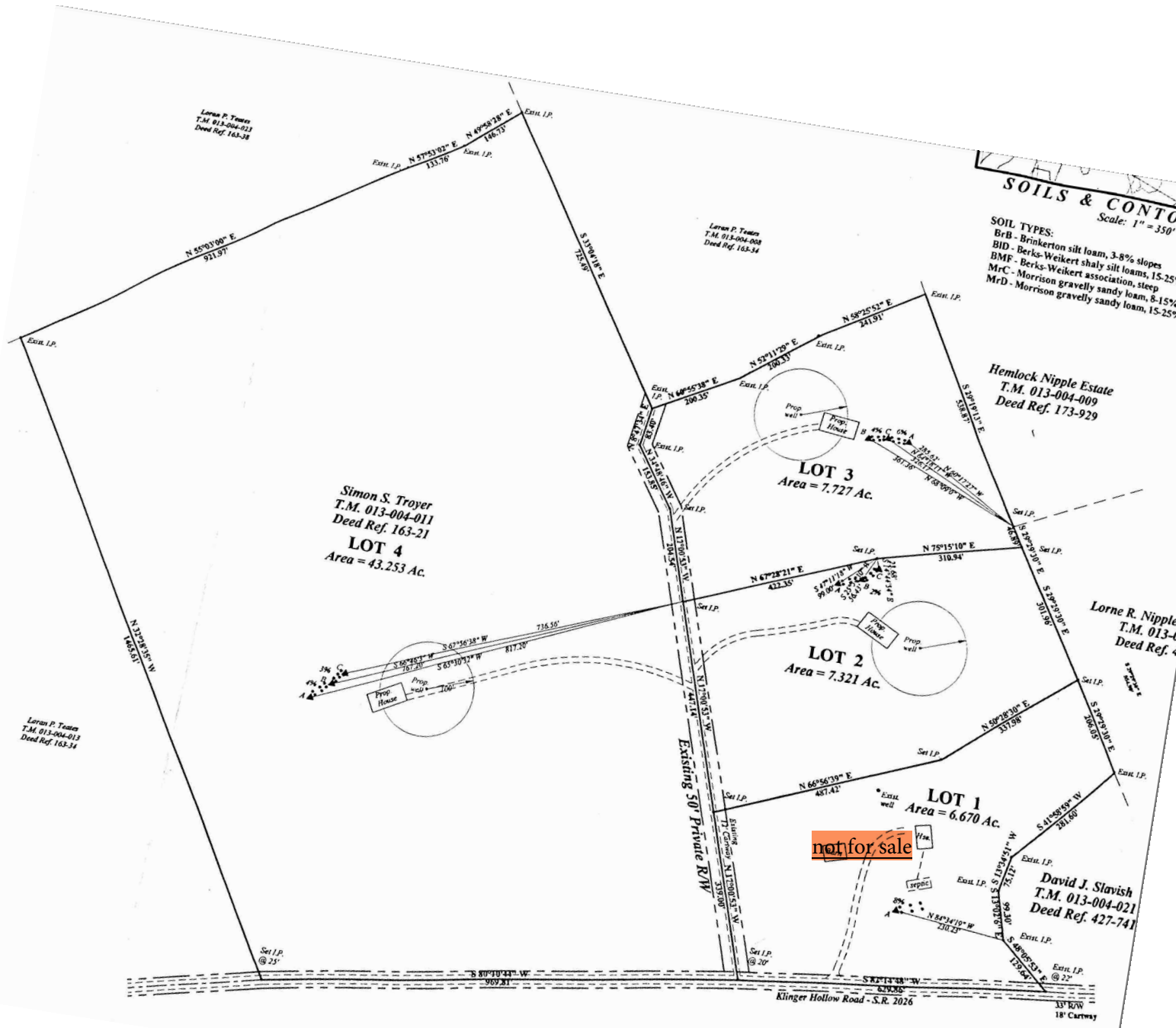


SOILS & CONTO
Scale: 1" = 350'

- SOIL TYPES:**
 BrB - Brinkerton silt loam, 3-8% slopes
 BID - Berks-Weikert shaly silt loams, 15-25%
 BMF - Berks-Weikert association, steep
 MrC - Morrison gravelly sandy loam, 8-15%
 MrD - Morrison gravelly sandy loam, 15-25%



PLAN NARRATIVE:
 This plan proposes the subdivision
 Troyer into four (4) lots. The app
 has been completed.

