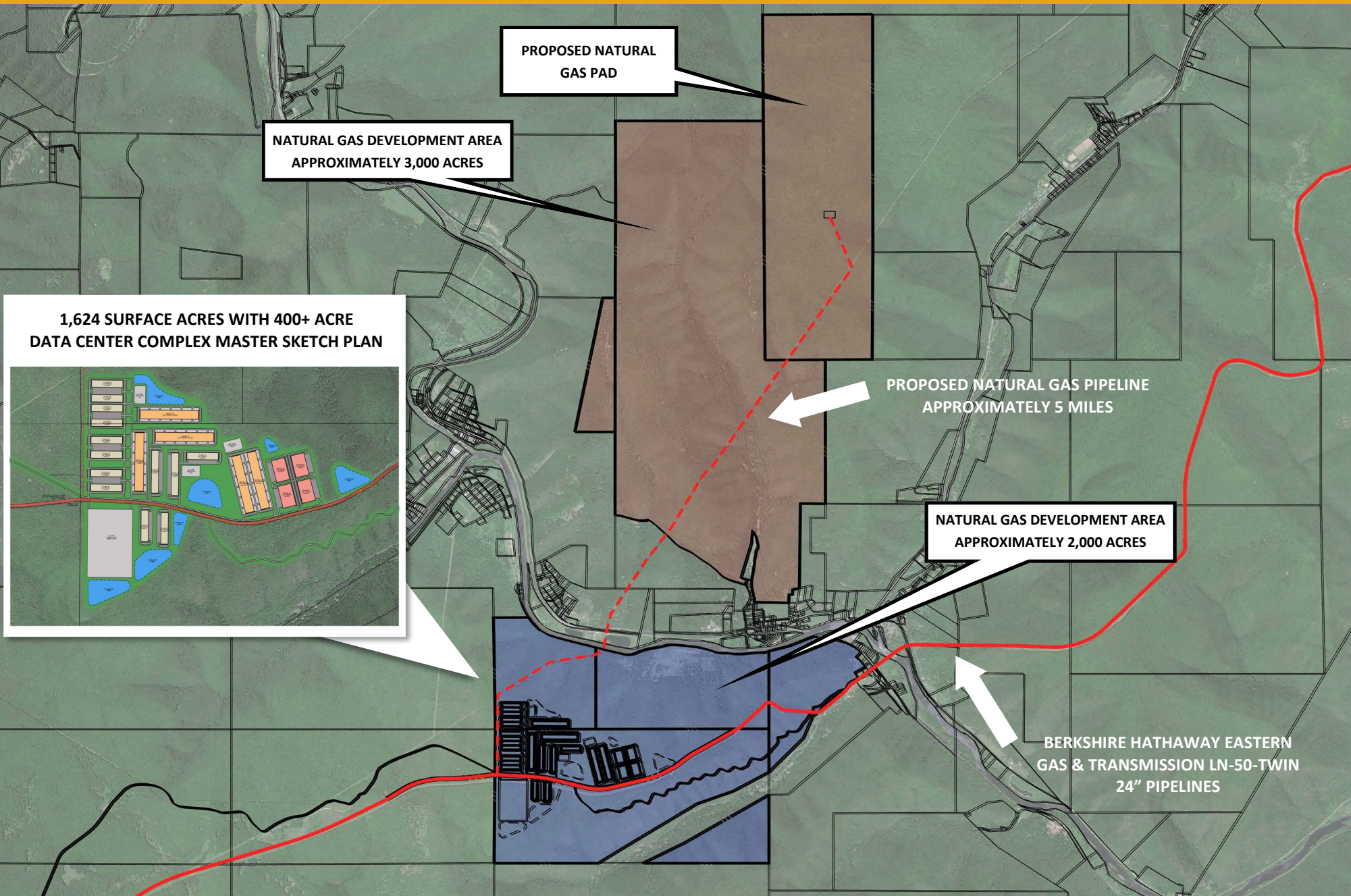
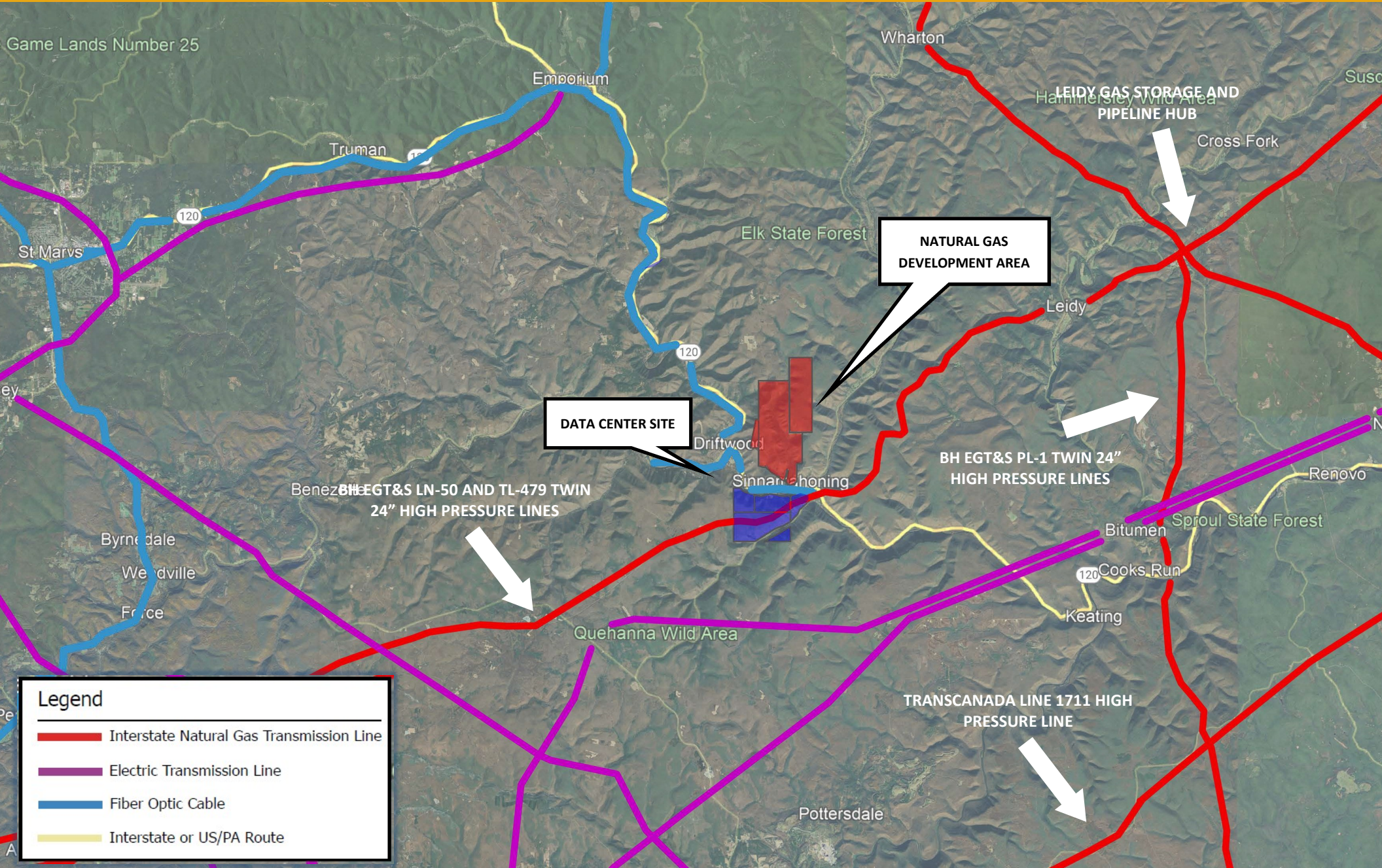




