



Prairie Fox Holdings, Ltd.

150-200 MW Solar+Storage Opportunity Tri-State and Xcel Territories

1,119 acres in Kiowa County

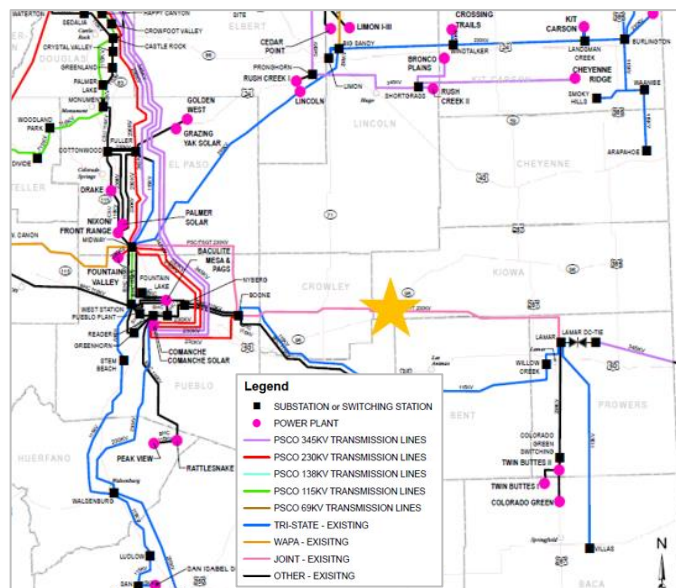
This expansive parcel of flat high plains dry grassland in southeast Colorado is perfectly situated with a 230 kV transmission line recently constructed for moving renewable generation to metropolitan load centers. With excellent solar irradiance resource, transmission proximity, limited snow fall, flat terrain, no wetlands, no critical species habitats, and direct highway access, this is a specially curated site for a 150-200 MW utility scale solar plant to power our clean energy future.



Marketed exclusively by Prairie Fox Holdings, Ltd., a Colorado Limited Liability Corporation.
Revised October 22, 2021

Property Details

Location	Near Arlington, Colorado in Kiowa County @ 38.290630, -103.364450
Transmission proximity	Boone-Lamar 230 kV Jointly Owned by TriState & PSCo, intersecting property in Northwest corner near Highway 96 at tower #287
Solar irradiance	5.29 kWh/m ² /day (NREL NSRDB PSM v.3 TMY)
Solar performance	1-axis backtracking at 0.3 GCR yields 24 % capacity factor and 81 % PR
Wetlands	None.
Soils	Wilid silt (25%), Fort loam (36%), Kim-Harvey loam (21%), Aguilar clay (5%), Singerton-Pultney (13%)
FAA	Not required to file or coordinate.
Pipelines	None.
Terrain	4300 ft elev. W half flat. SE part ~1.5% slope to E. N central part ~1% slope to N.
Species	No critical habitats.
Neighbors	Dry non-prime farmland or CRP. State Land Trust. No homes or structures nearby.
Access	Smooth gravel pull-off directly off State Highway 96



Contact Information

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Property Photos



Tower #287 on the 230 kV transmission line crossing the property.



Access to NW corner directly from State Highway 96.



View to the SE from the N edge of the SE section.



Representative grass and eroded silt loam surface cover.

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Leasing Information

Prairie Fox Holdings, Ltd. is open to exploring lease terms with a utility scale solar developer lessee that has a track record of successfully completed large solar plants in the State of Colorado or with Tri-State G&T or Xcel Energy. The developer may elect to lease all or part of the available 1,119 acres for their project. A standard 30 lease term is expected, at market competitive per-acre annual rates and escalation, to be negotiated during the contracting process.

This property is marketed as first-come-first-serve to solar developers that meet our preferred profile. A signed letter of intent and nominal payment will secure a developer's interest in this property for a period of time, subject to negotiation.

Please contact us anytime by email or phone for further information and discussion.

Company Profile

Prairie Fox Holdings, Ltd., a Colorado Limited Liability Company, was founded in October 2020 with the objective of supporting solar energy development in the State of Colorado.

We are experts in the initial screening, procurement, marketing, and leasing of large 'solar-ready' land parcels to solar power plant developers. Our small team has over two decades of experience in the utility scale solar industry in the United States.

We apply state-of-the-art solar modeling software, solar irradiance data, and additional screening processes to automatically find and invest in land parcels well suited for future utility-scale solar development. Our comprehensive pre-screening examines soils, wetlands, species, preliminary interconnection, solar resource, topography, entitlements, permitting, access, and other factors to help unlock the utility-scale solar development process for our long term partners.

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