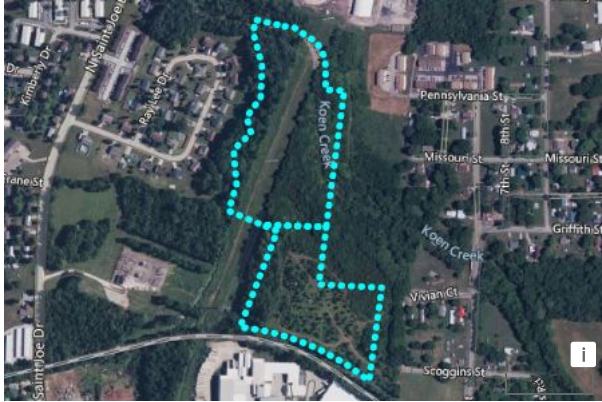




PARCEL: 1025898408,1025894060

ST. FRANCOIS COUNTY, MISSOURI



# LANDGATE

# PROPERTY

# REPORT

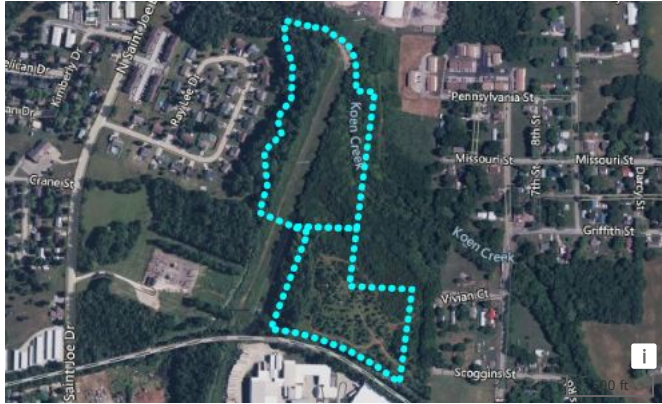
# Table Of Contents

- Summary
- Land
- Topo
- Property Features
- Trees
- Soil
- Solar
- Wind
- Electrical Infrastructure
- EV Charging
- Carbon
- Oil & Gas
- Mining

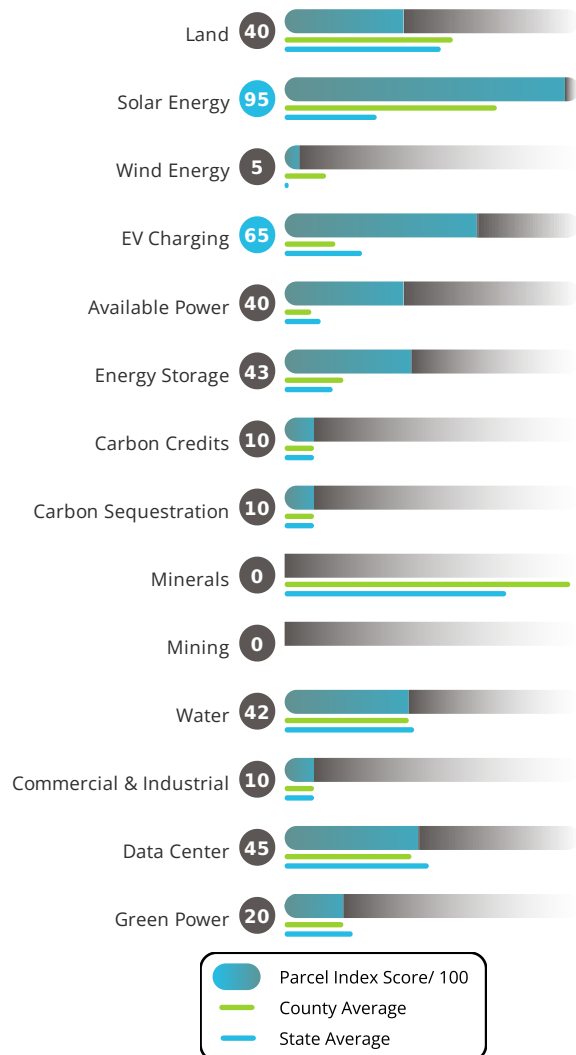
LandGate's engineered valuations take into account large amounts of granular technical data to determine market values of land-based real estate. Valuations for each of the property's segments are based on the most up to date technical conditions. These estimates should not be used as a certified appraisal.

LandGate and its partner KPMG can provide a certified appraisal.

