

1/4 mi
 Proposed Centerline
 Notification Corridor - 1/4 mi each side of Centerline
 Major Roads/Highways
 Shaded Areas



Woodbury County, Iowa
Heartland Greenway System
Length in County:
27.84 miles
Parcels in Notification Corridor:
CL Parcels: 153

NAVIGATOR
 VENTURES LLC

0 75 150 225 300



Heartland Greenway

Economic Benefits



\$30.5 Million

Annual Property Taxes Generated



17,045

Employment Opportunities at Peak Construction¹

8,672

Direct Good-Paying Construction Jobs



\$121 Million

Growth of Net Farm Income in the First 10 Years



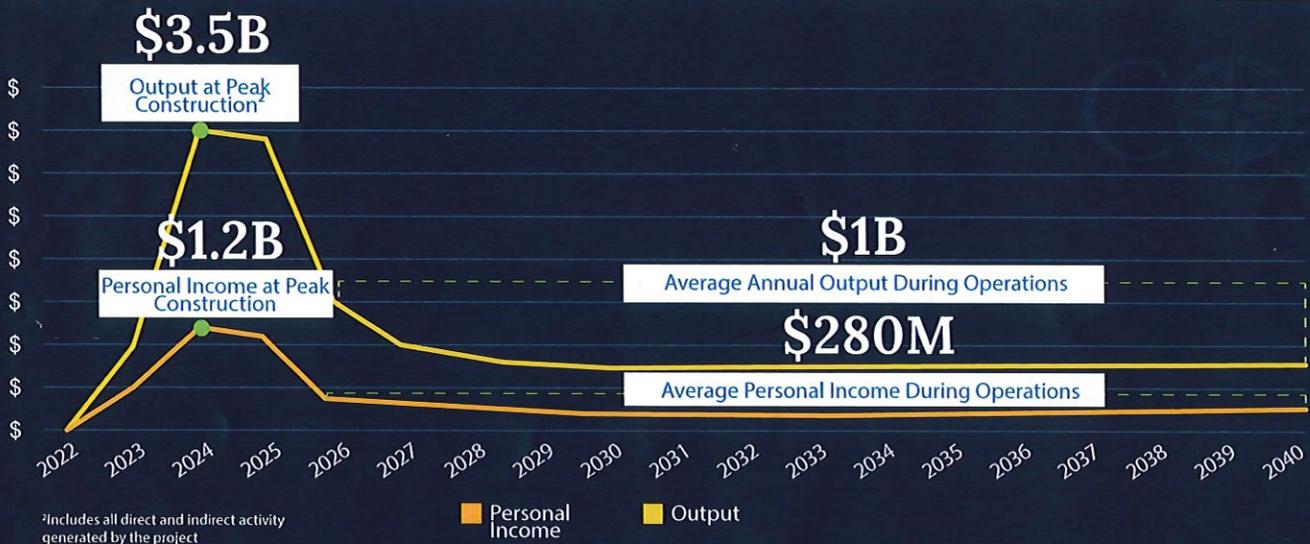
\$869 Million

Total Peak Construction Wages

\$50,976

Average Wage

¹Includes direct and indirect employment opportunities



Our system will provide biofuel producers and other rural industrial processors in five Midwest states with a **long-term** and **cost-effective** means to reduce their carbon footprint.



