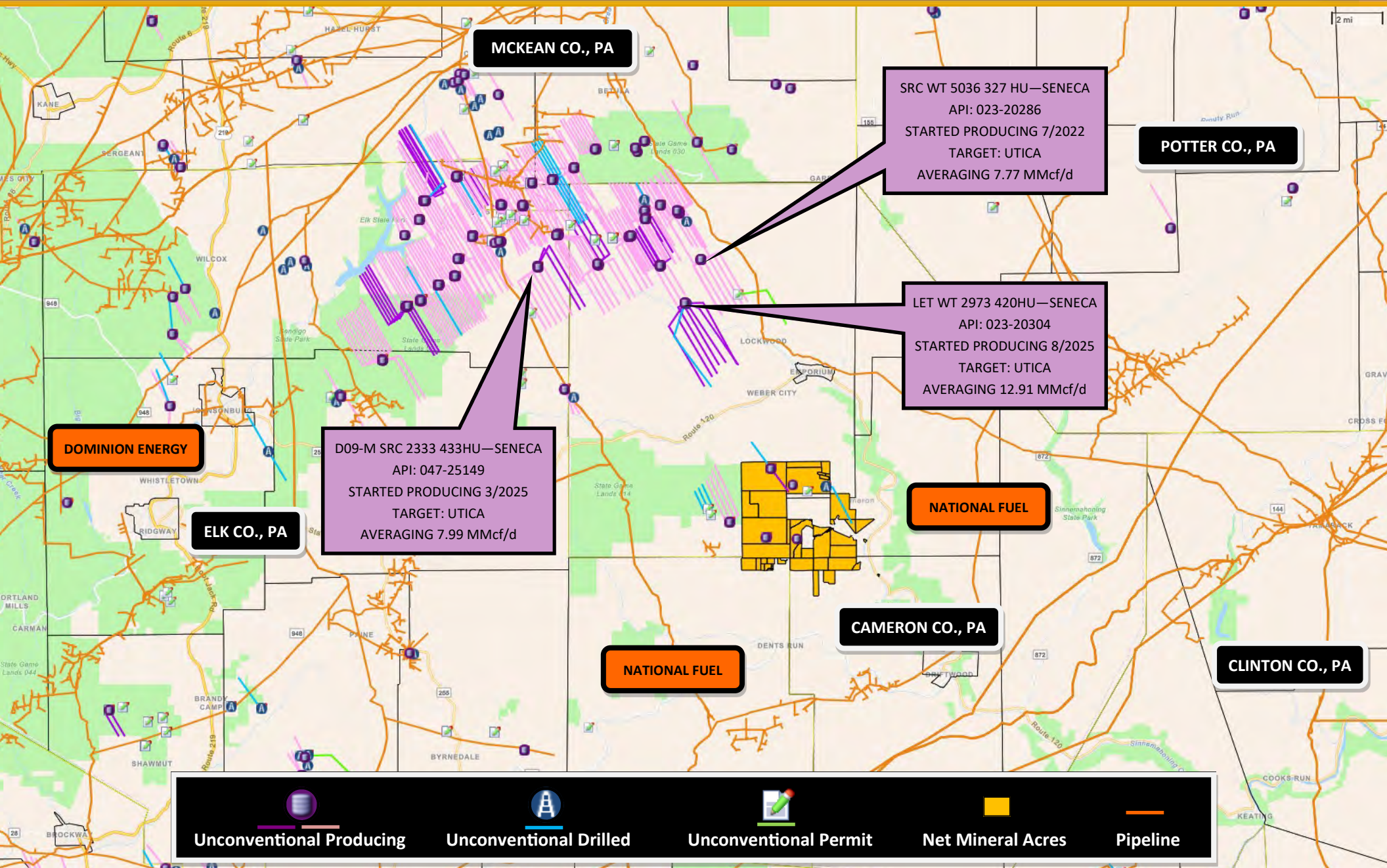




9,479 +/- UNLEASED NET MINERAL ACRES—UTICA/ POINT PLEASANT SHALE PLAY—PROVEN AREA  
TAKEAWAY CAPACITY/ 500 MW CAPACITY ONSITE CARBON-NEUTRAL POWER GENERATION  
SHIPPEN TOWNSHIP, CAMERON COUNTY, PENNSYLVANIA



