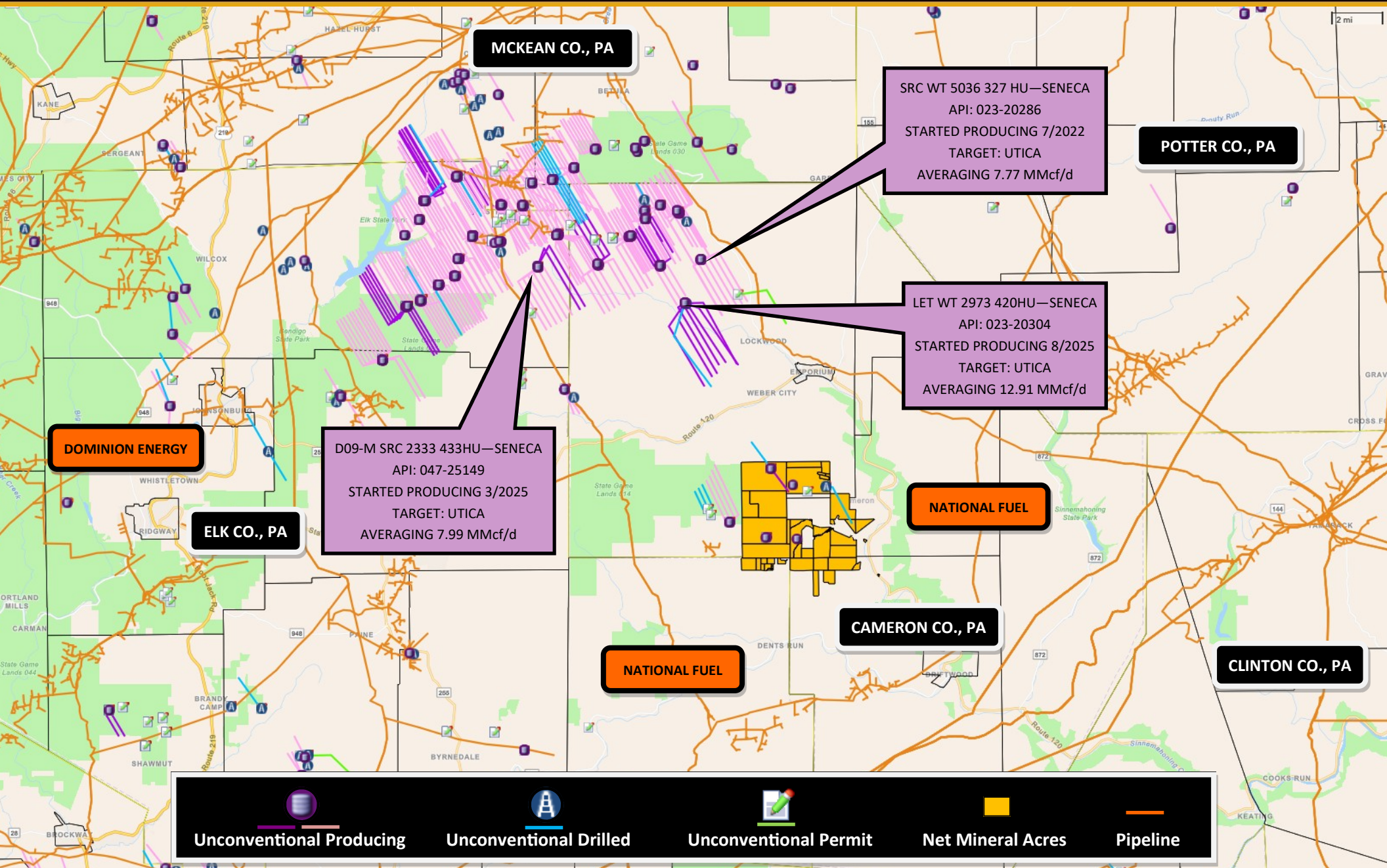




9,479 +/- UNLEASED NET MINERAL ACRES—UTICA/ POINT PLEASANT SHALE PLAY—PROVEN AREA
TAKEAWAY CAPACITY/ 600 MW CAPACITY ONSITE CARBON-NEUTRAL POWER GENERATION
SHIPPEN TOWNSHIP, CAMERON COUNTY, PENNSYLVANIA





