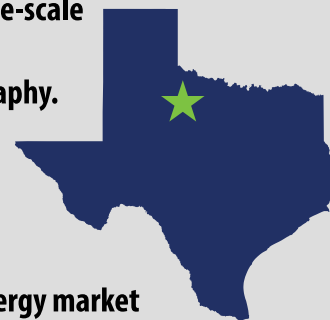


Prime Development Opportunity for Renewable Energy, Bitcoin Mining, and AI Data Centers



This premium 1600-acre property in Knox County, Texas, offers an exceptional opportunity for large-scale renewable energy, Bitcoin mining, or AI data center developments. Comprising 670 acres of flat, cultivated wheat farmland and 930 acres of developable ranchland, the site features ideal topography. Conveniently located just off County Road 2651 near Truscott, the property is perfectly suited for establishing an enterprise-level solar farm. An existing 138kV transmission line crosses the site, facilitating seamless grid integration to optimize energy distribution.



The property offers substantial space for significant expansion and is situated in a stable Texas energy market with favorable solar policies. Just 100 miles from Wichita Falls and Abilene, the site provides a balance of seclusion and connectivity.

Whether you're looking to develop a large-scale solar farm, a cutting-edge Bitcoin mining operation, or an advanced AI data center, this property offers immense potential. Let's connect to explore how we can partner on this premier renewable energy and technological development asset in the Lone Star State.



Contact:

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Truscott Sky
Phone: 214-244-7882
Email: ray@corpmark.net

truscottsky.com

Address

33.7847641,-99.9238469

Details

Property Type: **Farm and Ranch Land**

Subtype: **Solar Farm, Data Center Facility Development, Battery, Wind, Farm, Ranch, Hunting/Rec**

Lot Size (acres) **1600 ± Acres**

Marketing Description

This premier 1600-acre property is ideally situated in Knox County, Texas for large-scale renewable energy development. Conveniently located just off County Road 2651 near Truscott, the expansive site provides easy access from Highway 6 via 8+/- miles of paved and well-maintained county dirt roads.

The farm and ranch land offers abundant potential for solar or wind expansion, with 670 acres of flat cultivated farmland and 930 acres of open ranchland. A major 138kV transmission line already crosses the property, enabling grid integration.

Surrounded by numerous successful wind farms in the renewable rich counties of Knox and Foard, the location demonstrates proven energy resources. With plenty of room for growth, this is an ideal spot for a utility-scale renewable project.

Just 100 miles west of Wichita Falls and 100 miles north of Abilene, the property benefits from proximity to major markets while providing seclusion and open space.

Investment Highlights

- **Acreage:** 1600± in which 670 acres is farmland for wheat production and the remaining 930 acres is ranch land for cattle and or hunting. The availability of high voltage electricity on the property makes it premium for solar farm or data center development and creating clean and renewable energy opportunities.
- **Location:** The property is in Knox County west of the rural community of Truscott.
- **Utilities:** Electricity is currently on the property provided through Tri-County Electric Coop, Inc. Expansion of electricity is also available through Tri-County. The overhead power distribution line crossing the property is owned by AEP (American Electric Power).
- **Water:** Water is metered to the property and available provided by Red River Water Authority.
- The site has easy access from Hwy 6 and then 8± miles on paved and maintained county dirt roads west of Truscott, TX.
- The State of Texas can provide development opportunities with cheap power and a less-regulated business environment.

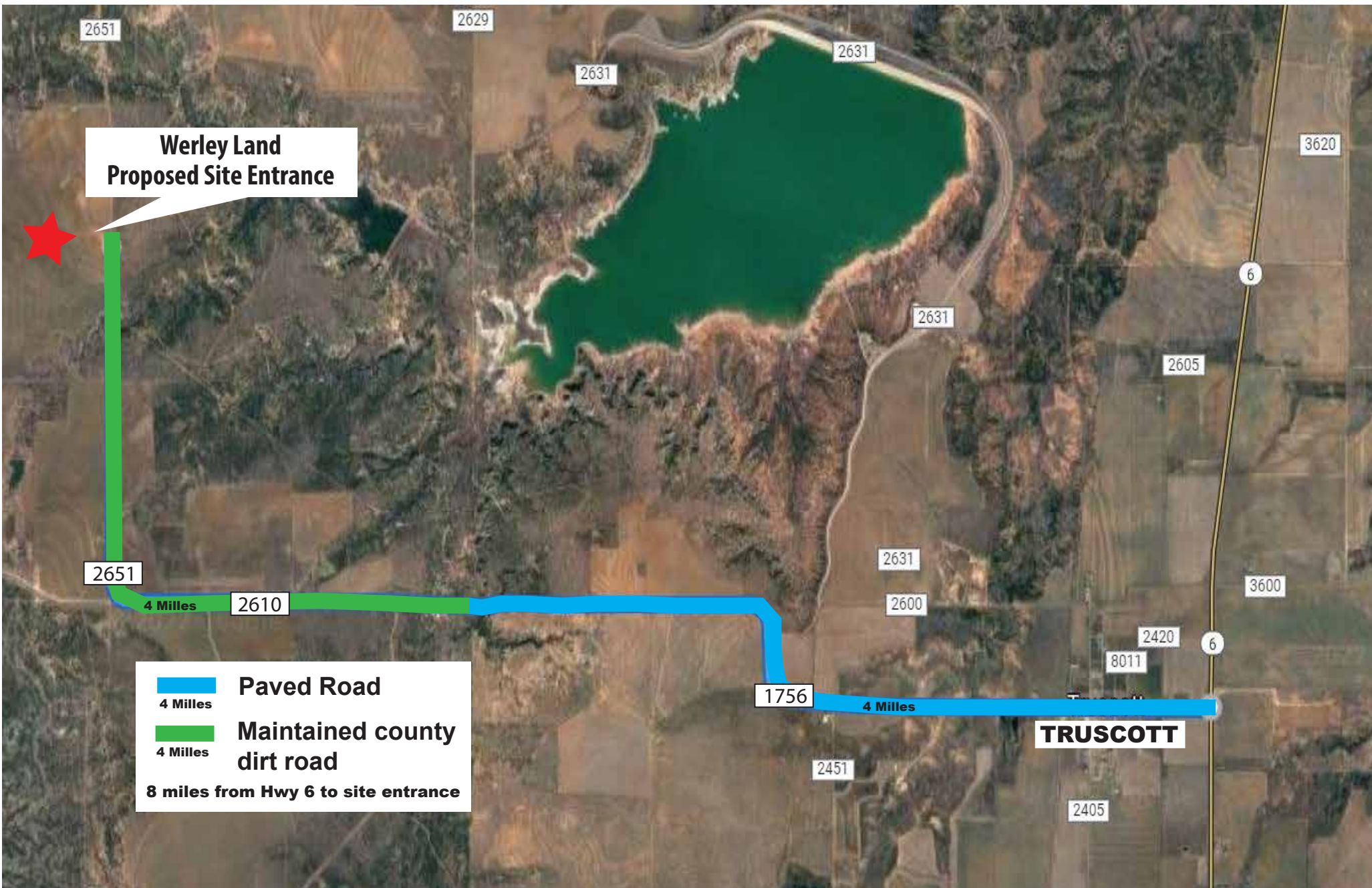
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Knox County - Truscott, Texas
www.truscottsky.com