Unconventional Producing	Unconventional Drilled	Unconventional Permit	Net Mineral Acres	Pipeline
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9,479 +/- UNLEASED NET MINERAL ACRES—UTICA/ POINT PLEASANT SHALE PLAY—PROVEN AREA  
TAKEAWAY CAPACITY/ 500 MW CAPACITY ONSITE CARBON-NEUTRAL POWER GENERATION  
SHIPPEN TOWNSHIP, CAMERON COUNTY, PENNSYLVANIA

## 500 MW+ Data Center Opportunity

Self-Powered Onsite Carbon-Neutral Power Generation

**9,479 Acre Block - Cameron County, PA**

Estimated Ultimate Recovery (EUR) of Utica Natural Gas Reserves

**739 Billion Cubic Feet (Bcf)**

(New Utica Wells Recently Drilled Nearby Will Most Likely Increase These EUR's)

Projected Value of Utica Shale Nat Gas

@\$2.50/Mcf

15+ Year Supply of Natural Gas

**\$1.85 Billion**

Projected Cost for Natural Gas Power Gen System

\$1,688,000 per MW

**\$844 Million**

Purchase Price of 739 Bcf of Utica Shale Natural Gas Reserves

\$2.50 per Mcf

**\$1.85 Billion**

Total Cost to Implement 300 MW Natural Gas Power Gen

\$844M + \$1.85B

**\$2.694 Billion**

(Fixed Cost of Electric over 15+ Years)

Or

**\$41.00 per MWh = \$0.041 per KWh**

(Includes \$0.006/KWh for Generator Op & Maint.)

Versus

500 MW Data Center Electric Costs over 15 Years

Assuming: PJM Electric Cost of \$90 per MWh or \$0.09 per KWh

(500 MW X \$787,289/MW) X 15 Years

**\$5.913 Billion = \$90 per MWh = \$09 per KWh**

(Does not account for PJM cost rising annually over 15+ Years)