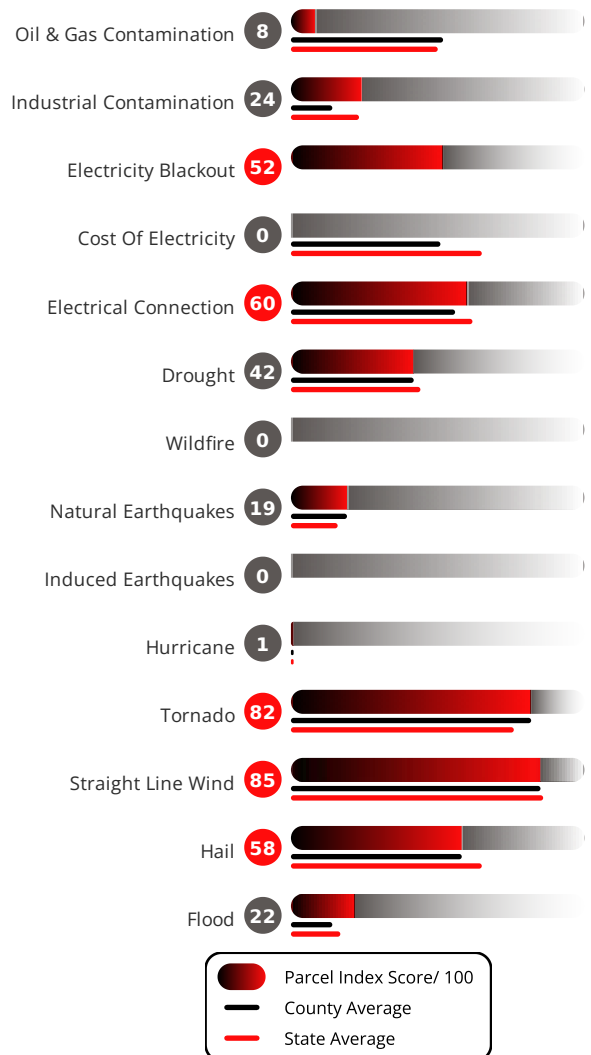
## Summary



### Value Index



### Risk Index



### Potential Dividends (Estimated Lease Value)

Solar Farm Lease:	\$1,088/ac/yr
Wind Farm Lease:	\$149/ac/yr
Carbon (Carbon Credits):	\$1/ac/yr
Oil and Gas (Mineral Lease):	\$10/ac

### LandGate Estimates by Parcel

Parcel APN	Parcel Address	Parcel Acreage	Land Value	Solar Farm Lease	Wind Farm Lease	Battery Storage Score	EV Charging Score	Carbon Credits	Carbon Sequ. Lease	Mineral Lease	Mining	Water Rights
09300504003000300	SCOGGINS ST	8.466	\$2,310	\$1,085/ac/yr	\$232/ac/yr	49*	65*	\$1	\$1	\$20/ac	-	-
09300512002000114	PENNSYLVANIA ST	12.214	\$2,615	\$1,092/ac/yr	\$92/ac/yr	39*	65*	\$1	\$1	\$20/ac	-	-

### LandGate Indexes By Parcel

			Indexes											Risk Factors							
Parcel APN	Parcel Address	Parcel Acreage	Land	Solar Energy	Wind Energy	EV Charging	Available Power	Energy Storage	Carbon Credits	Carbon Sequestration	Minerals	Mining	Water	Commercial & Industrial	Oil & Gas Contamination	Industrial Contamination	Electricity Blackout	Cost Of Electricity	Electrical Connection		
09300504003000300	SCOGGINS ST	8.5	34	98	93	65	40	49			0		42	0	19	20	52	0	60	4	
09300512002000114	PENNSYLVANIA ST	12.2	43	99	79	65	40	39			0		42	0	0	27	53	0	60	4	

## Land



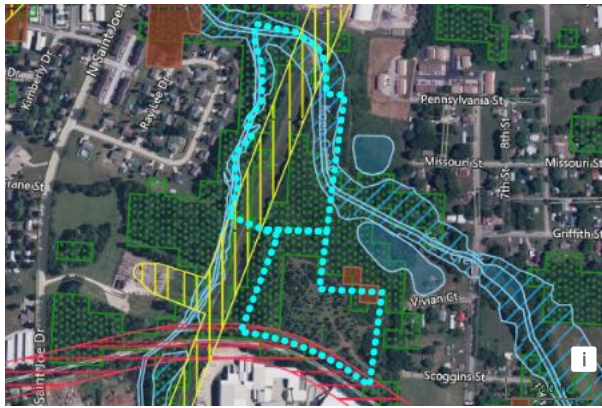
Cropland Irrigation Percent:	100 %
LandGate Relative Water Stress:	41.9 %
Annual Precipitation:	44.6 "
Average Annual Wind Speed:	15.9 mph
Average 3D Solar Irradiance:	214 W/m <sup>2</sup>
Average High Temp:	66.5 °F
Average Low Temp:	44 °F
Average Slope:	2.2 °
Maximum Slope:	4.7 °

Total Land Value: \$51,493 (\$2,490/ac)

Woodland	\$38,616 (14.6 acres)
Deciduous Forest	\$33,239 (12.6 acres)
Mixed Forest	\$5,377 (2 acres)
Pastureland	\$12,266 (5.1 acres)
Grassland/Pasture	\$12,266 (5.1 acres)
Developed	\$611 (1 acres)
Developed/Open Space	\$610 (1 acres)
Developed/Low Intensity	\$1 (0 acres)



