

2 fields, 62 acres in Huntingdon County, PA

COUNTY AVG(\$/AC.)

N/A

AVG NCCPI

30.1

COUNTY AVG

29.9



Generate Carbon Credit income with Carbon by Indigo - These fields could generate a combined **\$1,185** in additional revenue.



ECONOMIC ATTRIBUTES



Huntingdon County is a high tax county.
This land is in a moderate livestock demand area.

PHYSICAL ATTRIBUTES

Annual Precipitation: 40.11 inches
Annual GDD: 2834






LAND USE

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

	FIELD	ACRES	LATITUDE LONGITUDE	SLOPE	2022 CROPS	AVG NCCPI	CARBON POTENTIAL (\$)	COUNTY AVG. (\$/AC.)
1		60.26	40.32307 -77.78360	7.51%	85% Forest, 14% Grass/Pasture, 1% Other	30.1	\$1,153	N/A
2		1.67	40.32476 -77.78929	16.68%	78% Forest, 14% Non-Cropland, 8% Grass/Pasture	28.8	\$32	N/A
		61.93		7.76%		30.1	\$1,185	N/A

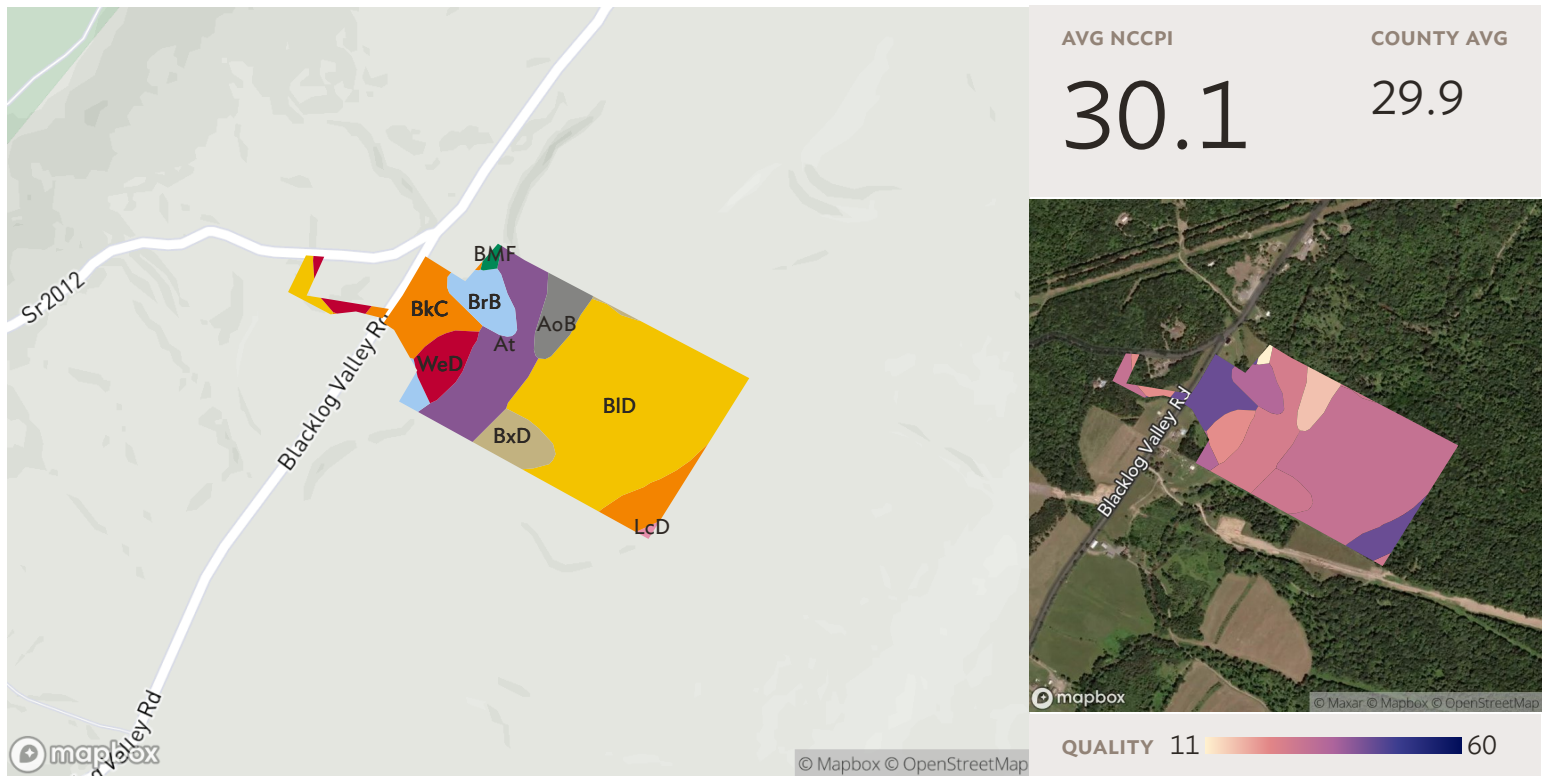
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	COMP 1	COMP 2	COMP 3	COMP 4	COMP AVGS	TARGET PARCELS
BOUNDARY						
COUNTY	Huntingdon, PA	Huntingdon, PA	Huntingdon, PA	Huntingdon, PA		Huntingdon, PA
SALE PRICE	\$228,000	\$56,295	\$95,000	\$205,000	\$146,447	
\$/AC. PRICE	\$31,610/ac.	\$9,871/ac.	\$6,533/ac.	\$17,808/ac.	\$14,994/ac.	
SALE DATE	12/22/23	11/16/23	10/12/23	10/11/23		
SALE CONDITION	Market	Market	Market	Market		
PURCHASE CONDITION	Cash Purchase	Cash Purchase	Cash Purchase	Cash Purchase		
DISTANCE (MI)	0.28	0.91	1.97	1.20	1.09	
ACRES	7.21	5.70	14.54	11.51	9.74	61.93
TOP CROP	Forest	Forest	Forest	Forest		Forest
NCCPI	24.7	25.8	30.6	26.2	27.5	30.1
\$/NCCPI	\$1,280	\$383	\$214	\$680	\$573	
TILLABLE %	0.0%	0.0%	1.5%	0.0%	0.6%	0.0%

