Executive Summary



Details

Sale Price:	Subject To Offer
Lot Size:	1,149.5 Acres
Blaine County:	No Zoning Requirements

The land was assembled and permitted in 2018 for a frac-sand operation that was never built, so a full drilling program (139 holes), a state-approved mine plan and the water rights come with the property. Large areas of open pasture provide room for building pads, substations and generation, in a low-density rural setting with highway access to Oklahoma City, Enid, Woodward and Elk City.

Overview

±1,149.5 contiguous acres in two full sections (Sections 31 and 32, T16N R13W, Blaine County) positioned for data center development, with frontage on State Highway 33 roughly an hour from the Oklahoma City metro. The three utilities a data center campus depends on are already at the property line, and the site has been through industrial permitting once before.

Electric: Western Farmers Electric Cooperative's Fay 138 kV substation sits on the north property line at OK-33 and N2460 Rd, energized in 2019 and fed by a dedicated 138 kV line from Watonga. OG&E's two-circuit Tatonga–Mathewson 345 kV transmission line runs 1.4 miles north of the property, offering a path to larger loads. Retail service by Cimarron Electric Cooperative.

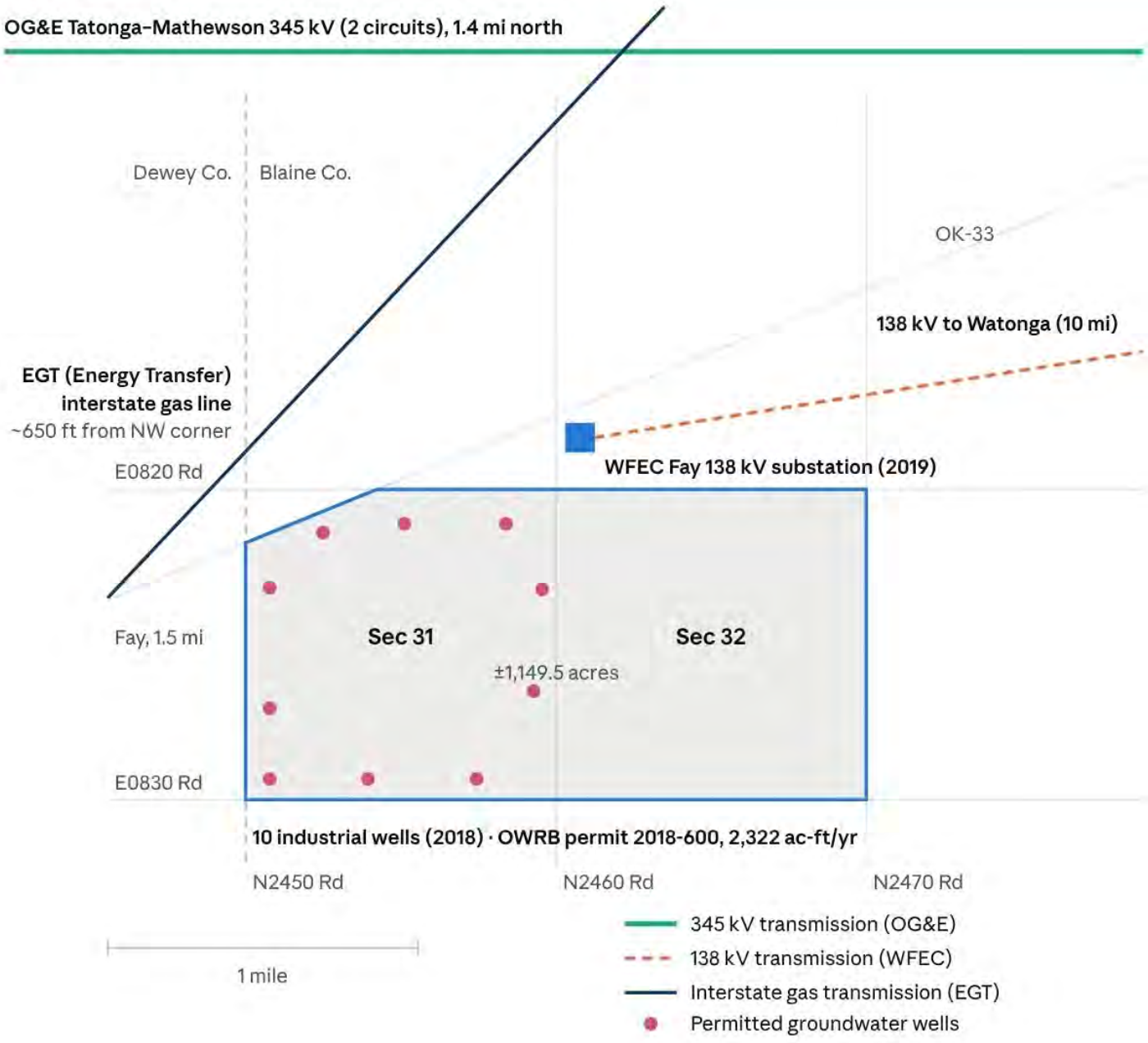
Natural Gas: Energy Transfer's Enable Gas Transmission interstate line (Calumet system) passes within 650 feet of the northwest corner and parallels OK-33 along the north side of the property, a supply option for on-site generation. Active gas production surrounds the site.

Water: Active OWRB groundwater permit for 2,322 acre-feet per year (±2.07 million gallons per day) from the Rush Springs aquifer, with ten industrial wells already drilled on the property, enough to support water-cooled or hybrid-cooled facilities.

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Power, gas and wells all sit on or beside the site's north line

Sections 31 and 32, T16N R13W, Blaine County — sketch to scale, north up



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Additional Photos









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