## Property Features



### Acreage Details:

	100-year Flood Zone:	4 ac
	Dwelling:	0 ac
	Federal Wetland:	1 ac
	Railroad:	1 ac
	Topography 5%:	5 ac
	Topography 8%:	0 ac
	Transmission Line:	5 ac
	Tree Canopy:	9 ac

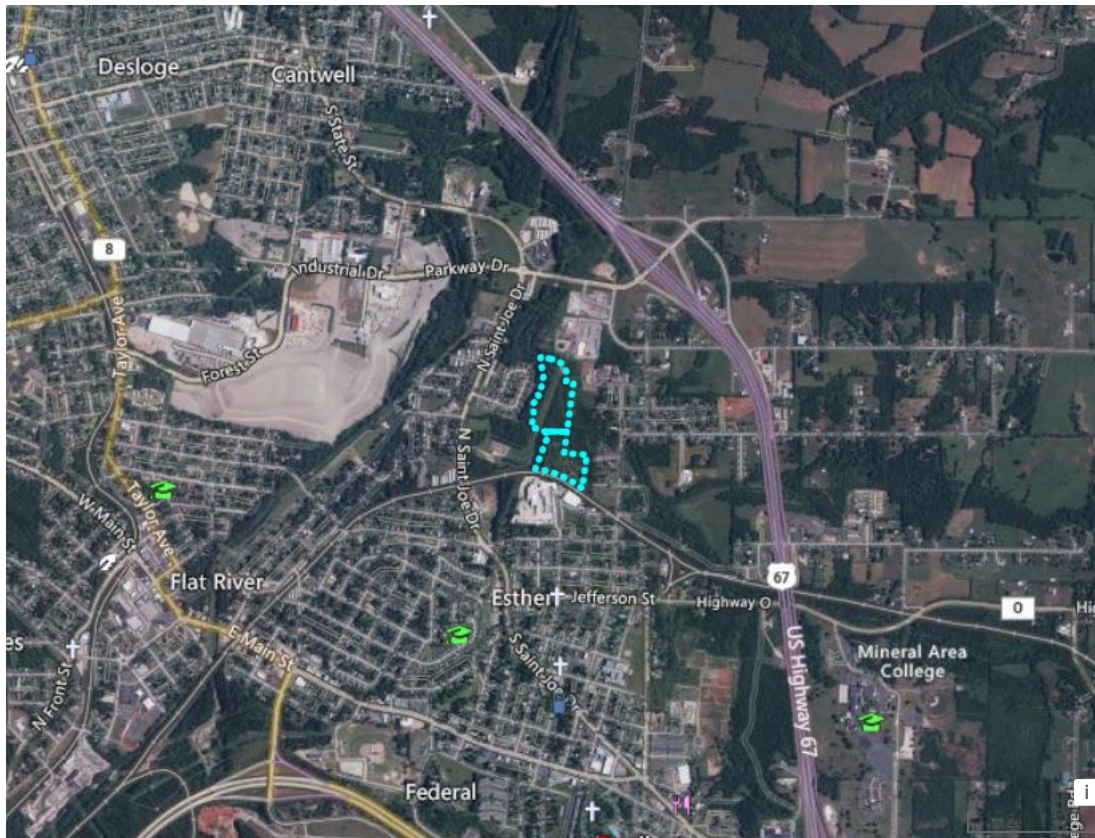
### Elevation

Average Elevation:	742 feet
Minimum Elevation:	720 feet
Maximum Elevation:	760 feet

### Slope

Average Slope:	2 °
Maximum Slope:	5 ° (May need grading)

### Nearest Amenities



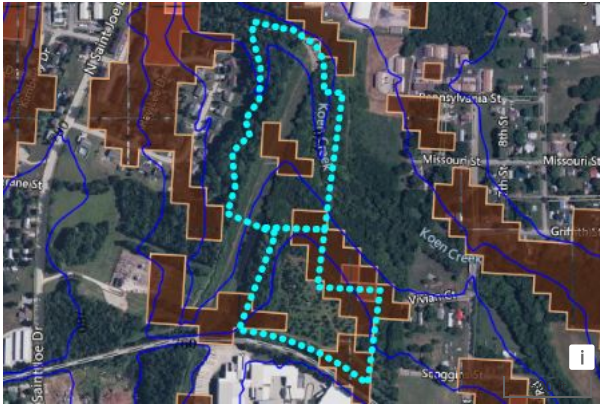
- Restaurant
- Park
- Gas Station
- Coffee
- Entertainment
- School
- Shopping
- Port/Terminal
- Apartment Complex
- Campground
- Church
- Hospital/Clinic
- Hotel/Motel
- Rest Area
- Point Of Interest