* Estimated Price Per Acre from AcreValue model.

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All fields

62 ac.

Source: NRCS Soil Survey

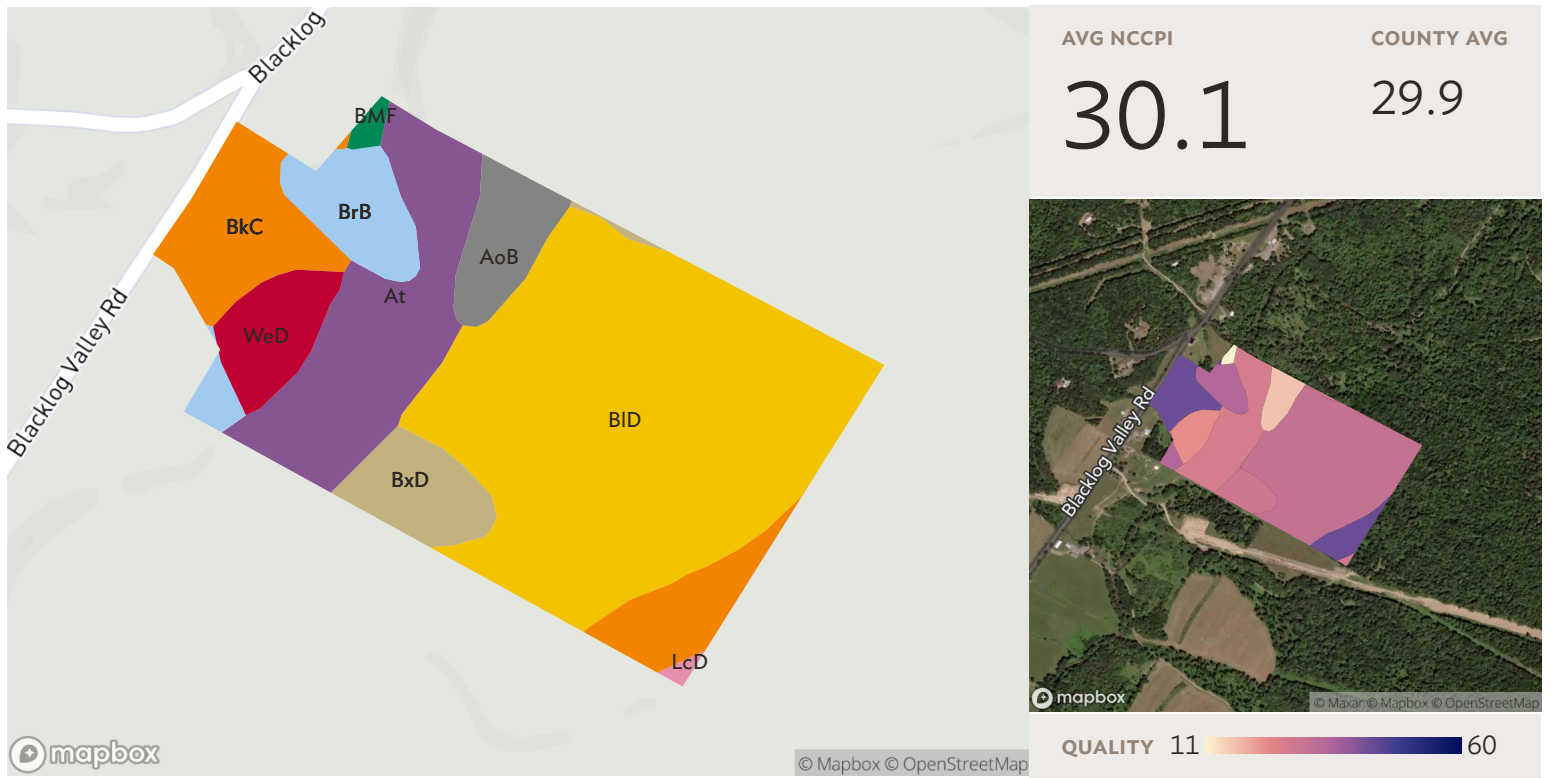
SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
BID	Berks-Weikert channery silt loams, 15 to 25 percent slopes	30.91	49.9%	6	30.1
At	Atkins silt loam	9.67	15.6%	3	26.3
BkC	Berks channery silt loam, 8 to 15 percent slopes	7.86	12.7%	3	42.7
BrB	Brinkerton silt loam, 3 to 8 percent slopes	3.67	5.9%	4	33.9
WeD	Weikert channery silt loam, 15 to 25 percent slopes	3.41	5.5%	6	22.4
BxD	Buchanan channery loam, 8 to 25 percent slopes, rubbly	3.13	5.1%	7	28.3
AoB	Andover extremely stony loam, 0 to 8 percent slopes	2.80	4.5%	7	16.4
BMF	Berks-Weikert association, steep	0.32	0.5%	7	7.2
LcD	Laidig extremely stony loam, 8 to 30 percent slopes	0.16	0.3%	7	28.2

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61.93

30.1

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Field 1

60 ac.

