

# Misty Mountain Properties

November 3, 2025



## Quick Facts:

- **Location** – address, acreage, and what’s around it.
  - **5,392 Acres, Parcel #059-00-00-002.00** (Bell County – Fourmile, Kentucky 40939).
  - The property is located above the town of Pineville, Kentucky at the north side of US Route 25E @ State Highway 66.
- **Ownership** – who holds title and whether there are any liens or restrictions.
  - **Kevin Loughery, John Slusher & Colby Slusher.**
  - The property is free of liens, and the title work has been completed.
- **Power** – available capacity, nearest substation or transmission line, and who the electric utility is.
  - **Kentucky Utilities (KU) supplies the high-voltage 161-kV transmission lines** that deliver electricity to the Pineville area. The Hazard–Pineville, also known as the Wooton–Pineville, 161-kV line is specifically documented in Kentucky PSC and AEP filings as part of the regional transmission network. A KU substation is located on or immediately adjacent to the property, and a 161-kV transmission corridor crosses the tract. Currently there is over 100mg of power available.
- **Data** – fiber availability, who serves the area, and distance to the nearest data hub or POP.
  - Closest data hub is approximately 3 miles away with multiple service providers including **AT&T, On Point Broadband & Kinetic Fiber.**
- **Gas & Utilities** – proximity and providers for gas, water, and wastewater.
  - **Yes, all utilities available including city sewer & water.**

- **Scalability** – whether the site can expand to full hyperscale capacity (ideally 300 MW +).
  - **Yes.**
- **Access** – distance to highways, airports, or rail.
  - Highway access is directly adjacent to the property, with a major highway less than two miles away.
  - **The CSX railroad** runs along the property line on U.S. Route 25.
  - **McGhee Tyson International Airport (TYS)**, also known as **Knoxville Airport**, is the closest major airport, located about an hour and a half from the property.
- **Environmental** – any wetlands, flood zones, or permitting issues.
  - The property shows no designated wetlands or flood zones, and no permitting issues have been identified.
- **Maps** – if you’ve got anything showing utility corridors or tie-in points, please include it.
  - Please see the **addendum**.
- **Overall take** – your read on whether it’s a good fit or not and any red flags I should know about.
  - **Great overall fit with no red flags or permitting issues. We also have established relationships with Kentucky state officials who can assist with grant opportunities.**
  - **Additional Property Features:**
    - **57 Natural gas wells** on site including major gas lines throughout the property.
    - 600 Acres of grassland, ideal for solar. **Note:** Kentucky Utilities is among the more affordable electric providers in the U.S., with time-of-use rates that vary by period.
    - **\$6 Million** in timber.
    - **\$20 Million** tons of coal and GOB piles.
    - **Rare earth (REE)** analysis suggests potential reserves exceeding **\$2 Billion**.
    - Over 5,300 acres of elevated terrain offering expansive views and complete privacy. Ideal for conservation, eco-retreats, carbon projects, or long-term land banking. Current land values range from approximately \$1,000 to \$2,000 per acre.
    - Access & usability: Internal roads/trails and multiple potential cabin/lodge sites; abundant wildlife and watershed features for hunting, fishing, and recreation.

# Addendum A – Maps