### Amenity Details

Number of Restaurants within 1.5 mi: 0  
 Number of Coffee shops within 1.5 mi: 0  
 Number of Shopping amenities within 1.5 mi: 0  
 Number of Hotels within 1.5 mi: 0  
 Number of Schools within 1.5 mi: 0  
 Number of Gas Stations within 1.5 mi: 0  
 Number of Churches within 1.5 mi: 0  
 Number of Entertainment options within 1.5 mi: 0

Distance to nearest Hospital: No hospital within 1.5 miles  
 Distance to nearest Port/Terminal: No Port / Terminal within 1.5 miles  
 Distance to nearest EV Charger: No EV Charger within 1.5 miles

## Topo



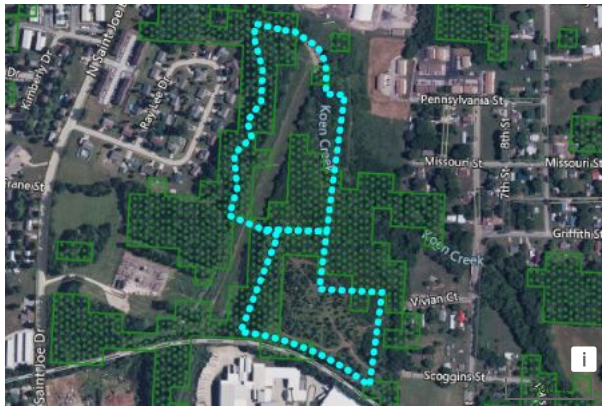
### Elevation

Average Elevation:	742 feet
Minimum Elevation:	720 feet
Maximum Elevation:	760 feet

### Slope

Average Slope:	2 °
Maximum Slope:	5 ° (May need grading)

# Trees



## Current Trees

Tree Acres (ac):	9.13
Tree Canopy Avg. Height (ft):	9.01
Tree Canopy Density (%) (ft):	31.48
Forest Age (yr):	62
Mangrove Forest (ton/ac/yr):	0
Water Precipitation (in/yr):	45

## Reforestation Potential

From Non-Tree Cover Acres (ac):	11.55
From Tree Cover Acres (ac):	0.03
Exclusion Zone for Non-Tree Area only (ac):	14.76
Potential Area for Reforestation Acres (ac):	0.65
Water Precipitation (in/yr):	45.00
Suggested Tree Type for Reforestation:	Southern Pines All spp -
Maximum Tree Canopy Density (%):	29.25

## Details by Tree Type

Tree Type	Trees Per Acre (trees / ac)	Avg. Tree Diameter (inch)	Avg. Tree Age (yr)	Carbon Offset Per Tree Type Est. Current Year (ton/tree/yr)	Carbon Offset Per Tree Type Est. Current Year (ton/ac/yr)	Carbon Offset Per Tree Est. 30 yr Avg (ton/tree/yr)	Carbon Offset Per Tree Est. 30 yr Avg (ton/ac/yr)
Oak spp	26.39	3.496	4	0.003	0.088	0.046	0.855
White Oak spp	26.39	3.496	4	0.003	0.081	0.047	0.931

## Carbon Credits

	Carbon Offset Est. Current Year (ton/ac/yr)	Carbon Offset Est. Current Year (ton/yr)	Carbon Credits Est. Current Year (\$/ac/yr)	Carbon Credits Est. Current Year (\$/yr)	Carbon Offset Potential Est. 30 Yr Avg (ton/ac/yr)	Carbon Offset Potential Est. 30 Yr Avg (ton/yr)	Carbon Credits Est. 30 Yr Avg (\$/ac/yr)
Current Trees	0.169	3.497	\$0.25	\$5.24	1.786	36.941	\$6.41
Reforestation Potential	0.000	0.000	\$0.00	\$0.00	0	1.930	\$0.37