Source: NRCS Soil Survey

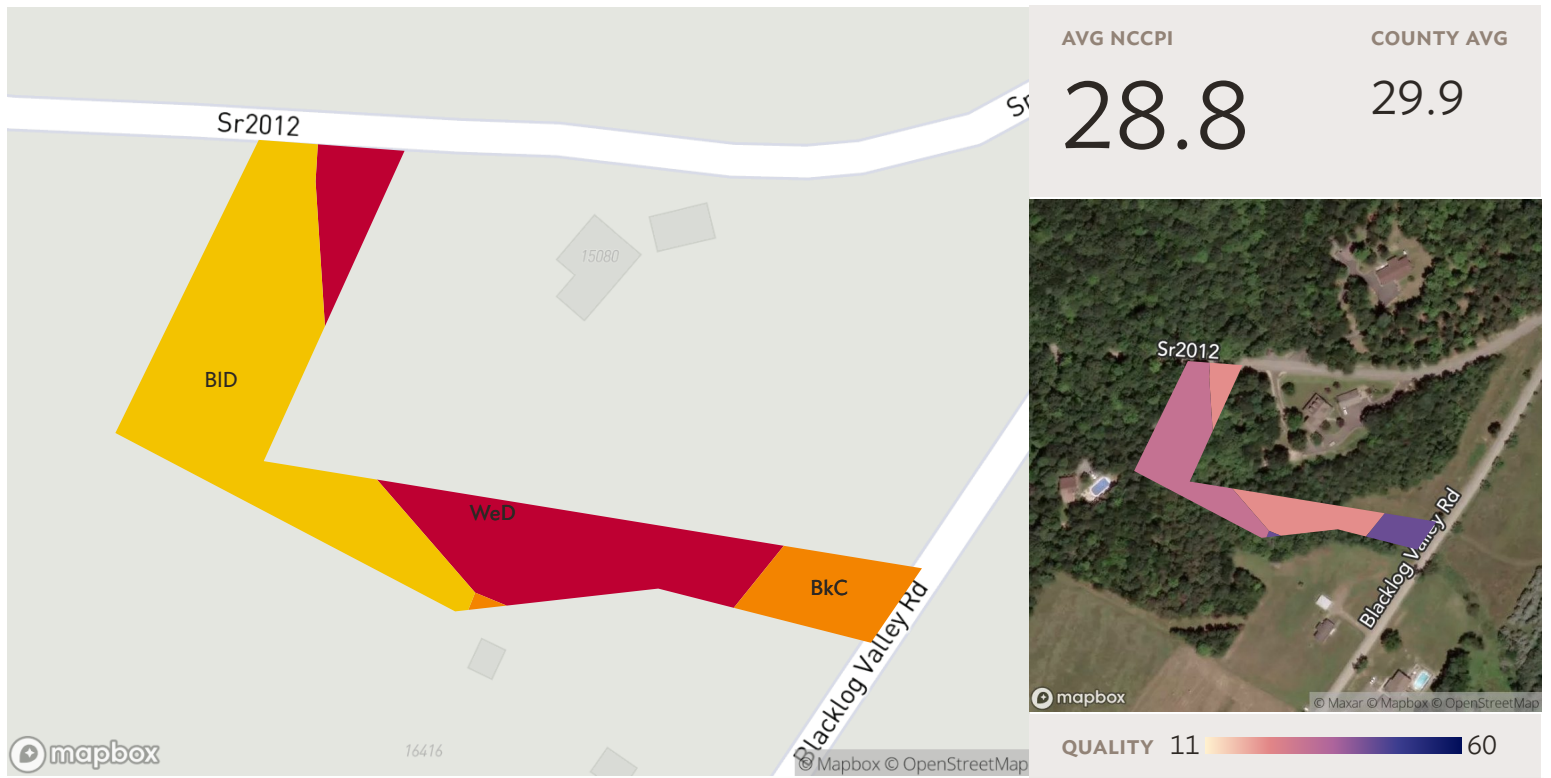
SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
BID	Berks-Weikert channery silt loams, 15 to 25 percent slopes	30.00	49.8%	6	30.1
At	Atkins silt loam	9.67	16.0%	3	26.3
BkC	Berks channery silt loam, 8 to 15 percent slopes	7.68	12.7%	3	42.7
BrB	Brinkerton silt loam, 3 to 8 percent slopes	3.67	6.1%	4	33.9
BxD	Buchanan channery loam, 8 to 25 percent slopes, rubbly	3.13	5.2%	7	28.3
WeD	Weikert channery silt loam, 15 to 25 percent slopes	2.83	4.7%	6	22.4
AoB	Andover extremely stony loam, 0 to 8 percent slopes	2.80	4.6%	7	16.4
BMF	Berks-Weikert association, steep	0.32	0.5%	7	7.2
LcD	Laidig extremely stony loam, 8 to 30 percent slopes	0.16	0.3%	7	28.2

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60.26

30.1

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Field 2

Source: NRCS Soil Survey

2 ac.