9,479 +/- UNLEASED NET MINERAL ACRES—UTICA/ POINT PLEASANT SHALE PLAY—PROVEN AREA TAKEAWAY CAPACITY/ 600 MW CAPACITY ONSITE CARBON-NEUTRAL POWER GENERATION SHIPPEN TOWNSHIP, CAMERON COUNTY, PENNSYLVANIA

Data Center Capacities	600 MW
LOCATION	Cameron County (West)
BLOCK OF ACRES	9,479
PROJECTED NAT GAS RESERVES (EUR) Bcf	886.6
PROJECTED VALUE OF NATURAL GAS RESERVES @ \$3.00/MCF	\$2,659,895,540
PROJECTED CAP EX COST OF WELLS, GAS GEN SETS AND COMPLETE CCUS SYSTEM INCLUDING INJECTION WELLS	\$2,183,948,136
NATURAL GAS RESERVES VALUE @ \$1.25/MCF	\$1,108,289,808
PURCHASE PRICE OF 6 PRODUCING MARCELLUS WELLS, 2 WELL PADS AND ALL GATHERING & PIPELINE INFRASTRUCTURE	N/A
3% OVERRIDE ON PURCHASE PRICE OF ELECTRICITY (\$0.10/kWh assumed over 15 years)	\$236,520,000
PROJECTED CARBON CREDIT VALUES FOR IMPLEMENTING CCUS OVER 15 YEARS (based on IRS 45Q @\$85/ton)	\$2,957,664,664
20% OVERRIDE ON CARBON CAPTURE TAX CREDITS RECEIVED	\$591,532,933
ALL IN COST (CAP EX AND OP EX) FOR ON-SITE NAT GAS POWER TO GENERATE ELECTRICITY	\$4,166,948,325
NET ALL IN COST FOR ON-SITE NAT GAS POWER GENERATION PLUS CCUS TO GENERATE ELECTRICITY AFTER DEDUCTING CCUS CARBON CREDITS INCL PURCHASE OF GAS RESERVES AND CO2 CREDITS	\$3,145,626,402
NATURAL GAS TO ELECTRIC COST PER Kwh with CCUS CARBON TAX CREDITS OVER 15 YEARS	\$0.04275
ESTIMATED AVERAGE PJM ELECTRIC COST PER kWh IN NORTH CENTRAL PA (Estimated Range \$0.07 per Kwh - \$0.15 per Kwh)	\$0.110
NAT GAS POWER GEN COST OF ELECTRIC WITH CCUS VERSUS PJM COST - PROJECTED SAVINGS (OVER 15 YEARS)	\$5,302,085,998
PROJECTED SAVINGS (ANNUALLY)	\$353,472,400
PERCENT SAVINGS ANNUALLY	61.14%



**9,479 +/- UNLEASED NET MINERAL ACRES—UTICA/ POINT PLEASANT SHALE PLAY—PROVEN AREA
TAKEAWAY CAPACITY/ 600 MW CAPACITY ONSITE CARBON-NEUTRAL POWER GENERATION
SHIPPEN TOWNSHIP, CAMERON COUNTY, PENNSYLVANIA**

Proven Utica Development Area—Near the Seneca Resources Clermont Rich Valley Utica Footprint

For Sale or Lease:

9,479 +/- unleased net mineral acres in Shippen Township, Cameron County, Pennsylvania.

The most viable natural gas target of scale under this acreage is found in the Utica/ Point Pleasant Formation.

National Fuel has contacted us to provide takeaway for this project.

Virtual Data Room Is Available

Contact us about additional similar Data Center opportunities in Potter, Lycoming, Centre, Butler, Westmoreland and Clearfield, PA.

Parcel List is Available

Contact Us For Pricing

VP of Land and Managing Broker

Bill Smith

**is available by email or phone to
answer questions or review offers
for this listing.**

wsmith@cx-energy.com

cell: 412-999-7612

office: 724-933-1311

www.cx-energy.com

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