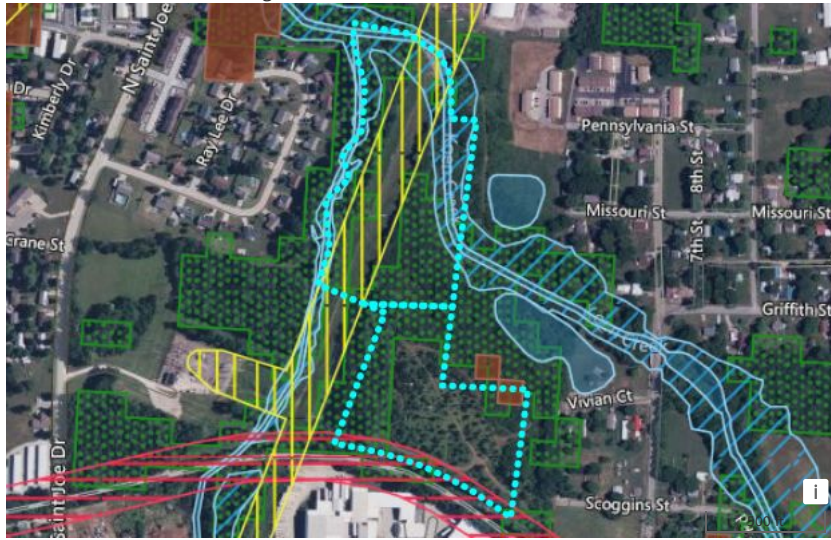
## Soil



Soil Type	Soil Quality Class	Dominant Soil Group	Soil Acres	Soil Description	Prime Farmland Designation
73413	2	B	7.9	Crider silt loam, 1 to 5 percent slopes	Prime Farmland
67000	3	B	7.1	Elsah silt loam, 1 to 3 percent slopes, frequently flooded	Not Prime Farmland
73208	4	C	5.1	Caneyville silt loam, 8 to 15 percent slopes	Farmland of Statewide Importance
73207	3	D	0.7	Caneyville silt loam, 3 to 8 percent slopes	Prime Farmland
73215	3	B	0	Crider silt loam, 3 to 8 percent slopes	Farmland of Statewide Importance

## Solar Farm

Solar Farm - Buildable Acreage and Exclusion Zones



Acreage Details:

	100-year Flood Zone:	4 ac
	Dwelling:	0 ac
	Federal Wetland:	1 ac
	Railroad:	1 ac
	Topography 5%:	5 ac
	Topography 8%:	0 ac
	Transmission Line:	5 ac
	Tree Canopy:	9 ac

Est. Solar Rent: \$1,088 / ac / yr

Buildable Acreage For Solar

Gross Parcel Acreage:	21 ac
Total Buildable Acreage:	12 ac

\* Solar rent is based off of buildable acreage.

Solar projects may not use the entire potential buildable acreage.

Average acreage for community solar projects is 15-30 acres.

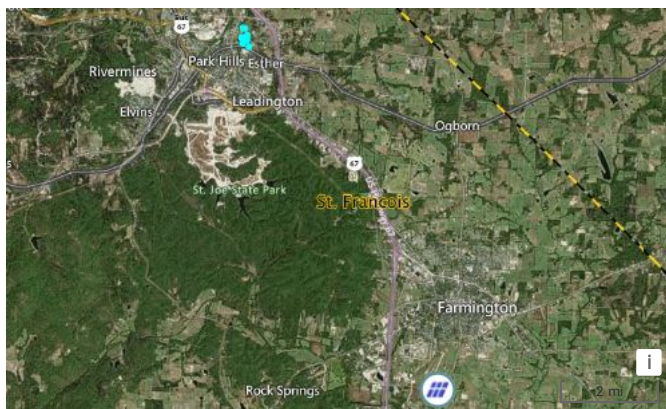
Average acreage for Utility Scale solar projects is 100+ acres.

Potential Capacity/Output

Direct Solar Irradiance:	188 W/m <sup>2</sup>
Solar Irradiance - Topography and Panel Tilt Corrected:	213 W/m <sup>2</sup>

Possible Number of Solar Panels:	7,759
Parcel Max Capacity:	3 MW
Max Annual Output:	4,493 MWh

Nearest Solar Farm



Nearest Solar Farm

Operator	MISSOURI JNT MUNI.PWR ELEC. UT. COMM.
Distance	7.895 miles
Operating Capacity	2.5

Wind



Est. Wind Rent: \$149/ac/yr

Potential Capacity / Output

Possible Number of Wind Turbines on Parcel: 0.15  
Parcel Max. Capacity: 0.488 MW  
Parcel Max. Annual Output: 1,701.727 MWh

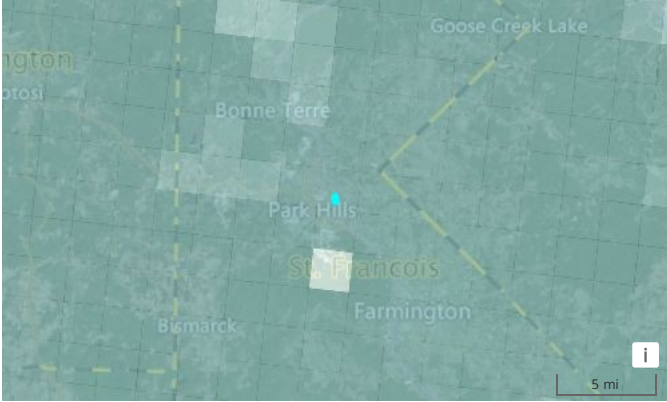
Buildable Acreage For Wind

Gross Parcel Acreage: 21 ac  
Total Buildable Acreage: 12 ac

Acreage Details

	100-year Flood Zone	4 ac
	Dwelling	0 ac
	Federal Wetland	1 ac
	Railroad	1 ac
	Topography 5%	5 ac
	Topography 8%	0 ac
	Transmission Line	5 ac
	Tree Canopy	9 ac

Wind Lease Value Heat Map



LandEstimate - Lease Value in \$/ac/yr

< \$100
\$100 < x < \$150
\$150 < x < \$225
\$225 < x < \$300
\$300 < x < \$375
\$375 < x < \$450
\$450 < x < \$550
\$550 < x < \$650
\$650 < x < \$700
> \$700



