





**10.90+/- NET MINERAL ACRES
PRIVATE LAND WITH TIMBER
SCRUBGRASS TOWNSHIP, VENANGO COUNTY, PA**

Beautiful location close to Kennerdell and Allegheny River with easy access to I-80, 308 and 208. Wooded, private land with recent professional timber estimated around \$11,000. Potential to be a beautiful secluded camp or home.

Future investment—unleased oil, gas and mineral rights are included in the sale.

- EM Energy is drilling 5 miles southeast of this acreage in Allegheny Township, Butler County.
- Laurel Mountain Production is drilling 8+ miles southeast of this acreage in Perry Township, Clarion County.



Gross Acres: 10.90+/-
Net: 10.90+/-
Well/Unit Name: N/A
Producing: N/A
Lessee: N/A
Royalty Rate: N/A
Royalty Type: N/A
Lease Date: N/A
Primary Term Length: N/A
Extension Term Length: N/A
Extension Payment Amount: N/A
Offered At: \$69,900
Price Per Acre: \$6,412.84
Parcel #: 27-001-045B-000

Landman

**Natalie Kalmeyer
& Erin Sellinger**

**are available by email or phone to
answer questions or review offers
for this listing.**

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