Iowa

Economic Benefits



**\$1.65
Billion**

Capital Investment
in Iowa



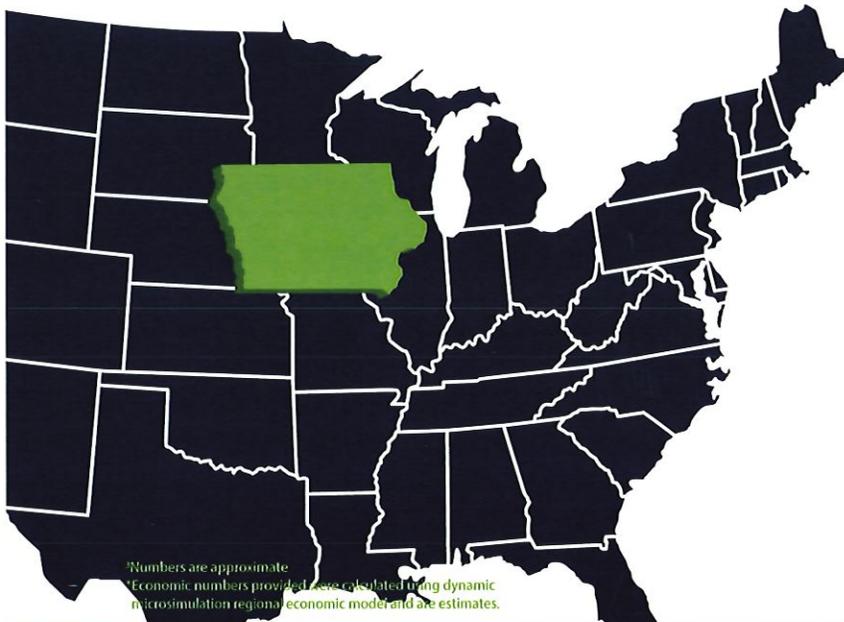
10,322

Employment
Opportunities at Peak
Construction¹

¹Includes direct and indirect employment opportunities



NAVIGATOR CO₂ VENTURES



\$24.5M

Annual Property Taxes
Generated in Iowa

3.5M Metric Tons

of CO₂ Captured in Iowa Every Year³

From Local Facilities That Process

900M Gallons

of Ethanol and

2.2M Tons

of Fertilizer Annually³

³Numbers are approximate
³Economic numbers provided were calculated using dynamic
microsimulation regional economic model and are estimates.

Iowa

Numbers by County

County	Annual Direct Property Taxes (\$)	2024 Construction Phase Personal Income (\$Mil)	2030 Operations Phase Personal Income (\$Mil)	2024 Construction Phase Output (\$Mil)	2030 Operations Phase Output (\$Mil)
Boone	176,291	3.59	0.57	11.39	2.51
Bremer	937,857	24.20	4.44	67.71	20.10
Buchanan	769,646	19.80	3.67	56.04	16.68
Buena Vista	512,567	10.43	1.66	33.13	7.30
Butler	1,205,650	24.54	3.91	77.92	17.18
Cherokee	171,653	3.49	0.56	11.09	2.45
Clay	1,011,841	20.59	3.28	65.40	14.42
Delaware	681,901	13.88	2.21	44.08	9.71
Des Moines	280,690	5.71	0.91	18.14	4.00
Dickinson	443,661	9.03	1.44	28.67	6.32
Emmet	1,091,764	22.22	3.54	70.56	15.56
Fayette	203,757	5.20	0.90	14.90	4.40
Floyd	436,853	8.89	1.42	28.23	6.22
Franklin	221,435	4.51	0.72	14.31	3.15
Hamilton	223,243	4.54	0.72	14.43	3.18
Hardin	1,034,191	21.05	3.35	66.84	14.74
Jasper	1,066,411	21.70	3.46	68.93	15.19
Jefferson	460,256	9.37	1.49	29.75	6.56
Keokuk	189,412	3.85	0.61	12.24	2.70
Kossuth	477,044	9.71	1.55	30.83	6.80
Lee	1,703,802	34.67	5.52	110.12	24.28
Lyon	1,169,286	23.80	3.79	75.57	16.66
Mahaska	1,289,538	26.24	4.18	83.35	18.37
O'Brien	2,021,531	41.14	6.55	130.66	28.80
Osceola	49,488	1.01	0.16	3.20	0.71
Plymouth	762,825	15.52	2.47	49.30	10.87
Pocahontas	907,310	18.46	2.94	58.64	12.93
Polk	257,399	5.24	0.83	16.64	3.67
Story	1,246,276	25.36	4.04	80.55	17.76
Van Buren	507,763	10.33	1.65	32.82	7.23
Wapello	479,761	9.76	1.55	31.01	6.84
Webster	1,660,393	33.79	5.38	107.32	23.66
Woodbury	859,312	17.49	2.78	55.54	12.24