## Electrical Infrastructure



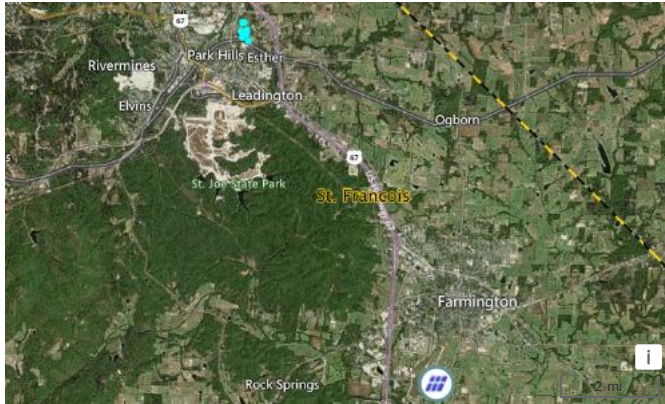
### Nearest Substation

Substation Name:	ESTHER
Distance:	0.111 miles
Substation Hosting	-
Capacity:	-

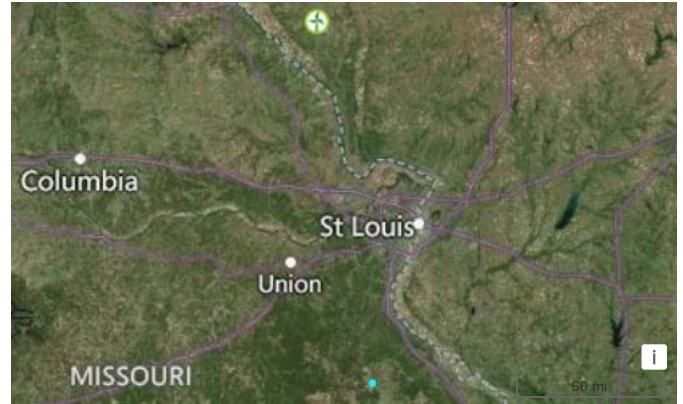
### Nearest Transmission Line

Owner:	UNION ELECTRIC CO - (MO)
Distance:	0 miles
Max Capacity:	300 MW
Available Capacity:	-

### Nearest Solar Farm



### Nearest Wind Farm



### Nearest Solar Farm

Operator	MISSOURI JNT MUNI.PWR ELEC. UT. COMM.
Distance	7.895 miles
Operating Capacity	2.5

### Commodity Pricing

Wholesale Market:	SPP
Avg. Energy Price:	-
State/Local Incentives:	-
Total Value of Solar	-
Energy:	-

### Nearest Wind Farm

Name:	Pike County Wind Power
Distance:	124.075 miles
Operating Capacity:	1.7 MW

### Commodity Pricing

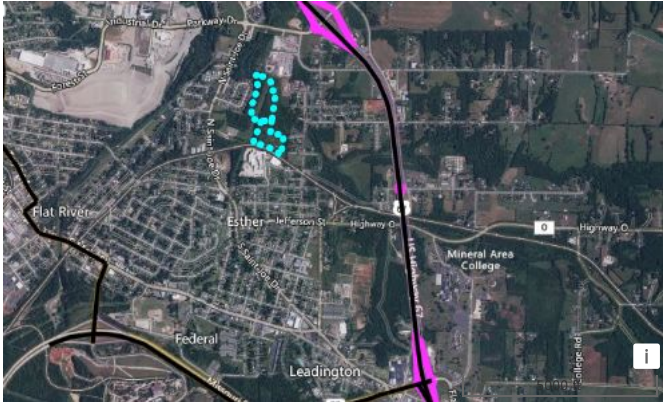
Wholesale Market:	SPP
Avg. Energy Price:	-
State/Local Incentives:	-
Total Value of Wind	-
Energy:	-

Direct Solar Irradiance:	188 W/m <sup>2</sup>
Solar Irradiance - Topography and	213 W/m <sup>2</sup>
Panel Tilt Corrected:	-



## EV Charging

### Nearest Major Road and Site Score

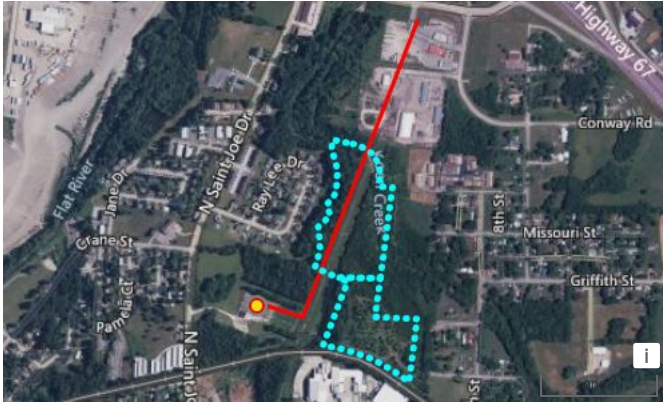


#### Nearest Major Road

Name	U67
Distance	0.4 miles

EV Site Score:	65
EV Corridor Site Score:	0
EV Exit Ramp Score:	90
Substation Index Score:	47.5
Transmission Line Index Score:	100
EV Charging Station Score:	0
Tribal and DAC Index Score:	100