National Flood Hazard Layer FIRMette



76°59'18"W 40°38'17"N



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

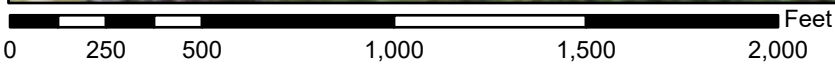
SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) <i>Zone A, V, A99</i>
		With BFE or Depth <i>Zone AE, AO, AH, VE, AR</i>
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile <i>Zone X</i>
		Future Conditions 1% Annual Chance Flood Hazard <i>Zone X</i>
		Area with Reduced Flood Risk due to Levee. See Notes. <i>Zone X</i>
		Area with Flood Risk due to Levee <i>Zone D</i>
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard <i>Zone X</i>
		Effective LOMRs
GENERAL STRUCTURES		Area of Undetermined Flood Hazard <i>Zone D</i>
		Channel, Culvert, or Storm Sewer
OTHER FEATURES		Levee, Dike, or Floodwall
		Cross Sections with 1% Annual Chance Water Surface Elevation
MAP PANELS		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
		Profile Baseline
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped
		The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.



This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **9/16/2024 at 10:01 AM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

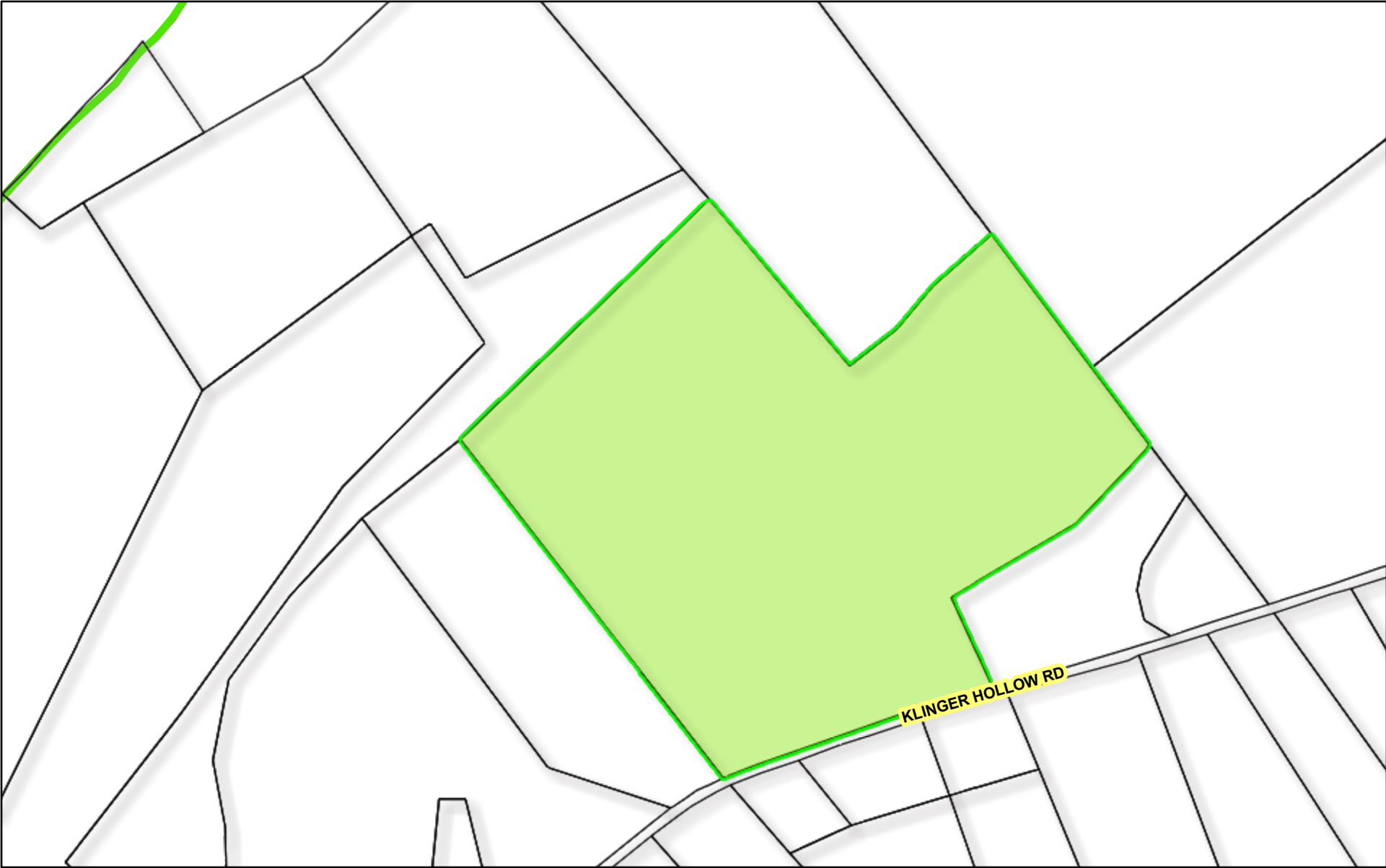


1:6,000

76°58'41"W 40°37'50"N

Basemap Imagery Source: USGS National Map 2023

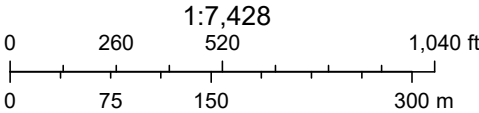
Juniata County



9/9/2024, 6:51:10 AM

 County Boundary

Roads Municipalities
 SUSQUEHANNA



1 field, 58 acres in Juniata County, PA

COUNTY AVG(\$/AC.)

N/A

AVG NCCPI

31.1

COUNTY AVG

31.4



Generate Carbon Credit income with Carbon by Indigo - These fields could generate a combined **\$1,110** in additional revenue.



ECONOMIC ATTRIBUTES


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

PHYSICAL ATTRIBUTES

Annual Precipitation: 43.80 inches
Annual GDD: 2812


LAND USE

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

	FIELD	ACRES	LATITUDE LONGITUDE	SLOPE	2023 CROPS	AVG NCCPI	CARBON POTENTIAL (\$)	COUNTY AVG. (\$/AC.)
	all	 58.02	40.63630 -76.98336	15.42%	69% Forest, 29% Corn, 2% Other, 0% Soybeans	31.1	\$1,110	N/A

