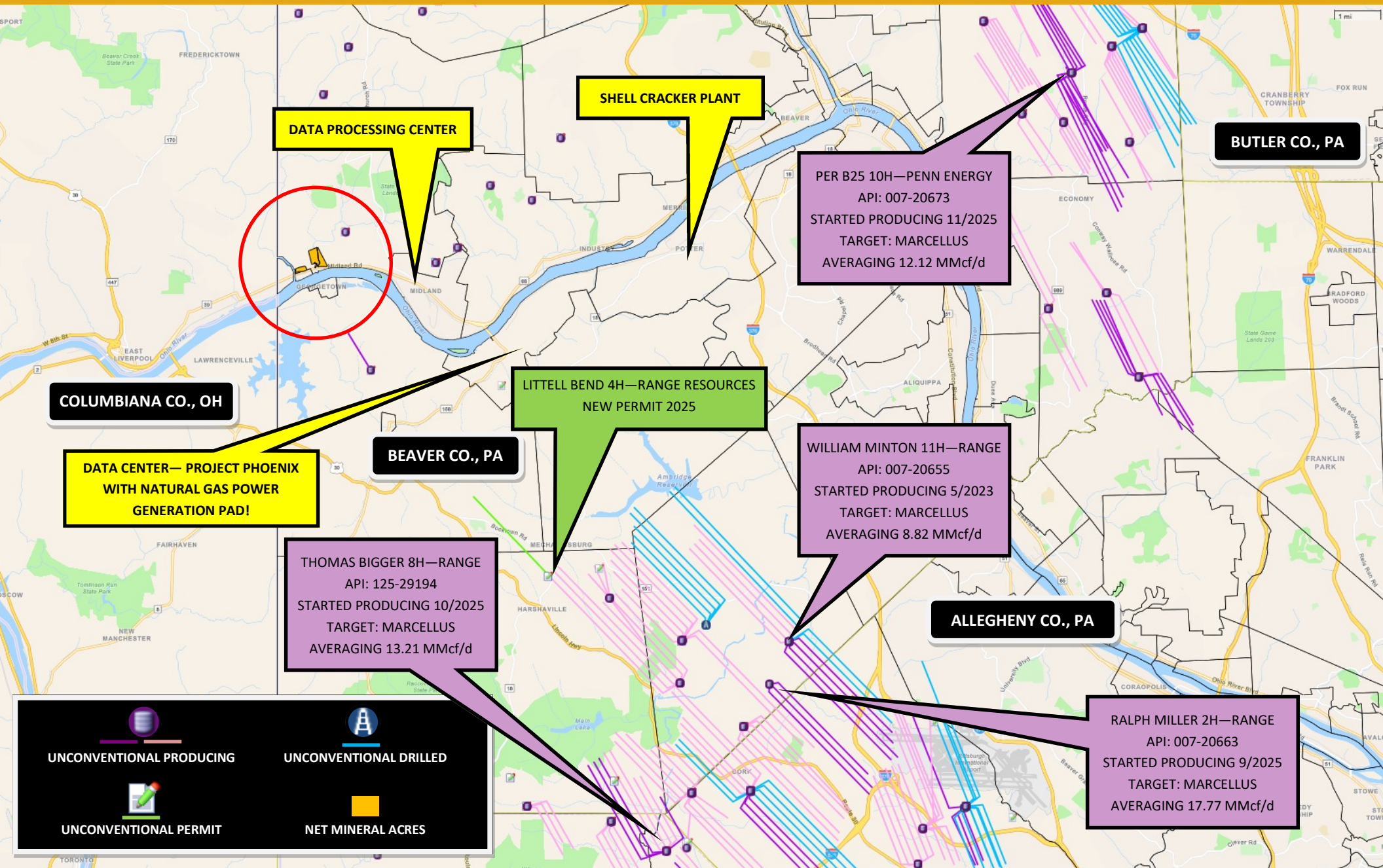




NEAR PROJECT PHOENIX DATA CENTER—NATURAL GAS POWER GENERATION PAD!
78+/- UNLEASED NET MINERAL ACRES FOR SALE
OHIOVILLE TOWNSHIP, BEAVER COUNTY, PENNSYLVANIA





**NEAR PROJECT PHOENIX DATA CENTER—NATURAL GAS POWER GENERATION PAD!
78+/- UNLEASED NET MINERAL ACRES FOR SALE
OHIOVILLE TOWNSHIP, BEAVER COUNTY, PENNSYLVANIA**

For Sale: Approximately 78 unleased net mineral acres located in Ohioville Township, Beaver County, Pennsylvania.

In close proximity to:

- "Project Phoenix" - the data center campus developed by Texas-based Aligned Data Center, which features a natural gas power generation pad!
- the upcoming data processing center in Midland Borough, Beaver County.
- the Shell cracker plant in Potter Township, Beaver County.

Pin Oak, Range Resources, Penn Energy and Hilcorp (Columbiana County, Ohio) are all working within a 15 miles of this opportunity.

Gross Acres: 78+/-

Net Mineral Acres Available: 78+/-

Unitized: No

Well/Unit Name: N/A

Producing: No

Lessee: N/A

Royalty Rate: N/A

Royalty Type: N/A

Lease Date: N/A

Primary Term Length: N/A

Extension Term Length: N/A

Extension Payment Amount: N/A

Offered At: \$351,000

Price Per Acre: \$4,500

Parcel #:

71170-0123000

71170-0122000

71170-0121000

71170-0118004

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

All information furnished regarding this property for sale, or lease is from sources deemed reliable but no warranty or representation is made as to the accuracy thereof and same is submitted subject to error, omissions, change of price, rental or other conditions prior sale, lease, or financing or withdrawal without notice.

CX-Energy will make no representations and assume no obligation regarding the accuracy of this data and assumes no risk for hazardous waste or substances or other undesirable material on or about the property which will ultimately be leased or purchased.