**200 MW BEHIND THE METER ON-SITE NATURAL GAS POWER-READY SITE
ABILITY TO RAMP-UP CAPACITY OVER 1 GW / CCUS OPPORTUNITIES
GROVE & GIBSON TOWNSHIPS, CAMERON COUNTY, PENNSYLVANIA**





Legend

- Interstate Natural Gas Transmission Line
- Electric Transmission Line
- Fiber Optic Cable
- Interstate or US/PA Route



**200 MW BEHIND THE METER ON-SITE NATURAL GAS POWER-READY SITE
 ABILITY TO RAMP-UP CAPACITY OVER 1 GW / CCUS OPPORTUNITIES
 GROVE & GIBSON TOWNSHIPS, CAMERON COUNTY, PENNSYLVANIA**

Data Center Capacities	200 MW
LOCATION	Cameron County (East)
BLOCK OF ACRES	4,979
PROJECTED NAT GAS RESERVES (EUR) Bcf	324.1
PROJECTED VALUE OF NATURAL GAS RESERVES @ \$3.00/MCF	\$972,209,053
PROJECTED CAP EX COST OF WELLS, GAS GEN SETS AND COMPLETE CCUS SYSTEM INCLUDING INJECTION WELLS	\$755,229,379
NATURAL GAS RESERVES VALUE @ \$1.25/MCF	\$405,087,105
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)	\$78,840,000
PROJECTED CARBON CREDIT VALUES FOR IMPLEMENTING CCUS OVER 15 YEARS (based on IRS 45Q @\$85/ton)	\$985,888,221
20% OVERRIDE ON CARBON CAPTURE TAX CREDITS RECEIVED	\$197,177,644
ALL IN COST (CAP EX AND OP EX) FOR ON-SITE NAT GAS POWER TO GENERATE ELECTRICITY	\$1,589,534,503
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	\$1,284,751,031
NATURAL GAS TO ELECTRIC COST PER Kwh with CCUS CARBON TAX CREDITS OVER 15 YEARS	\$0.04583
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)	\$1,686,345,908
PROJECTED SAVINGS (ANNUALLY)	\$112,423,061
PERCENT SAVINGS ANNUALLY	58.33%



**200 MW BEHIND THE METER ON-SITE NATURAL GAS POWER-READY SITE
ABILITY TO RAMP-UP CAPACITY OVER 1 GW / CCUS OPPORTUNITIES
GROVE & GIBSON TOWNSHIPS, CAMERON COUNTY, PENNSYLVANIA**

- 1,624 Surface Acres with 400+ Acre Data Center Complex Master Sketch Plan
- 4,979 Unleased Acres of oil, gas and mineral rights containing a natural gas field that is capable of producing the energy to support a 200 MW Data Center for 15+ years.
- Natural gas can be supplied via nearby existing natural gas pipeline infrastructure, allowing ramp-up capacity over 1 GW
- 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 a few 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 324+ Billion Cubic Feet
- Projected Value of Utica Shale Natural Gas Underlying this Block of Acres @ \$3.00/Mcf = \$972 Million
- 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
- Very Few Large Blocks of Acreage This Size Available in North Central PA

Data Room & 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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