Access To Property

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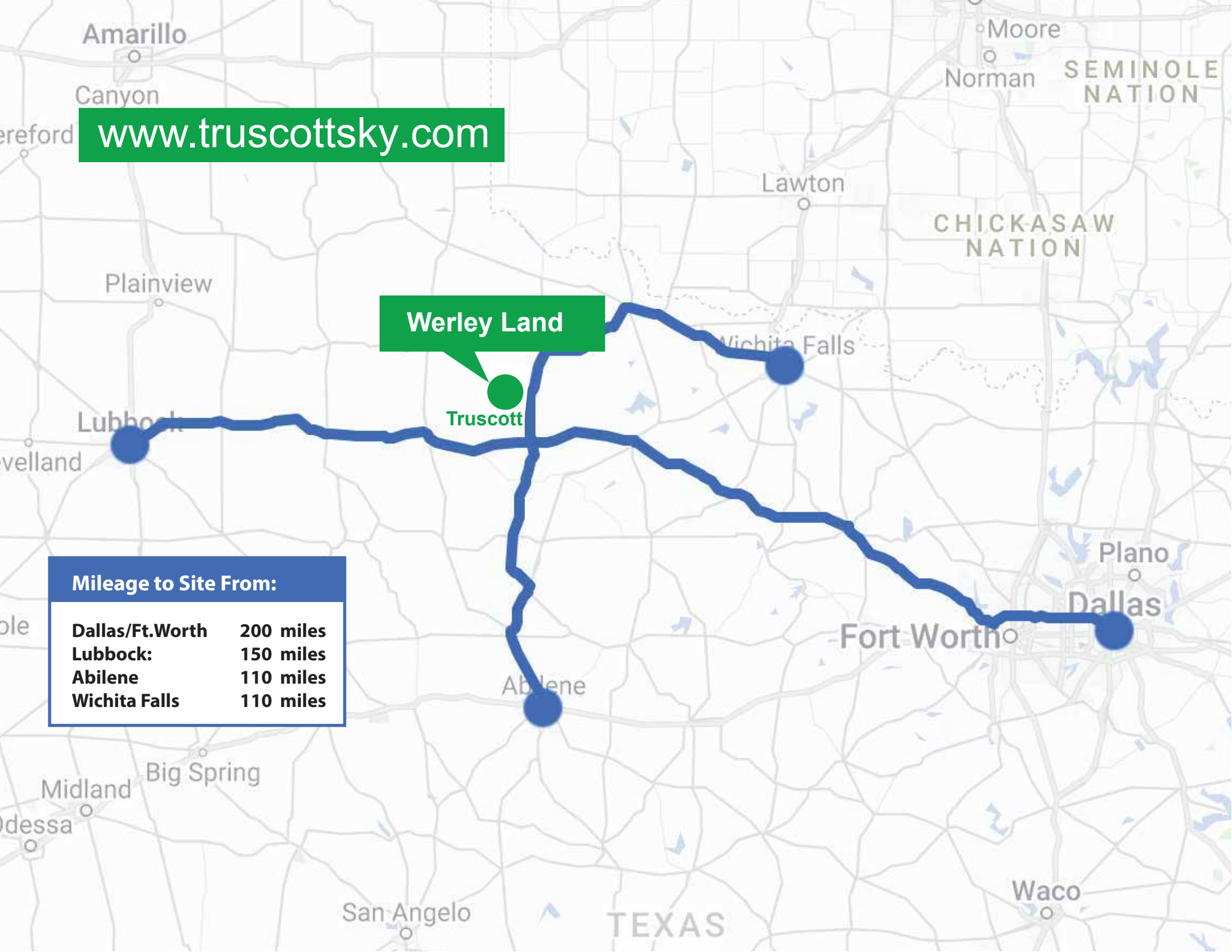
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Werley Land

Truscott

Mileage to Site From:

Dallas/Ft.Worth	200 miles
Lubbock:	150 miles
Abilene	110 miles
Wichita Falls	110 miles



Surrounding Communities

Werley Land
Proposed Site

Crowell

Truscott

Benjamin

Knox City

Vernon

Seymour

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