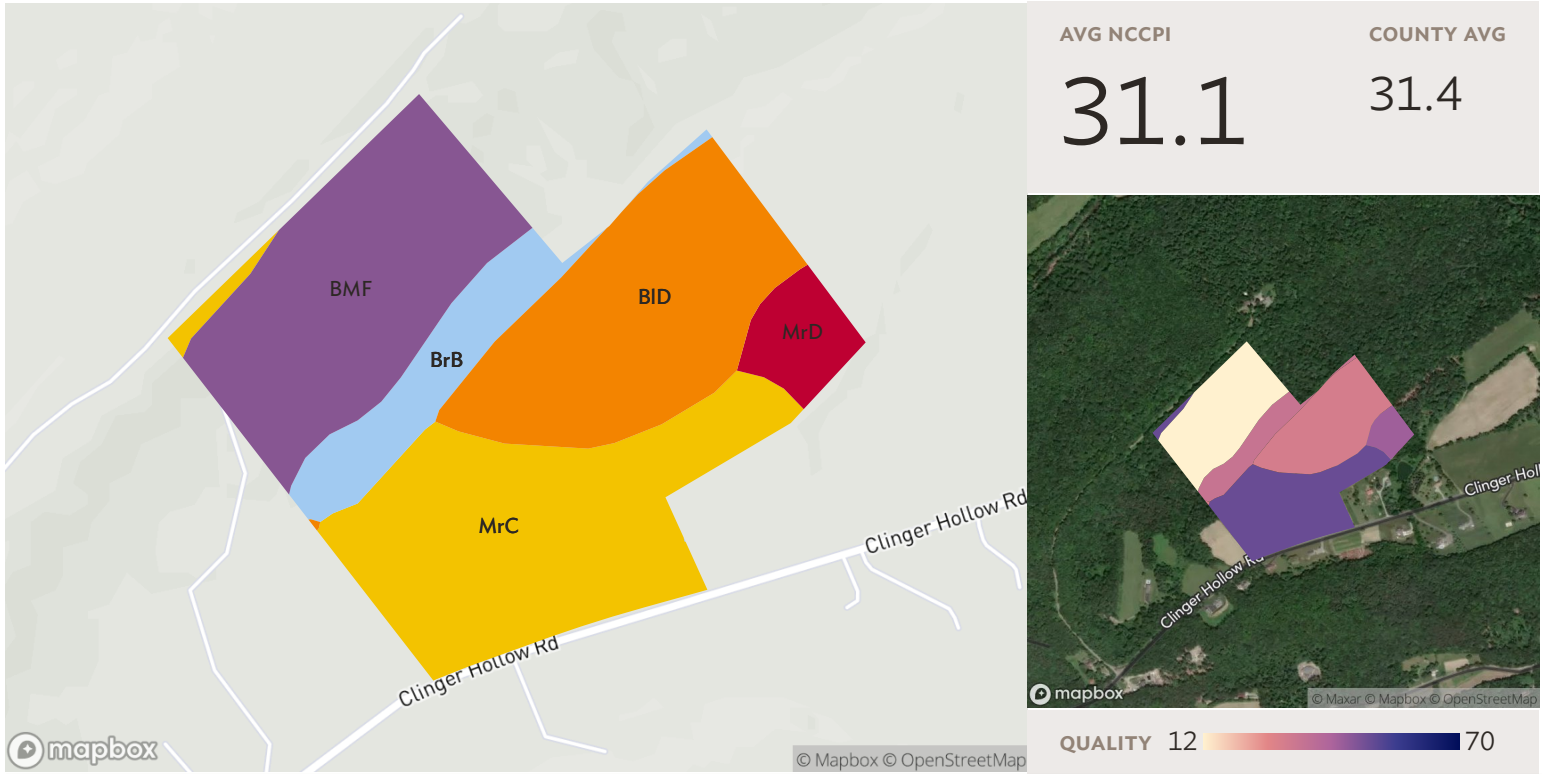
1 field, 58 acres in Juniata County, PA



	COMP 1	COMP 2	COMP 3	COMP 4	COMP AVGS	TARGET PARCEL
BOUNDARY						
COUNTY	Juniata, PA	Juniata, PA	Juniata, PA	Perry, PA		Juniata, PA
SALE PRICE	\$390,000	\$143,000	\$45,000	\$300,000	\$222,421	
\$/AC. PRICE	\$205,781/ac.	\$49,354/ac.	\$23,744/ac.	\$93,554/ac.	\$88,736/ac.	
SALE DATE	08/09/24	08/02/24	02/09/24	06/13/24		
SALE CONDITION	Market	Market	Market	Market		
PURCHASE CONDITION	Cash Purchase	Mortgage	Mortgage	Mortgage		
DISTANCE (MI)	1.02	1.06	1.02	3.80	1.72	
ACRES	1.90	2.90	1.90	3.21	2.47	58.02
TOP CROP	Developed	Forest	Developed	Grass/Pasture		Forest
NCCPI	42.7	43.3	42.7	45.1	43.7	31.1
\$/NCCPI	\$4,819	\$1,139	\$556	\$2,074	\$2,035	
TILLABLE %	0.0%	0.0%	0.0%	7.4%	2.4%	28.8%

* Estimated Price Per Acre from AcreValue model.