### Nearest Transmission Lines and Substation



### Nearest Amenity and Charging Station



### Nearest Transmission Line

Owner:	UNION ELECTRIC CO - (MO)
Distance:	0 miles
Max Capacity:	300 MW
Available Capacity:	-

### Site Details

Nearest Amenity Name:	Esther
Nearest Amenity Type:	Church
Nearest Amenity Distance:	0.3 miles
Existing Parking Lot Size:	0 sq ft
Paveable Area:	15.8857484 sq ft
Average Annual Energy Price:	76.33 \$/MWh
Average 30 Day Energy Price:	0 \$/MWh

### Nearest Substation

Substation Name:	ESTHER
Distance:	0.1 miles
Substation Max kV:	138 kV
Substation Min kV:	138 kV

### Nearest EV Charging Station

EV Network/Owner:	-
Distance:	-
EV Level:	-
EV Connectors:	-
EV Pricing:	-

## Carbon



### Tree Carbon and Reforestation Credits

Total Parcel Acres (ac):	20.68
Tree Cover Acres (ac):	9.13
Non-Tree Cover Acres (ac):	11.55
Carbon Credits Offset Est.	0.169
Current Year (ton/ac/yr):	
Carbon Credits Offset Est.	3.497
Current Year (ton/yr):	
Carbon Credits Est. Current	\$1
Year (\$/ac/yr):	
Carbon Credits Est. Current	\$5.24
Year (\$/yr):	

### Tree Carbon Credits

Tree Acres (ac):	9.13
Tree Canopy Avg. Height (ft):	30
Tree Canopy Density (%):	31.48
Forest Age (yr):	62
Mangrove Forest (ton/ac/yr):	0
Water Precipitation (in/yr):	45.00
Tree Carbon Offset Est.	0.169
Current Year (ton/ac/yr):	
Tree Carbon Offset Est.	3.497
Current Year (ton/yr):	
Tree Carbon Credits Est.	\$0.25
Current Year (\$/ac/yr):	
Tree Carbon Credits Est.	\$5.24
Current Year (\$/yr):	

### Soil Carbon Credits

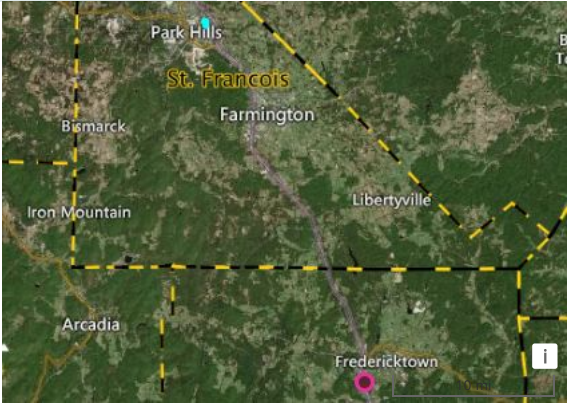
Organic Carbon Stocks	18.137
(ton/ac):	
Organic Carbon Density	166.045
(kg/m <sup>3</sup> ):	
Soil Carbon Offset Est.	0.750
Current Year (ton/ac/yr):	
Soil Carbon Offset Est.	15.510
Current Year (ton/yr):	
Soil Carbon Credits Est.	\$1.13
Current Year (\$/ac/yr):	
Soil Carbon Credits Est.	\$23.27
Current Year (\$/yr):	

### Reforestation Potential Carbon Credits

From Non-Tree Cover Acres	11.55
(ac):	
From Tree Cover Acres (ac):	0.03
Exclusion Zone for Non-Tree	14.76
Area only (ac):	
Potential Area for	0.65
Reforestation Acres (ac):	
Water Precipitation (in/yr):	45.00
Maximum Tree Canopy	29.25
Density (%)	
Reforestation Carbon Offset	0.000
Est. Current Year (ton/ac/yr):	
Reforestation Carbon Offset	0.000
Est. Current Year (ton/yr):	
Reforestation Carbon Credits	\$0.000
Est. Current Year (\$/ac/yr):	
Reforestation Carbon Credits	\$0.00

Est. Current Year (\$/yr):

Oil And Gas



Estimated Oil Gas Value (Lease) \$10/acre

Nearby Wells Valuation of 1% Royalty (\$56/bbl; \$3.4/mcf)

NET VALUE

\$21,756

FROM OIL PRODUCTION

\$14,871

FROM GAS PRODUCTION

\$4,248

FROM NGL PRODUCTION

\$2,637

Geology (Nearby Wells)

