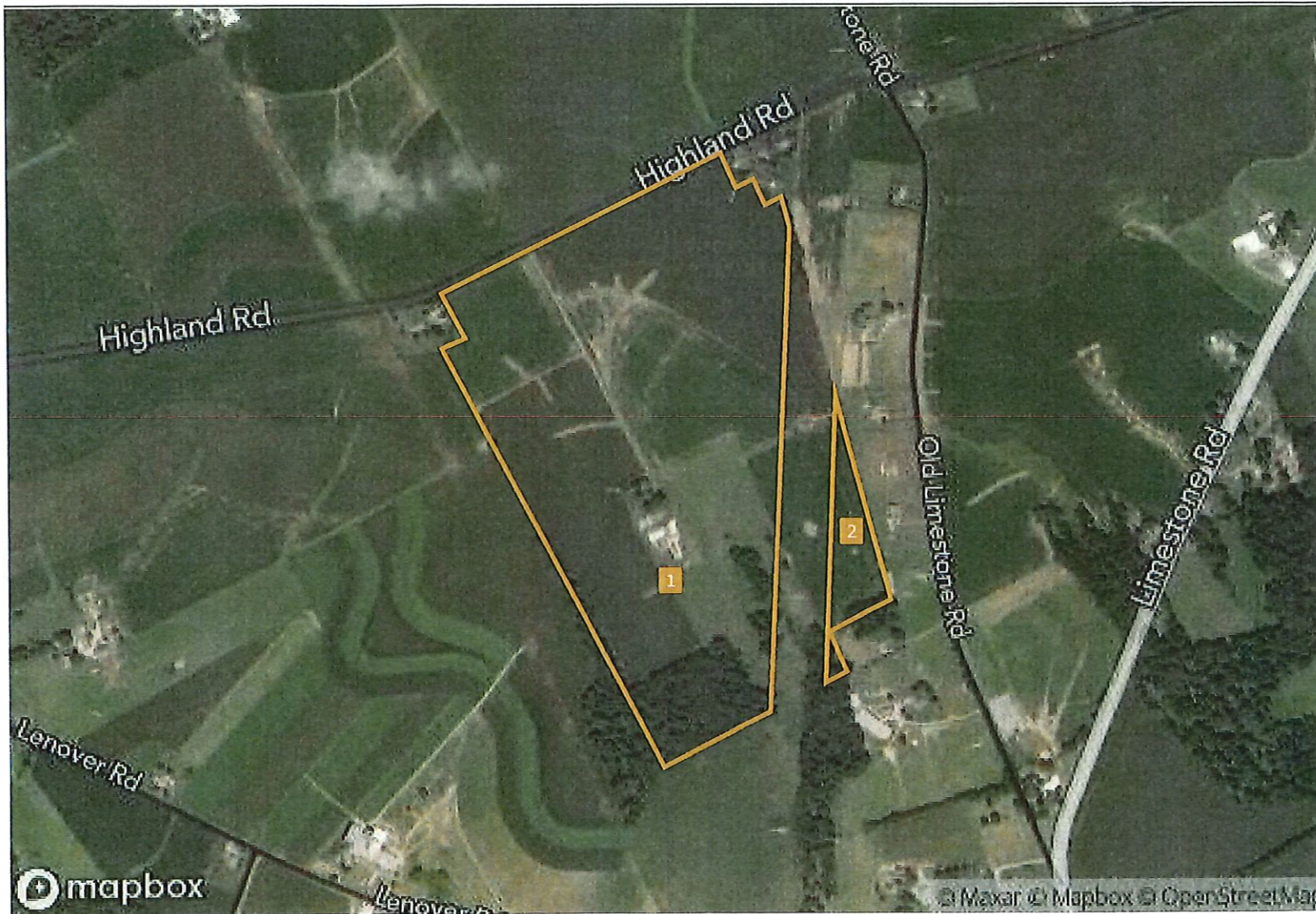


2 fields, 92 acres in Chester County, PA

Chester County, PA

FIELD	ACRES	TAX AMOUNT	ASSESSED VALUE	LOCATION	OWNER (LAST UPDATED)	OWNER ADDRESS	LEGAL DESCRIPTION
1	86.60	8,092.37	164,710.00	APN: 4502 0062000	STOLTZFUS, NELSON K & JOYCE H (02/07/2022)	58 HIGHLAND RD, PARKESBURG, PA 19365	SS OF HIGHLAND RD 87 AC FARM
2	5.08	137.56	2,800.00	APN: 4502 0062040	STOLTZFUS, NELSON K & JOYCE H (02/07/2022)	58 HIGHLAND RD, PARKESBURG, PA 19365	W & REAR OF OLD LIMESTONE 5.7 AC S

91.67


2 fields, 92 acres in Chester County, PA



All fields

92 ac.