1 field, 58 acres in Juniata County, PA



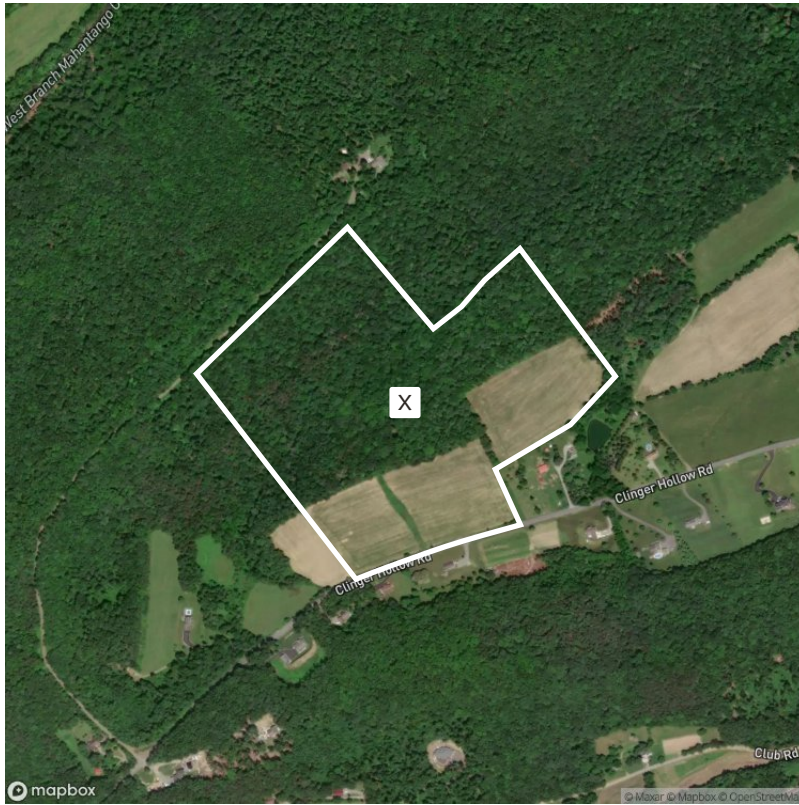
All fields

Source: NRCS Soil Survey

58 ac.

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
MrC	Morrison gravelly sandy loam, 8 to 15 percent slopes	18.94	32.6%	3	49.6
BMF	Berks-Weikert association, steep	16.01	27.6%	7	7.2
BID	Berks-Weikert channery silt loams, 15 to 25 percent slopes	14.96	25.8%	6	30.1
BrB	Brinkerton silt loam, 3 to 8 percent slopes	5.49	9.5%	4	33.9
MrD	Morrison gravelly sandy loam, 15 to 25 percent slopes	2.62	4.5%	4	42.7
58.02					31.1

1 field, 58 acres in Juniata County, PA



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.

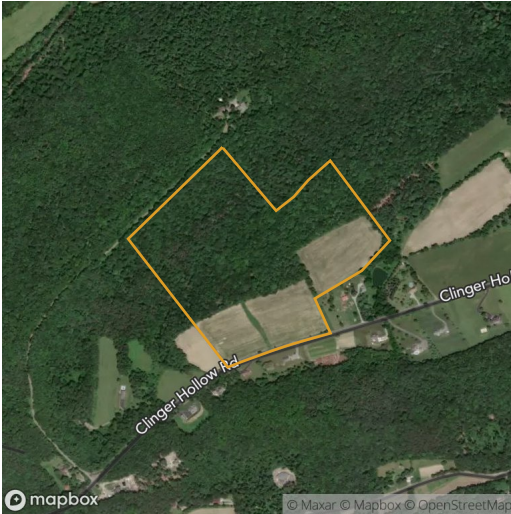
Source: FEMA National Flood Hazard Layer

All fields

58 ac.

FLOOD ZONE	FLOOD RISK*	FLOOD ZONE SUBTYPE	ACRES	PERCENTAGE OF FIELD
X	MINIMAL	AREA OF MINIMAL FLOOD HAZARD	58.02	100.0%
			58.02	

1 field, 58 acres in Juniata County, PA



All fields

58 ac.



2023 2022 2021 2020 2019

■ Forest	68.8%	71.4%	69.9%	70.7%	70.6%
■ Corn	28.8%	3.5%	27.8%	6.6%	27.2%
■ Soybeans	-	23.4%	0.1%	21.2%	0.6%
■ Other	2.4%	1.7%	2.1%	1.5%	1.6%



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.](#)