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
■ BID	Berks-Weikert channery silt loams, 15 to 25 percent slopes	0.91	54.6%	6	30.1
■ WeD	Weikert channery silt loam, 15 to 25 percent slopes	0.58	34.6%	6	22.4
■ BkC	Berks channery silt loam, 8 to 15 percent slopes	0.18	10.8%	3	42.7
1.67					28.8

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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
		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

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










62 ac.

FLOOD ZONE	FLOOD RISK*	FLOOD ZONE SUBTYPE	ACRES	PERCENTAGE OF FIELD
X	MINIMAL	AREA OF MINIMAL FLOOD HAZARD	50.74	81.9%
A	HIGH	N/A	11.19	18.1%
			61.93	

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Legend

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) <i>Zone A, V, A99</i>
		With BFE or Depth <i>Zone AE, AO, AH, VE, AR</i>
High flood risk		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		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 <i>Zone X</i>
		Future Conditions 1% Annual Chance Flood Hazard <i>Zone X</i>
		Areas with Reduced Flood Risk due to Levee <i>Zone X</i>
Moderate flood risk		Areas with Flood Risk due to Levee <i>Zone X</i>
OTHER AREAS		Area of Minimal Flood Hazard <i>Zone X</i>
		Area of Undetermined Flood Hazard <i>Zone D</i>



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Source: FEMA National Flood Hazard Layer

Field 1

60 ac.

FLOOD ZONE	FLOOD RISK*	FLOOD ZONE SUBTYPE	ACRES	PERCENTAGE OF FIELD
 X	MINIMAL	AREA OF MINIMAL FLOOD HAZARD	49.07	81.4%
 A	HIGH	N/A	11.19	18.6%
			60.26	

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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
 - 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

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.

Field 2

2 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	1.67	100.0%

1.67

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All fields

62 ac.



2022 2021 2020 2019 2018

Forest	84.4%	83.7%	85.8%	85.8%	85.5%
Grass/Pasture	13.8%	14.5%	12.8%	12.8%	12.7%
Other	1.8%	1.8%	1.4%	1.4%	1.8%



This crop rotation may be eligible for Carbon by Indigo - the following crops are currently supported: Barley, Dry beans/peas, Canola, Corn, Cotton, Flax, Oats, Peanuts, Rye, Sorghum, Soybeans, Sugar beets, Sunflowers, Triticale, and Wheat. [Click here to find out more about your qualification.](#)



Field 1

60 ac.



2022 2021 2020 2019 2018

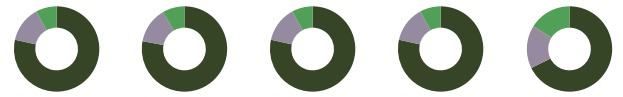
Forest	84.6%	83.8%	86.0%	86.0%	86.0%
Grass/Pasture	14.0%	14.7%	12.9%	12.9%	12.6%
Other	1.4%	1.5%	1.1%	1.1%	1.4%

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Field 2

2 ac.





	2022	2021	2020	2019	2018
Forest	78.5%	77.9%	78.5%	78.5%	67.6%
Non-Cropland	13.7%	13.7%	13.7%	13.7%	16.3%
Grass/Pasture	7.8%	8.4%	7.8%	7.8%	16.0%

