38099	0.20%	98% Soybeans, 2% Other, 0% Corn	41.3	\$7,623
2 	104.12	37.52847 -87.37672	0.19%	98% Soybeans, 2% Other	41.3	\$7,617
	131.03		0.19%		41.3	\$7,619

2 fields, 131 acres in Hopkins County, KY



	Comp 1	Comp 2	Comp 3	Comp 4	Comp Avgs	Target Parcels
Boundary						
County	McLean, KY	Hopkins, KY	McLean, KY	Webster, KY		Hopkins County, KY
Sale Price	\$425,000	\$90,000	\$390,303	\$159,900	\$341,213	
\$/AC. Price	\$6,987/ac.	\$6,619/ac.	\$7,947/ac.	\$7,085/ac.	\$7,290/ac.	\$7,619/ac. *
Sale Date	07/29/25	04/02/25	12/10/24	05/31/24		
Sale Condition	Market	Market	Market	Market		
Purchase Condition	Cash Purchase	Cash Purchase	Mortgage	Cash Purchase		
Distance (Mi.)	7.57	7.07	4.94	3.41	5.75	
Acres	60.83	13.60	49.12	22.57	36.53	131.03
Top Crop	Soybeans	Forest	Fallow	Soybeans		Soybeans
NCCPI	44.4	50.3	60.9	48.7	51.2	41.3
\$/NCCPI	\$157	\$131	\$131	\$145	\$144	\$184
Tillable %	95.4%	10.0%	82.8%	72.5%	79.7%	0.0%

* Estimated Price Per Acre from AcreValue model.