Source: NASS Cropland Data Layer

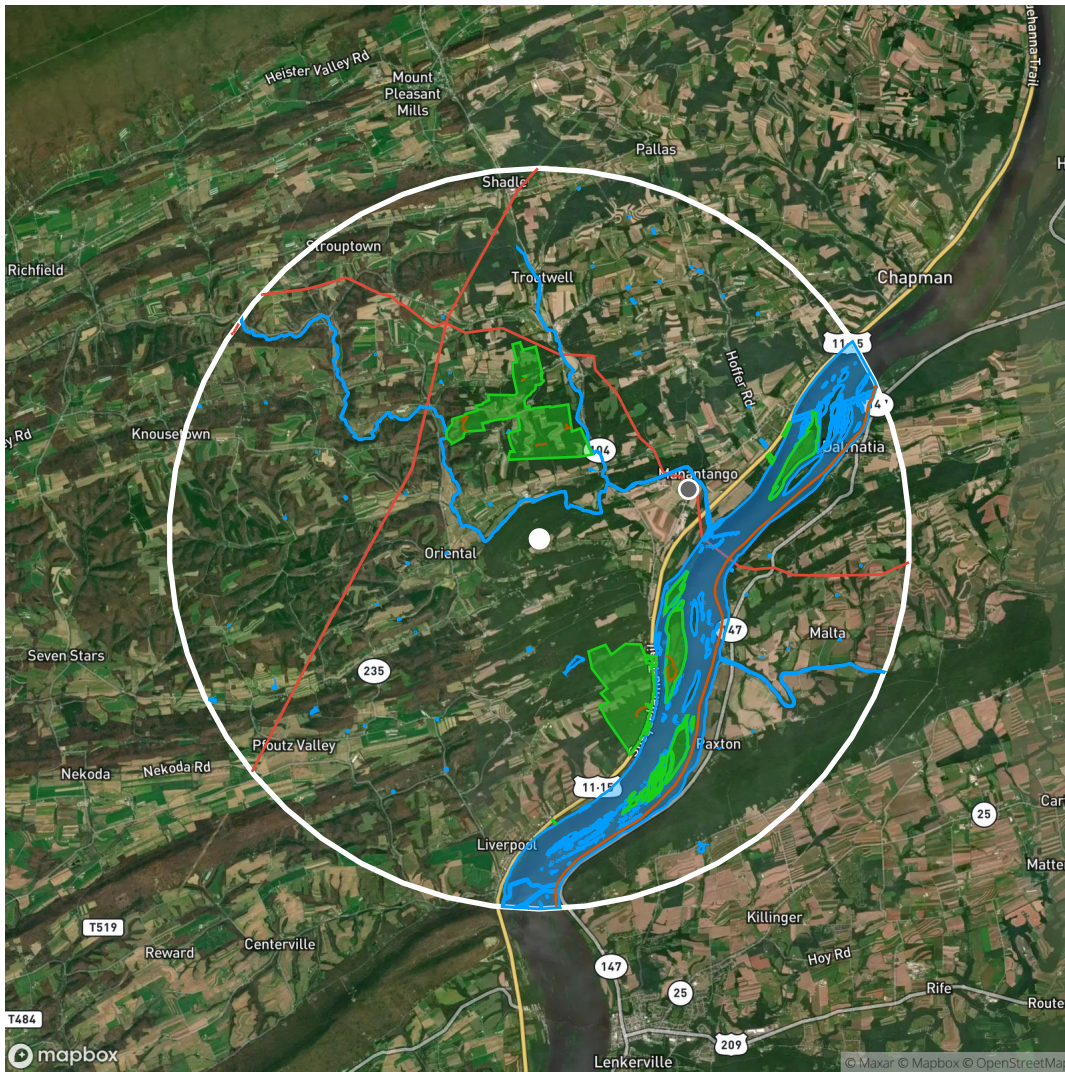
1 field, 58 acres in Juniata County, PA

Juniata County, PA

FIELD	ACRES	TAX AMOUNT	ASSESSED VALUE	LOCATION	OWNER (LAST UPDATED)	OWNER ADDRESS	LEGAL DESCRIPTION
all 	58.02	652.66	6,660.00	APN: 1304037	TROYER, SIMON S & DENISE H (02/04/2022)	1020 CLARK HILL RD, MOUNT PLEASANT MILLS, PA 17853	Unknown



1 field, 58 acres in Juniata County, PA



Field 1 - 58.02 acres

Legend

- Field Location
- Biodiesel Plant
- Ethanol Plant
- Power Plant
- Soybean Plant
- Remediation Site
- Substation
- Oil/Gas Well
- Solar Farm
- Wind Turbine
- 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	2.13
Transmission Line	7	1.9
Water Bodies	70	0.5
Parks/Protected Areas	5	1.09
Recreational Trails	8	1.25