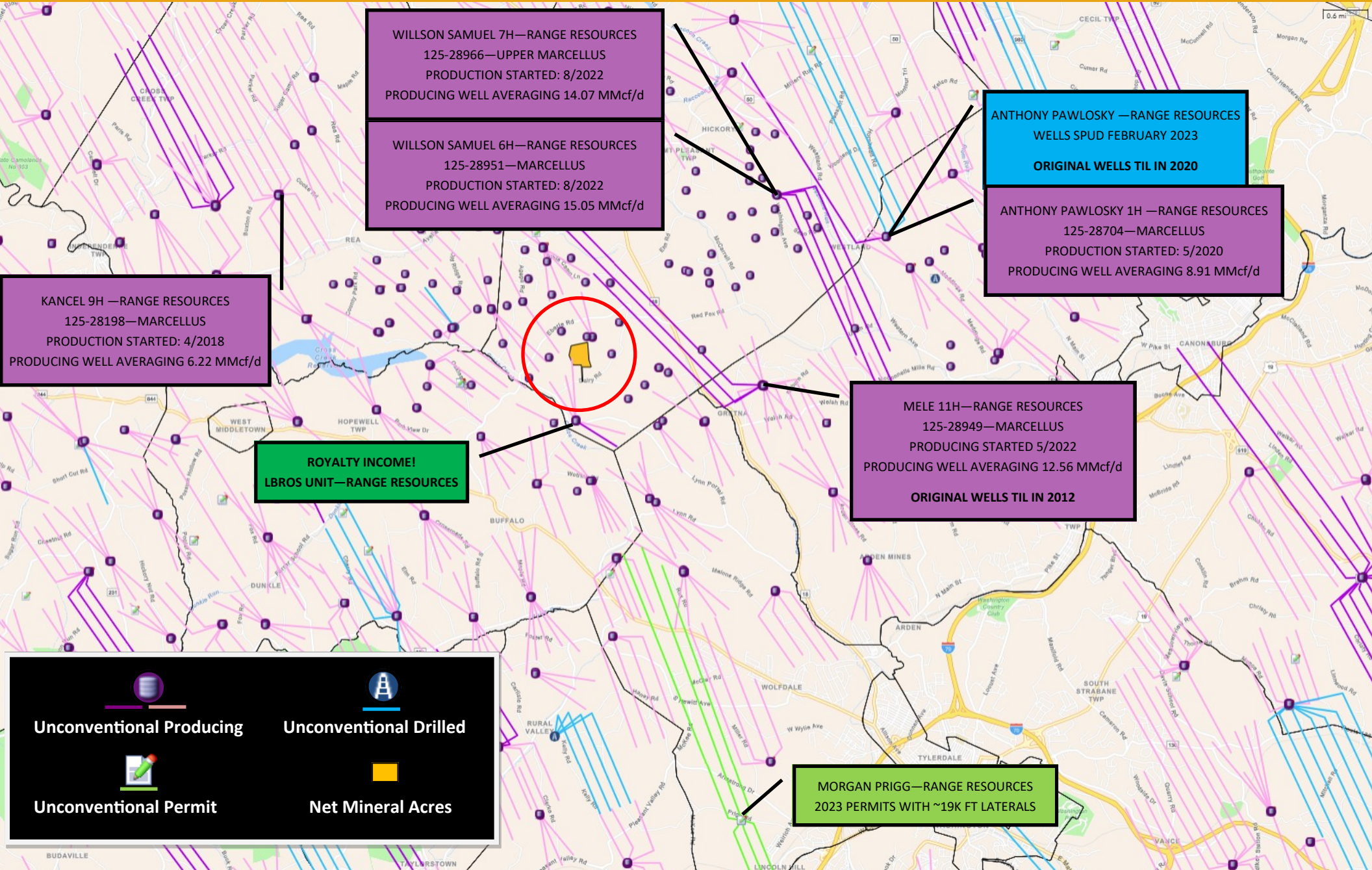




ROYALTY INCOME—REDRILLING WELLS—MULTIPLE MARCELLUS LAYERS

43.30+/- NET MINERAL ACRES

MT PLEASANT TOWNSHIP, WASHINGTON COUNTY, PENNSYLVANIA



WILLSON SAMUEL 7H—RANGE RESOURCES
125-28966—UPPER MARCELLUS
PRODUCTION STARTED: 8/2022
PRODUCING WELL AVERAGING 14.07 MMcf/d