Source: NASS Cropland Data Layer

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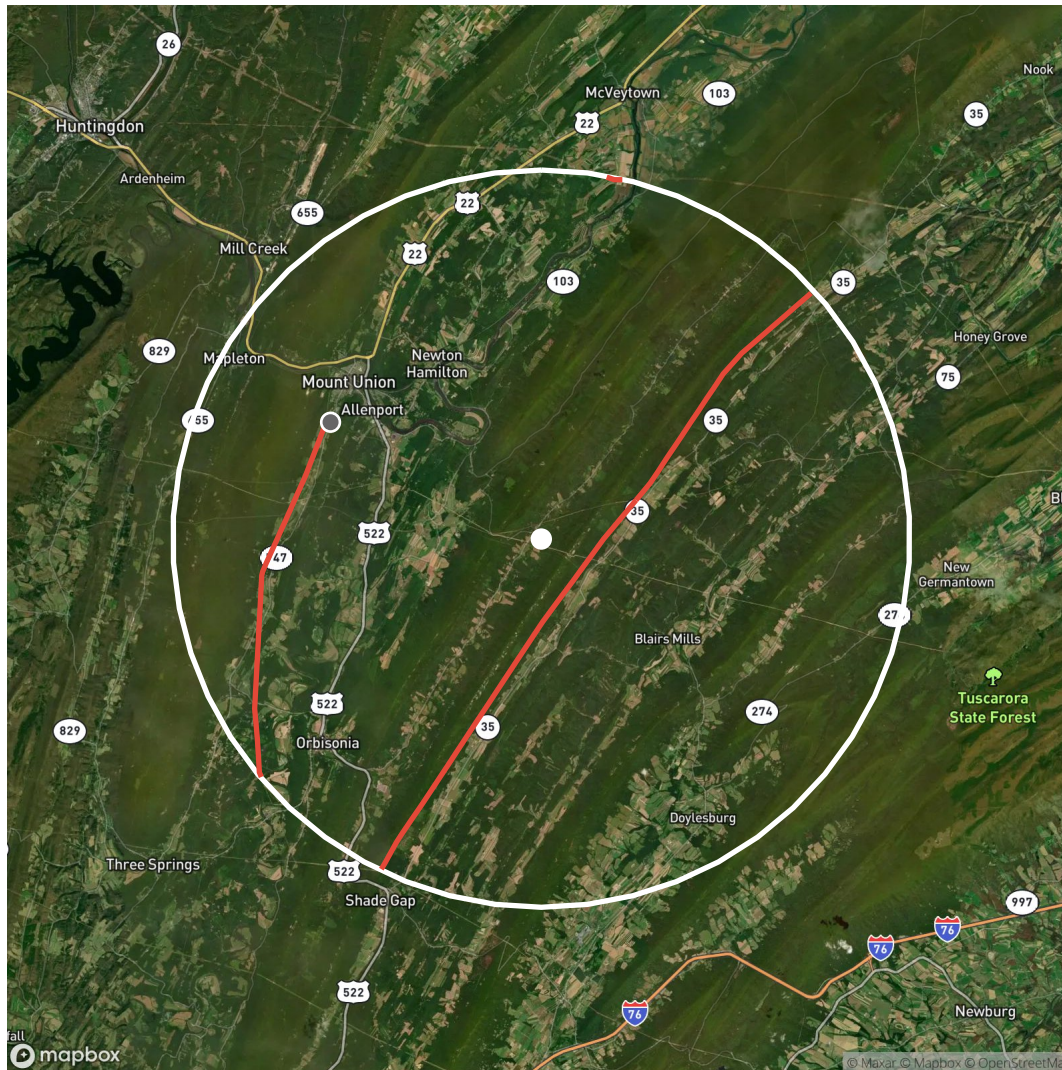
Huntingdon County, PA

FIELD	ACRES	TAX AMOUNT	ASSESSED VALUE	LOCATION	OWNER (LAST UPDATED)	OWNER ADDRESS	LEGAL DESCRIPTION
1 	60.26	1,546.00	24,160.00	APN: 42-18-03.3	WENGER, BARRY A & SUZANNE U (02/09/2022)	1759 PIONEER RD, LANCASTER, PA 17602	Unknown
2 	1.67	1,546.00	24,160.00	APN: 42-18-03.3	WENGER, BARRY A & SUZANNE U (02/09/2022)	1759 PIONEER RD, LANCASTER, PA 17602	Unknown