LOCAL DESIGNATION	EASEMENT NAME	ACRES	PERCENTAGE OF FIELD	DURATION
■ FARM	Chester County Agricultural Easement45-2-62	86.49	94.3%	PERM
■ FRPP	Farm and Ranch Lands Protection Program (FRPP), Chester, Pennsylvania	0.01	0.0%	PERM
		86.49	94.3%	

2 fields, 92 acres in Chester County, PA

COUNTY AVG(\$/AC.)

N/A

AVG NCCPI

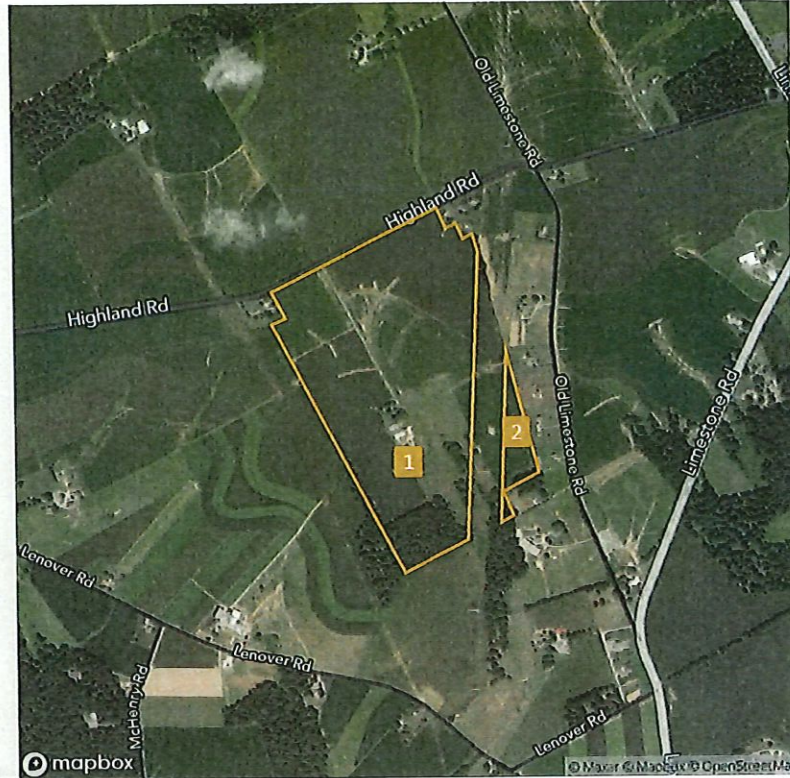
66.3

COUNTY AVG

53.1



Generate Carbon Credit income with Carbon by Indigo - These fields could generate a combined **\$1,754** in additional revenue.


ECONOMIC ATTRIBUTES

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

PHYSICAL ATTRIBUTES

Annual Precipitation: 47.95 inches
Annual GDD: 3148

ZONING & LAND USE

Land Use: Grass/Pasture, Cropland, Developed, Non-Cropland
Zoning Code: A





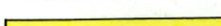

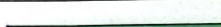


FIELD	ACRES	LATITUDE LONGITUDE	SLOPE	2023 CROPS	AVG NCCPI	CARBON POTENTIAL (\$)	COUNTY AVG. (\$/AC.)
1	86.60	39.93200 -75.92354	4.12%	53% Corn, 18% Soybeans, 17% Grass/Pasture, 7% Forest, 4% Double Crop, 2% Other	66.6	\$1,657	N/A
2	5.08	39.93030 -75.91980	2.73%	37% Soybeans, 36% Double Crop, 15% Corn, 8% Grass/Pasture, 4% Forest, 0% Other	60.5	\$97	N/A
91.67			4.04%		66.3	\$1,754	N/A