WILLSON SAMUEL 6H—RANGE RESOURCES
125-28951—MARCELLUS
PRODUCTION STARTED: 8/2022
PRODUCING WELL AVERAGING 15.05 MMcf/d

ANTHONY PAWLOSKY —RANGE RESOURCES
WELLS SPUD FEBRUARY 2023
ORIGINAL WELLS TIL IN 2020

ANTHONY PAWLOSKY 1H —RANGE RESOURCES
125-28704—MARCELLUS
PRODUCTION STARTED: 5/2020
PRODUCING WELL AVERAGING 8.91 MMcf/d

KANCEL 9H —RANGE RESOURCES
125-28198—MARCELLUS
PRODUCTION STARTED: 4/2018
PRODUCING WELL AVERAGING 6.22 MMcf/d

ROYALTY INCOME!
LBROS UNIT—RANGE RESOURCES

MELE 11H—RANGE RESOURCES
125-28949—MARCELLUS
PRODUCING STARTED 5/2022
PRODUCING WELL AVERAGING 12.56 MMcf/d
ORIGINAL WELLS TIL IN 2012

MORGAN PRIGG—RANGE RESOURCES
2023 PERMITS WITH ~19K FT LATERALS

Unconventional Producing	Unconventional Drilled
Unconventional Permit	Net Mineral Acres



ROYALTY INCOME—REDRILLING WELLS—MULTIPLE MARCELLUS LAYERS
43.30+/- NET MINERAL ACRES
MT PLEASANT TOWNSHIP, WASHINGTON COUNTY, PENNSYLVANIA

Summary of Opportunity:

This acreage is in the Range Resources Redevelopment Area! Per the latest Range Resources Investor Presentation (April 24, 2023)—over 50% of 2023 activity has been on existing pads. Range Resources is also drilling the Upper and Lower Marcellus layers (See the Willison Samuel Unit).

For Sale: 43.30+/- net mineral acres in Mount Pleasant Township, Washington County, Pennsylvania. This acreage is in the Range Resources—LBROS Unit which has been producing since June 2010.

Royalty Income From LBROS:

November 2022: \$4,594.54
December 2022: \$2,604.78
January 2023: \$2,782.05
February 2023: \$3,587.13
March 2023: \$2,330.23
April 2023: \$1,914.97

Lets look at the Range Resources—Mele Unit which is approximately 2.3 miles to the east of this acreage:

- Mele 5H—SPUD 2011 / TIL 2012 / averaging .78 MMcf/d / 3,220.53 ft lateral
- Mele 8H—SPUD 2018 / TIL 2019 / averaging 3.23 MMcf/d / 8,207.08 ft lateral
- Mele 11H—SPUD 2021/ TIL 2022/ averaging 12.56 MMcf/d / 18,365.27 ft lateral

See the map for additional pads in the immediate area that are being redeveloped.

Range Resources is also working on new pads!

Approximately 6.25 miles south of this acreage in Washington County, Canton Township—Range is working on the Morgan Prigg pad. Several wells were permitted at this site in March 2023. Plats indicate that theses laterals will be just shy of 20k feet.

Gross Acres: 43.30+/-

Net Mineral Acres Available: 43.30+/-

Unitized: Yes, 100%

Well/Unit Name: LBROS

Producing: Yes

Lessee: Range Resources

Royalty Rate: 14%

Royalty Type: Net

Lease Date: HBP

Primary Term Length: HBP

Extension Term Length: HBP

Extension Payment Amount: HBP

Price Per Acre: \$3,464.20

Offered At: \$150,000

Parcel #: 460-001-00-00-0010-00

VP of Land and Managing Broker

Bill Smith

wsmith@cx-energy.com

cell: 412-999-7612

office: 724-933-1311

www.cx-energy.com

CX-Energy

724-933-1311

www.cx-energy.com

All information furnished regarding this property for sale, or lease is from sources deemed reliable but no warranty or representation is made as to the accuracy thereof and same is submitted subject to error, omissions, change of price, rental or other conditions prior sale, lease, or financing or withdrawal without notice.

CX-Energy will make no representations and assume no obligation regarding the accuracy of this data and assumes no risk for hazardous waste or substances or other undesirable material on or about the property which will ultimately be leased or purchased.