

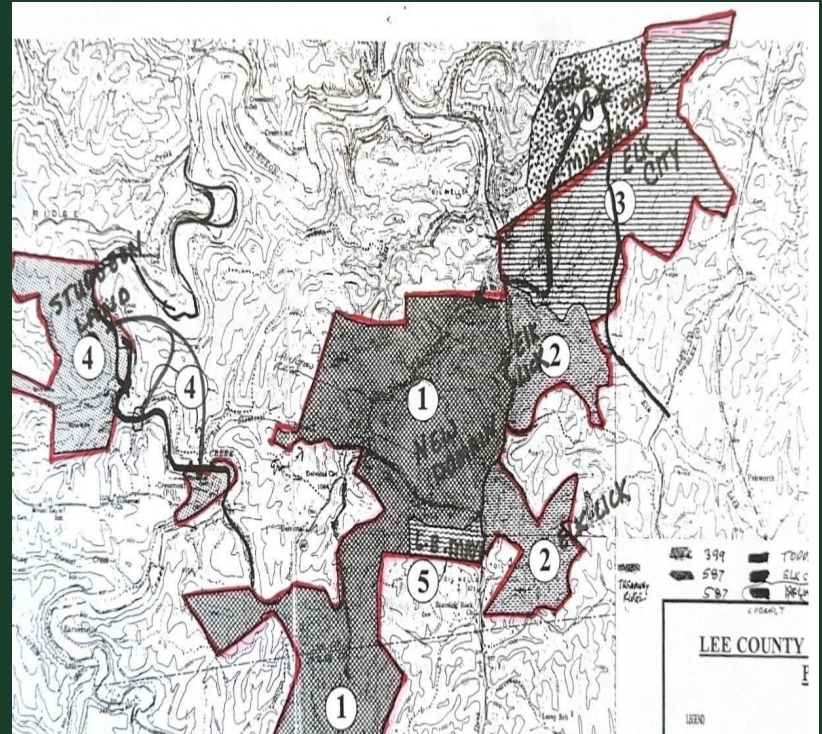
LEE COUNTY, KENTUCKY

Premier Mountain Land Offering \$1,750,000

1,464 ± Acres | 5 Parcels | Mineral Rights Included | Multi-Use



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Property Parcel Map — Lee County, KY

All information believed accurate but not guaranteed. Buyer to verify all data. Mineral rights conveyed to the extent held by seller — title search recommended.

Acreage is approximate (±). © 2026 The Gibson Company. All rights reserved.

THE OPPORTUNITY

PROPERTY SNAPSHOT

Location	Lee County, Kentucky
Total Acreage	1,464 ± acres
Parcels	5 parcels (see map)
Asking Price	\$1,750,000
Price/Acre	\$1,195/acre
Mineral Rights	Included (extent per seller)
Timber	Significant standing timber
Road Access	Public road access

WHY THIS PROPERTY?



Premier Hunting Land

World-class deer, turkey, bear & elk habitat in the heart of Appalachian Kentucky



Mineral Rights Included

Coal, natural gas & oil potential — Appalachian basin with significant subsurface upside



Timber Value

Mature hardwood standing timber adds immediate documented value to the transaction but should be assessed for value



Data Center Ready

Large rural tract with mountain climate — ideal for hyperscale tech infrastructure development



Mountain Scenery

Stunning Appalachian ridgelines — premium retreat, eco-tourism & recreational development potential