2 fields, 92 acres in Chester County, PA



Source: Harmonized Landsat and Sentinel-2

Field 1 Avg. NDVI Date
 87 ac. 61.94 09/11/2024

	NDVI RANGE	ACRES	PERCENT AREA
	44.01 - 49.14	2.57	2.97%
	49.14 - 54.28	16.92	19.54%
	54.28 - 59.42	24.94	28.8%
	59.42 - 64.55	16.44	18.99%
	64.55 - 69.69	7.74	8.94%
	69.69 - 74.83	6.32	7.3%
	74.83 - 79.96	4.37	5.05%
	79.96 - 85.10	4.02	4.64%
	85.10 - 90.24	3.26	3.76%

2 fields, 92 acres in Chester County, PA






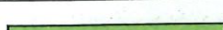





Source: Harmonized Landsat and Sentinel-2

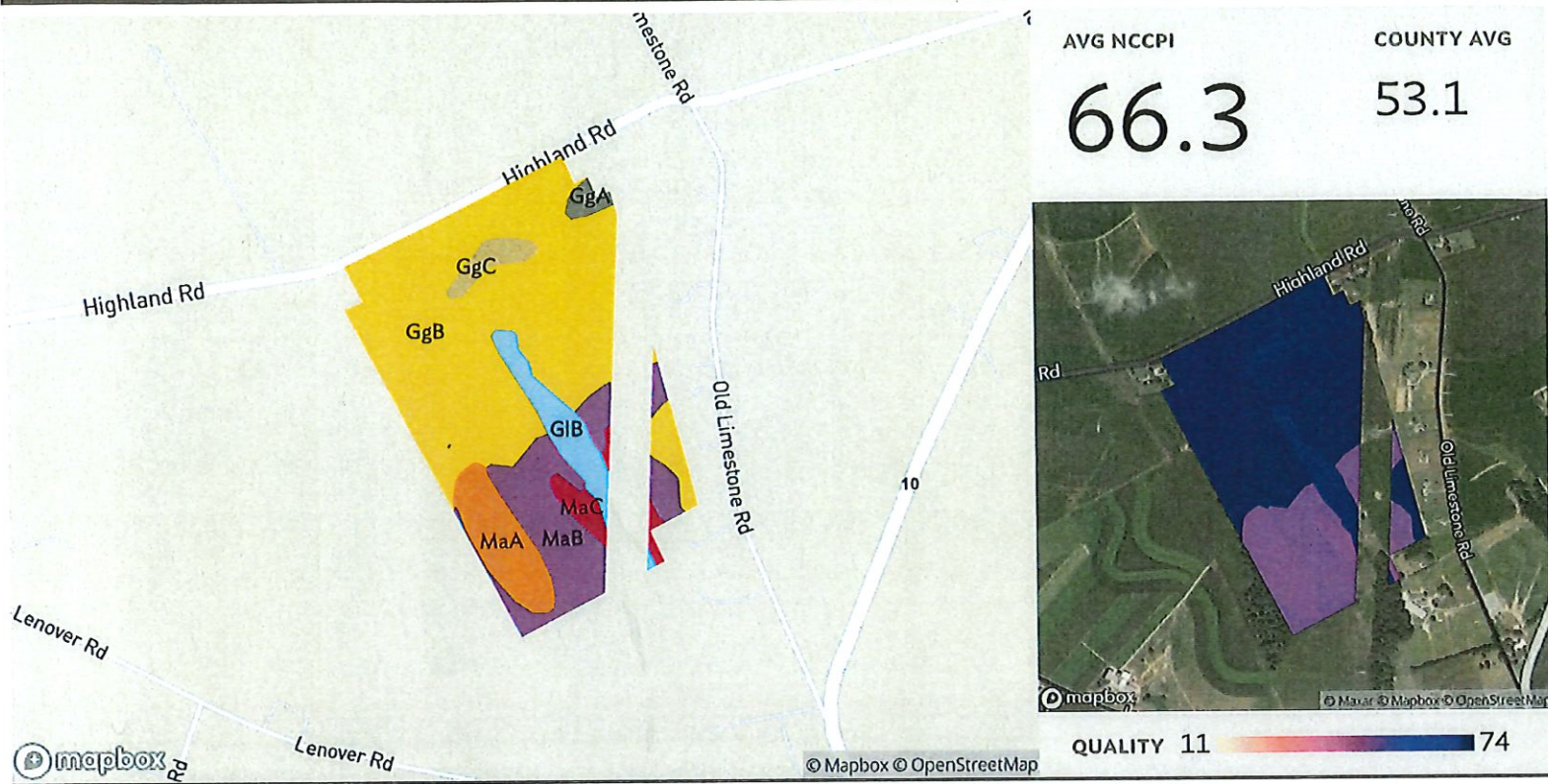
Field 2
5 ac.