- Midwest Basin
- South Mid Continent

Stratigraphic data is not supported for the selected basin

Production (Nearby Wells)

Selected items do not have available production data

Nearby Wells (2)

Status	On Property	Label	Operator	Api #	Well Category	Formation	First Production	Permit Date	Drill Date	Plug Date	Abandon Date	Total Oil (bbl)	Total Gas (Mcf)
Producing	No (38.394 mi)	CROWDER 1	MORRIS G A	1213300244	Vertical	Other							
Abandoned	No (23.793 mi)	ISELL 2	CITY OF FREDERICKTOWN	2412300001	Vertical	Other							

# Mining



## Nearest Mining Location

Associated	Shaft Number Eight
Claim/Owner Names	
Location Type	Industrial
Distance from Parcel	0.477 mi
Location Name	Crawley Mine
Discovery Year	
Commodity Type	Metal
Resource Size	
Main Commodity	Lead,Zinc
Additional Commodity	
Operation Type	Underground
County	St. Francois
Rock Formation	
Rock Type	
Deposit Type	
Ore	
Orebody Shape	
Associated Waste Rock	
Geologic Notes	
Site Status	Past Producer
Year First Produced	
Year Last Produced	

### Igneous Intrusive Sedimentary

Pegmatite  
Granitic/Granite  
Diorite  
Mafic  
Alkalic

### Igneous Extrusive

Mafic Volcanic  
Felsic Volcanic  
Alkalic  
Andesite  
Rhyolite  
Tuff  
Undifferentiated

### Metamorphic

Greenstone  
Amphibolite  
Granofels  
Gneiss  
Schist  
Conglomerate  
Undifferentiated

### Evaporite

Gypsum  
Salt  
Anhydrite  
Undifferentiated

### Unconsolidated

Alluvium  
Water/Ice  
Water  
Ice

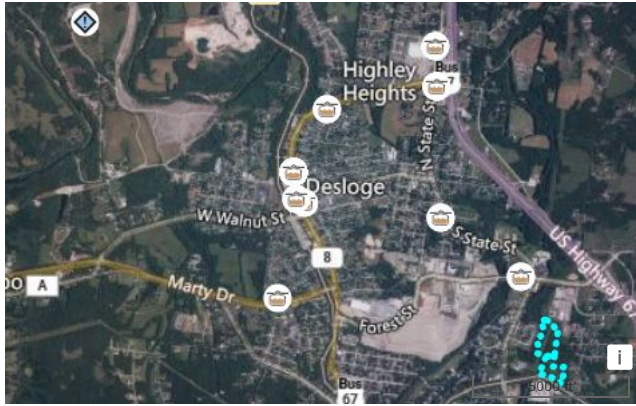
### Mines

Rare Earth Elements  
Precious Metals  
Construction Materials  
Energy  
Industrial  
Critical Minerals  
Unknown

Rock Description	Rock Classification	Acres	Percent of Parcels
Elvins Group - (including Derby-Doerun Dolomite, Davis Formation), Bonneterre Dolomite	Sedimentary Carbonate	20	100



## Industrial Contamination



### Nearby EPA Superfund Site

Site Name:	Big River Mine Tailings/St. Joe Minerals Corp.
Distance:	3.28 miles
Contaminant:	ELEVATED LEAD CONCENTRATIONS
Category:	Surface Water
Status:	NPL Site
LG Risk Score:	60.5 / 100 <i>(The LandGate Risk score takes into account the initial level of contamination as well as the work that has been done to remediate the site, in order to give a better understanding of the risks to development)</i>
EPA Region:	7
City:	Desloge
County:	St. Francois
State:	Missouri
Latitude:	37.886389
Longitude:	-90.55
Date Proposed:	1992-02-07
Date Listed:	1992-10-14
Link:	<a href="#">Big River Mine Tailings/St. Joe Minerals Corp.</a>

### Near by Abandoned Wells

Status	Distance (miles)	Label	Operator	Api #	Well Category	Formation	First Production	Permit Date	Drill Date	Plug Date	Abandon Date	Total Oil (bbl)	Total Gas (Mcf)
Abandoned	23.95	ISBELL 2	CITY OF FREDERICKTOWN	2412300001	V	Other						0	0

# Nearest Underground Storage Tank Facility 📄

## Details

Facility Name:	C BARN TRAVEL CENTER
Address:	154 PARKWAY DR
City:	PARK HILLS
County:	
State:	Missouri
Zip Code:	63653
Lat / Long:	37.8642 / -90.5018
Open	2
Closed:	0
Out of Service:	0
Distance:	0.283 mi

## Storage Tanks

Tank ID	Substances	Status	Capacity (gal)	Wall Type	Install Date	Removal Date
MO38947	Regular Gas	Open	20,000	Single	8/1/2004	
MO38948	Diesel/Premium Gas/	Open	20,000	Single	8/1/2004	