61.93



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Field 1 - 60.26 acres

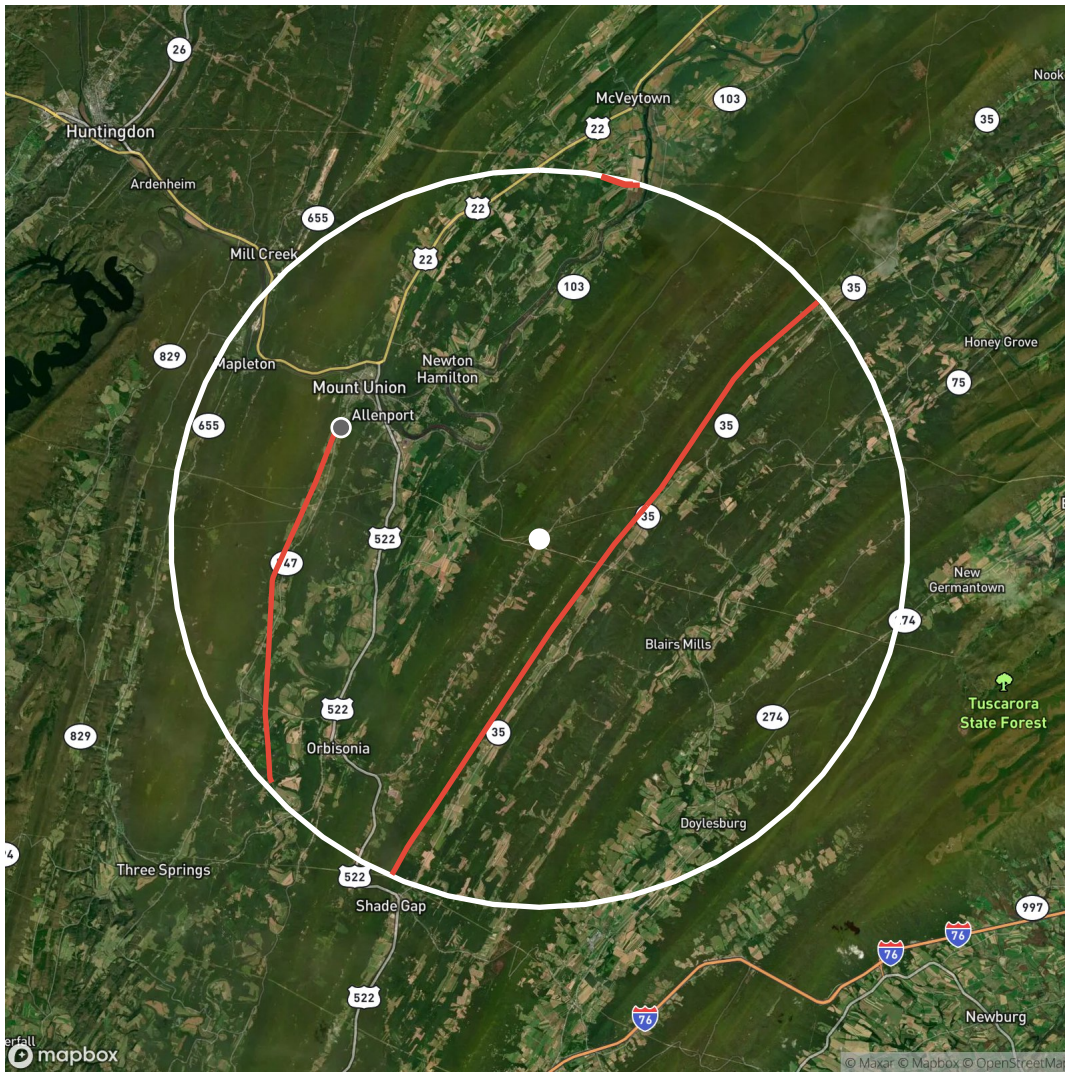
Legend

- Biodiesel Plant
- Ethanol Plant
- Power Plant
- Soybean Plant
- Substation
- Oil/Gas Well
- Solar Farm
- Wind Turbine
- Oil Pipeline
- Transmission Line
- Field Location

Showing utilities within a 10.0 mile radius of the field location.

UTILITY TYPE	TOTAL COUNT	DISTANCE TO NEAREST (MILES)
Substation	1	6.54
Transmission Line	5	1.36

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Field 2 - 1.67 acres

Legend

- Biodiesel Plant
- Ethanol Plant
- Power Plant
- Soybean Plant
- Substation
- Oil/Gas Well
- Solar Farm
- Wind Turbine
- Oil Pipeline
- Transmission Line
- Field Location

Showing utilities within a 10.0 mile radius of the field location.

UTILITY TYPE	TOTAL COUNT	DISTANCE TO NEAREST (MILES)
Substation	1	6.17
Transmission Line	5	1.73