Avg. NDVI
64.84

Date
09/11/2024

	NDVI RANGE	ACRES	PERCENT AREA
	47.16 - 51.31	0.25	4.86%
	51.31 - 55.46	0.36	7.08%
	55.46 - 59.61	0.51	10.13%
	59.61 - 63.76	0.86	16.96%
	63.76 - 67.91	1.63	32.11%
	67.91 - 72.06	0.85	16.66%
	72.06 - 76.20	0.18	3.64%
	76.20 - 80.35	0.23	4.51%
	80.35 - 84.50	0.21	4.06%

2 fields, 92 acres in Chester County, PA



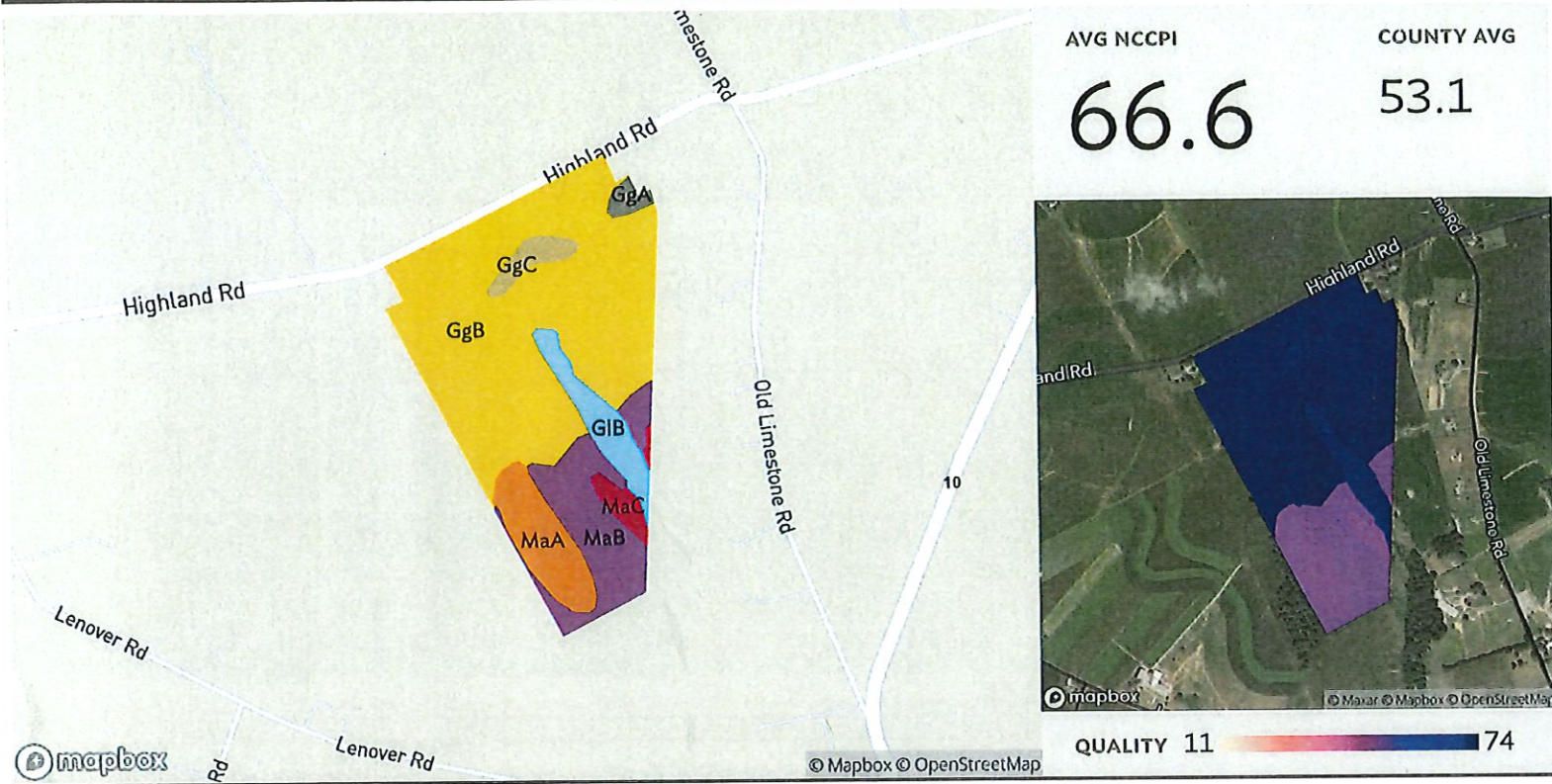
Source: NRCS Soil Survey

All fields

92 ac.