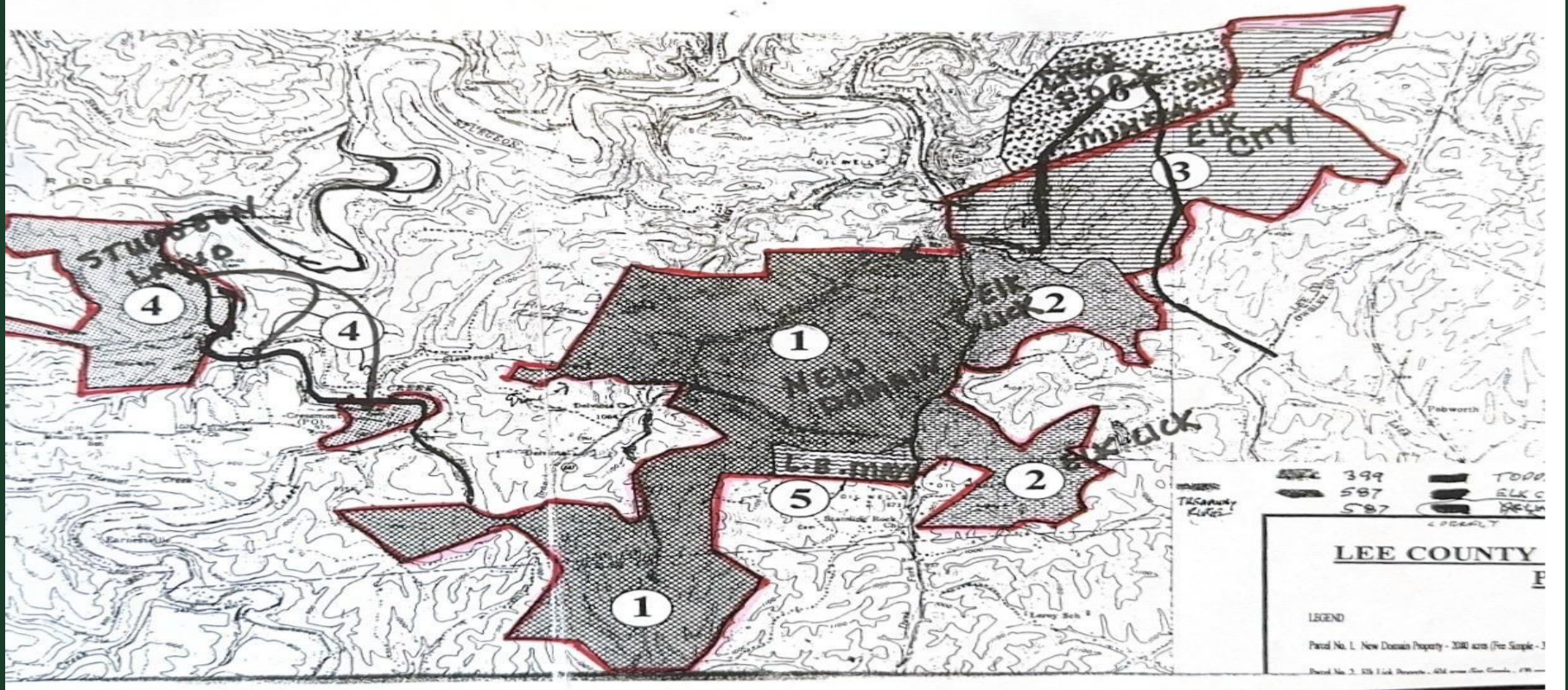
PROPERTY PARCEL MAP

Lee County, Kentucky | 1,464 ± Acres | 5 Numbered Parcels



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Parcel boundaries shown for illustrative purposes — verify with Lee County PVA and licensed surveyor | Parcel IDs pending confirmation with Lee County PVA

HUNTING & RECREATIONAL POTENTIAL

WILDLIFE & GAME SPECIES

White-Tailed Deer

Mature hardwood habitat — trophy-class bucks common in Eastern KY mountains

Wild Turkey

Dense mixed forest with open ridgelines — ideal strut zones and roost sites

Black Bear

Thriving bear population throughout the Daniel Boone National Forest region

Rocky Mountain Elk

Eastern KY elk restoration program — one of the largest free-ranging elk herds east of the Mississippi

Small Game & Upland Birds

Ruffed grouse, squirrel, rabbit — diverse year-round hunting opportunities



TIMBER & MINERAL RIGHTS

Two layers of value — above and below ground

SURFACE VALUE — TIMBER

- Mature hardwood species: poplar, oak, walnut, cherry, and maple throughout the tract
- Commission a formal timber cruise to establish documented dollar value before buyer negotiations
- Regional hardwood markets remain strong; saw timber prices up significantly post-2020
- Option: Timber sale prior to land sale can reduce effective land cost to buyer
- Timber REITs and investment managers are active acquirers in Appalachian Kentucky

SUBSURFACE VALUE — MINERALS

- Lee County sits within the Appalachian coal and natural gas basin
- Seller conveying mineral rights to the extent he holds them — verify via title search
- Potential assets: coal seams, natural gas, oil, and rare earth mineral deposits
- Even partial mineral interest adds meaningful speculative and income-producing value
- Energy companies and mineral rights specialists should be directly contacted

DATA CENTER & TECH INFRASTRUCTURE POTENTIAL

#1

Driver of Rural
Land Demand

Data centers

10°F

Cooler Climate
vs. Urban SE

Energy savings

\$M+

Per-Acre Premium
vs. Hunting Value

Technology use

WHY THIS PROPERTY FOR DATA CENTER DEVELOPMENT?

1 Large Contiguous Acreage

Hyperscale data centers require 100-500+ acres; this single-owner tract eliminates assembly risk

2 Low Land Cost

Eastern KY land prices are a fraction of comparable tracts in Ashburn VA, Phoenix AZ, or Atlanta GA

3 Cool Mountain Climate

Appalachian Kentucky's altitude and climate reduces cooling costs — a top-3 data center OpEx driver

4 Power Grid Access

Contact AppalachianPower/AEP to verify transmission capacity; proximity to regional substations



WHO ARE THE BUYERS?

Six distinct buyer categories — each with unique value drivers



Hunting Clubs

80+ targeted clubs within
800-mile radius identified



Timber Companies

Weyerhaeuser, PotlatchDeltic,
Hancock, RMS & regionals



Energy & Mineral Companies

CONSOL, EQT, CNX Resources,
Alpha Natural Resources



Data Center Developers

AWS, Microsoft, Google,
QTS, CyrusOne & more



Institutional Investors

Land REITs, private equity,
family offices



Conservation Buyers

The Nature Conservancy,
Kentucky Land Trust, USFWS

READY TO MAKE AN OFFER?

This property will not last. Premium mountain land with mineral rights, timber value, and multi-use potential is exceptionally rare in today's market.



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ASKING PRICE

\$1,750,000

1,464 Acres
Lee County, Kentucky
Mineral Rights Included