Data Center Savings on Electric Cost Using Natural Gas Over 15+ Years

**Approx. 220% Annually Over 15+ Years**

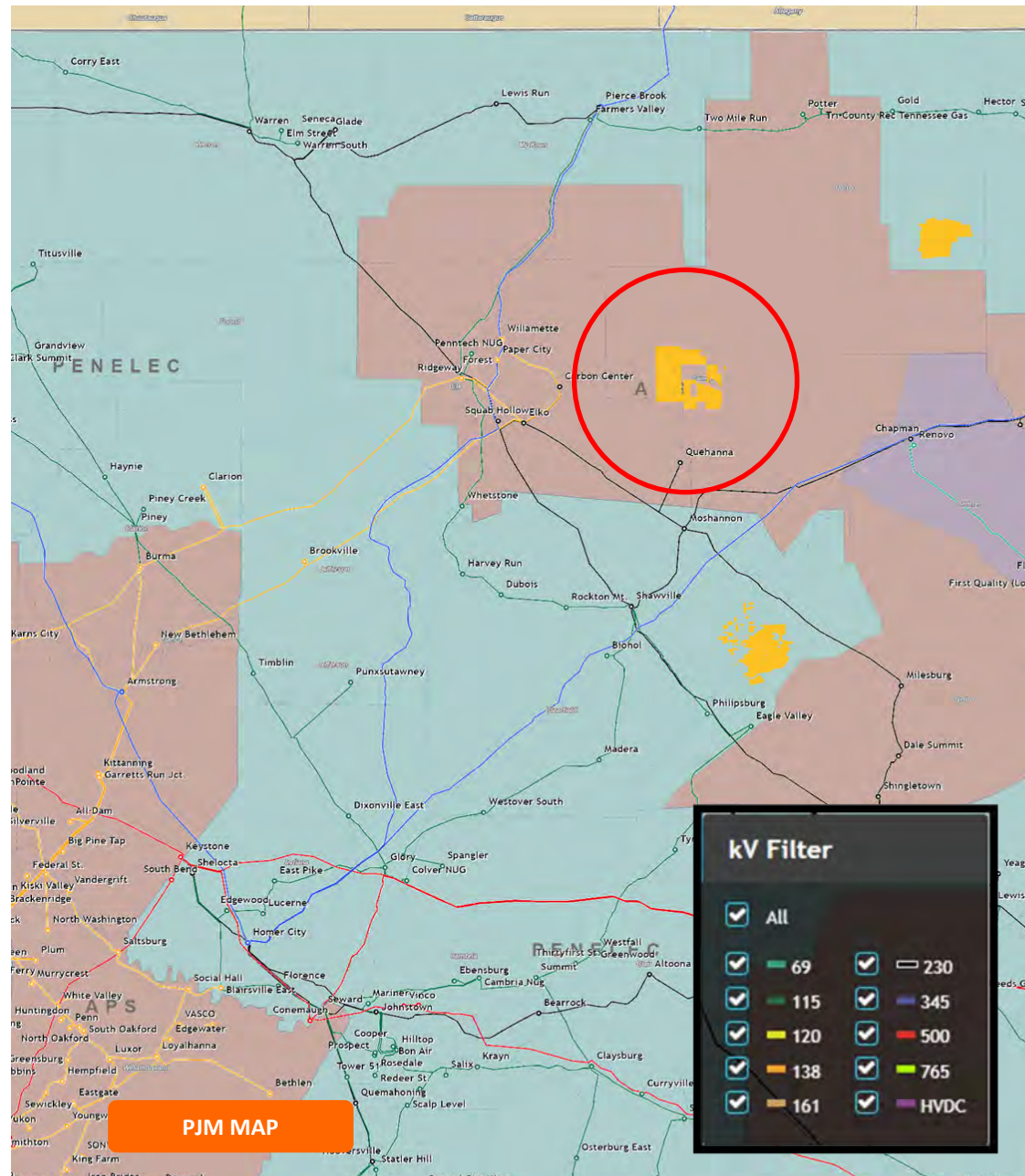
(Does not account for increase in PJM Electrical Costs)

**CAMERON CO., PA**  
**500 MW+ / 9,479 ACRE BLOCK**



**9,479 +/- UNLEASED NET MINERAL ACRES—UTICA/ POINT PLEASANT SHALE PLAY—PROVEN AREA TAKEAWAY CAPACITY/ 500 MW CAPACITY ONSITE CARBON-NEUTRAL POWER GENERATION SHIPPEN TOWNSHIP, CAMERON COUNTY, PENNSYLVANIA**

- 9,479 Unleased Acres of oil, gas and mineral rights containing a natural gas field that is capable of producing the energy to support a 500 MW Data Center for 15+ years.
- Located in North-Central Pennsylvania. Within close proximity to the tech hub of State College/Penn State.
- Secure and remote.
- Fiber and microwave network nearby
- Natural gas turbine powered electrical generation. Highly modular – minimal footprint. Low maintenance.
- Located Within 3 +/- Miles of Seneca Resources Recently Completed 8 Utica Shale Wells in Shippen Township, Cameron County, PA
- Estimated Ultimate Recovery (EUR) of Utica Shale Natural Gas 739+ Billion Cubic Feet
- Projected Value of Utica Shale Natural Gas Underlying this Block of Acres @ \$2.50/Mcf = \$1.85 Billion
- Location Suitable for Carbon Capture Underground Storage (CCUS) Providing Carbon Neutral Site for Data Center Facility
- Natural Gas Has the Lowest Cost to Convert to Electricity for Data Center Power – Further Explained on Next Slide
- Very Few Large Blocks of Acreage This Size Available in North Central PA





**9,479 +/- UNLEASED NET MINERAL ACRES—UTICA/ POINT PLEASANT SHALE PLAY—PROVEN AREA  
TAKEAWAY CAPACITY/ 500 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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