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
GgB	Glenelg silt loam, 3 to 8 percent slopes	57.52	62.7%	2	73.7
MaB	Manor loam, 3 to 8 percent slopes	15.04	16.4%	2	49.3
MaA	Manor loam, 0 to 3 percent slopes	7.59	8.3%	1	48.5
GIB	Glenville silt loam, 3 to 8 percent slopes	5.64	6.2%	2	64.8
MaC	Manor loam, 8 to 15 percent slopes	2.45	2.7%	3	48.0
GgC	Glenelg silt loam, 8 to 15 percent slopes	2.30	2.5%	3	70.1
GgA	Glenelg silt loam, 0 to 3 percent slopes	1.14	1.2%	1	73.4
91.67					66.3

2 fields, 92 acres in Chester County, PA



AVG NCCPI

66.6

COUNTY AVG

53.1

Source: NRCS Soil Survey

Field 1

87 ac.

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
GgB	Glenelg silt loam, 3 to 8 percent slopes	55.22	63.8%	2	73.7
MaB	Manor loam, 3 to 8 percent slopes	12.87	14.9%	2	49.3
MaA	Manor loam, 0 to 3 percent slopes	7.59	8.8%	1	48.5
GIB	Glenville silt loam, 3 to 8 percent slopes	5.53	6.4%	2	64.8
GgC	Glenelg silt loam, 8 to 15 percent slopes	2.30	2.7%	3	70.1
MaC	Manor loam, 8 to 15 percent slopes	1.94	2.2%	3	48.0
GgA	Glenelg silt loam, 0 to 3 percent slopes	1.14	1.3%	1	73.4
					86.60

2 fields, 92 acres in Chester County, PA



Source: NRCS Soil Survey

Field 2

5 ac.

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI	
GgB	Glenelg silt loam, 3 to 8 percent slopes	2.30	45.2%	2	73.7	
MaB	Manor loam, 3 to 8 percent slopes	2.16	42.6%	2	49.3	
MaC	Manor loam, 8 to 15 percent slopes	0.51	10.0%	3	48.0	
GIB	Glenville silt loam, 3 to 8 percent slopes	0.11	2.2%	2	64.8	
					5.08	60.5

2 fields, 92 acres in Chester County, PA



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.

Source: FEMA National Flood Hazard Laye

All fields

92 ac.

FLOOD ZONE	FLOOD RISK*	FLOOD ZONE SUBTYPE	ACRES	PERCENTAGE OF FIELD
X	MINIMAL	AREA OF MINIMAL FLOOD HAZARD	91.67	100.0%
			91.67	

2 fields, 92 acres in Chester County, PA



All fields

92 ac.

	2023	2022	2021	2020	2019
Corn	50.8%	21.7%	21.2%	54.5%	42.4%
Soybeans	18.7%	41.5%	38.1%	23.9%	5.0%
Grass/Pasture	16.2%	15.5%	14.3%	11.4%	11.1%
Double Crop	5.6%	10.4%	17.0%	-	27.8%
Forest	6.7%	7.1%	6.8%	8.8%	9.1%
Other	2.0%	3.8%	2.7%	1.4%	4.6%



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.](#)



Field 1

87 ac.

	2023	2022	2021	2020	2019
Corn	52.9%	22.7%	17.6%	52.9%	44.5%
Soybeans	17.7%	39.4%	39.9%	24.7%	5.2%
Grass/Pasture	16.7%	16.0%	14.8%	11.8%	11.5%
Double Crop	3.8%	10.7%	17.9%	-	24.5%
Forest	6.9%	7.2%	6.9%	9.0%	9.4%
Other	2.1%	3.9%	2.9%	1.5%	4.9%







2 fields, 92 acres in Chester County, PA



Field 2

5 ac.



	2023	2022	2021	2020	2019
 Soybeans	36.7%	76.9%	7.2%	10.1%	1.2%
 Corn	15.0%	4.2%	81.8%	81.0%	6.8%
 Double Crop	36.3%	5.6%	0.9%	-	83.1%
 Grass/Pasture	8.0%	7.7%	4.6%	3.3%	3.3%
 Forest	4.0%	4.9%	4.7%	5.6%	4.9%
 Other	-	0.7%	0.9%	-	0.7%

Source: NASS Cropland Data Layer



RC
TIMOTHY
B

Highland Rd

RING
TONY
B RING
JOYCE

Private Road

Private Road

Private Road

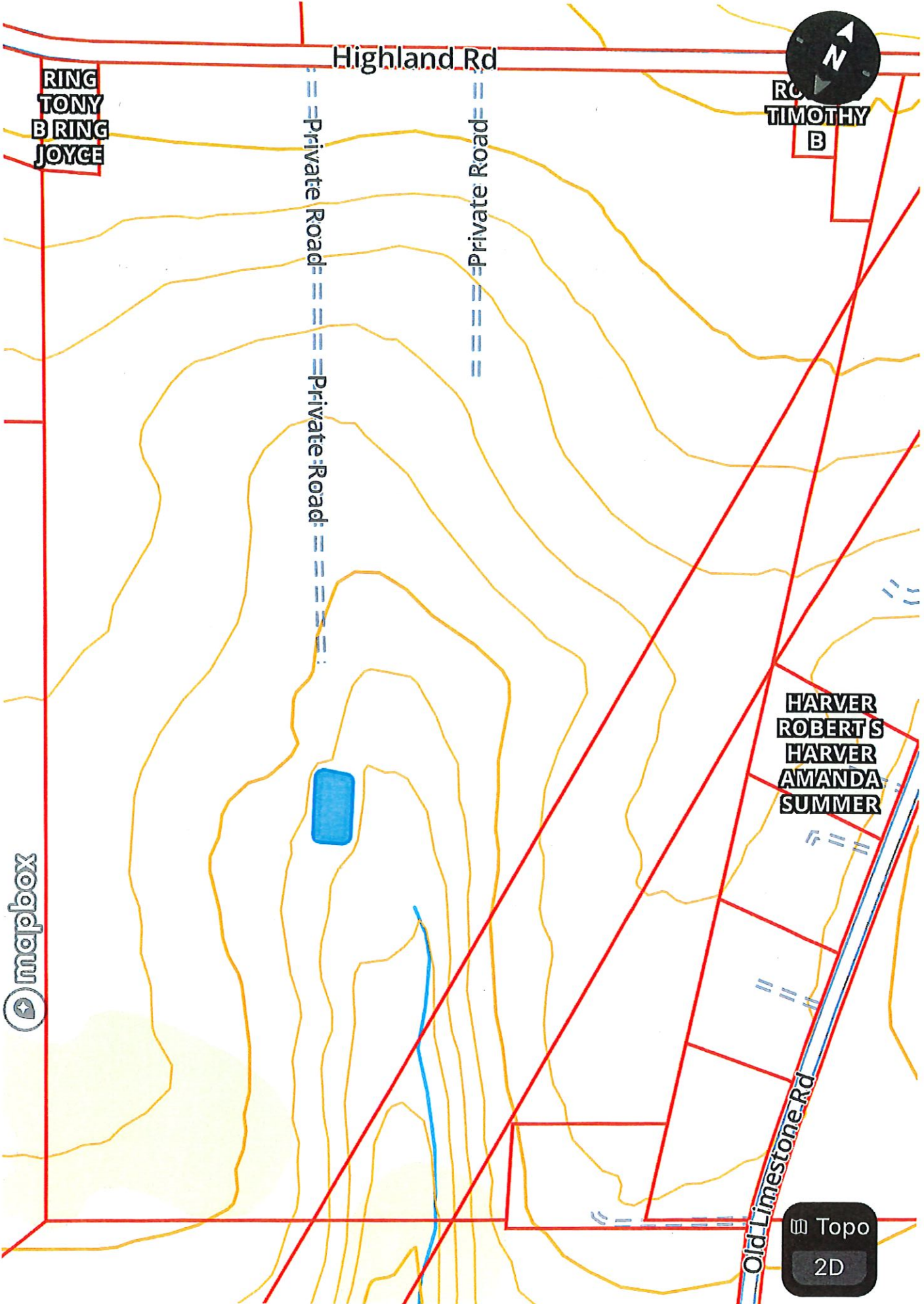
HARVER
ROBERT S
HARVER
AMANDA
SUMMER

Old Limestone Rd

Sat

2D





**RING
TONY B RING
JOYCE**

Highland Rd

Private Road

Private Road

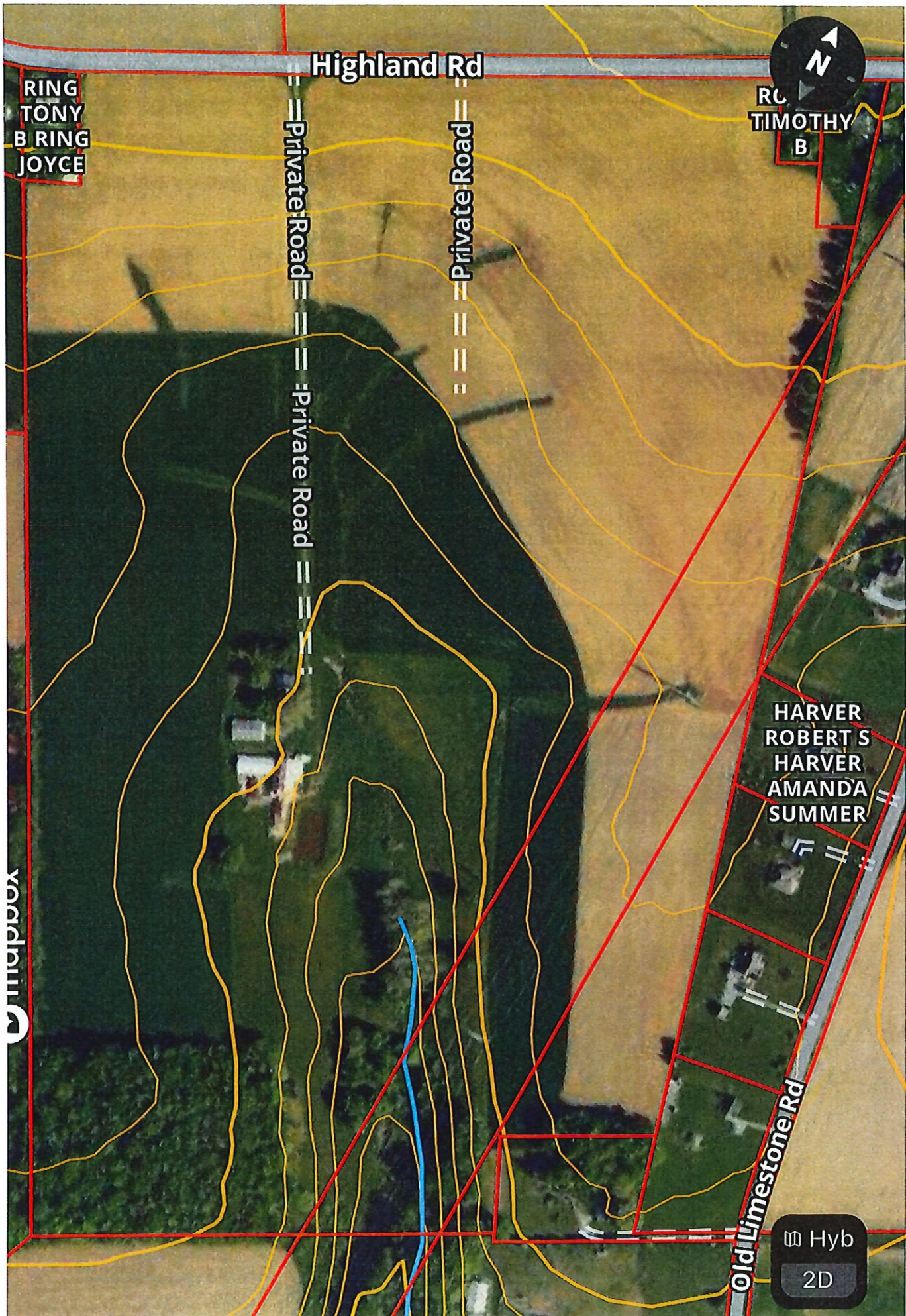
**TIMOTHY
B**

**HARVER
ROBERT'S
HARVER
AMANDA
SUMMER**

Old Limestone Rd

Topo
2D

mapbox



Highland Rd

RING
TONY
B RING
JOYCE

RC
TIMOTHY
B

Private Road

Private Road

Private Road

HARVER
ROBERT S
HARVER
AMANDA
SUMMER

Old Limestone Rd

Hyb
2D

yodapbox