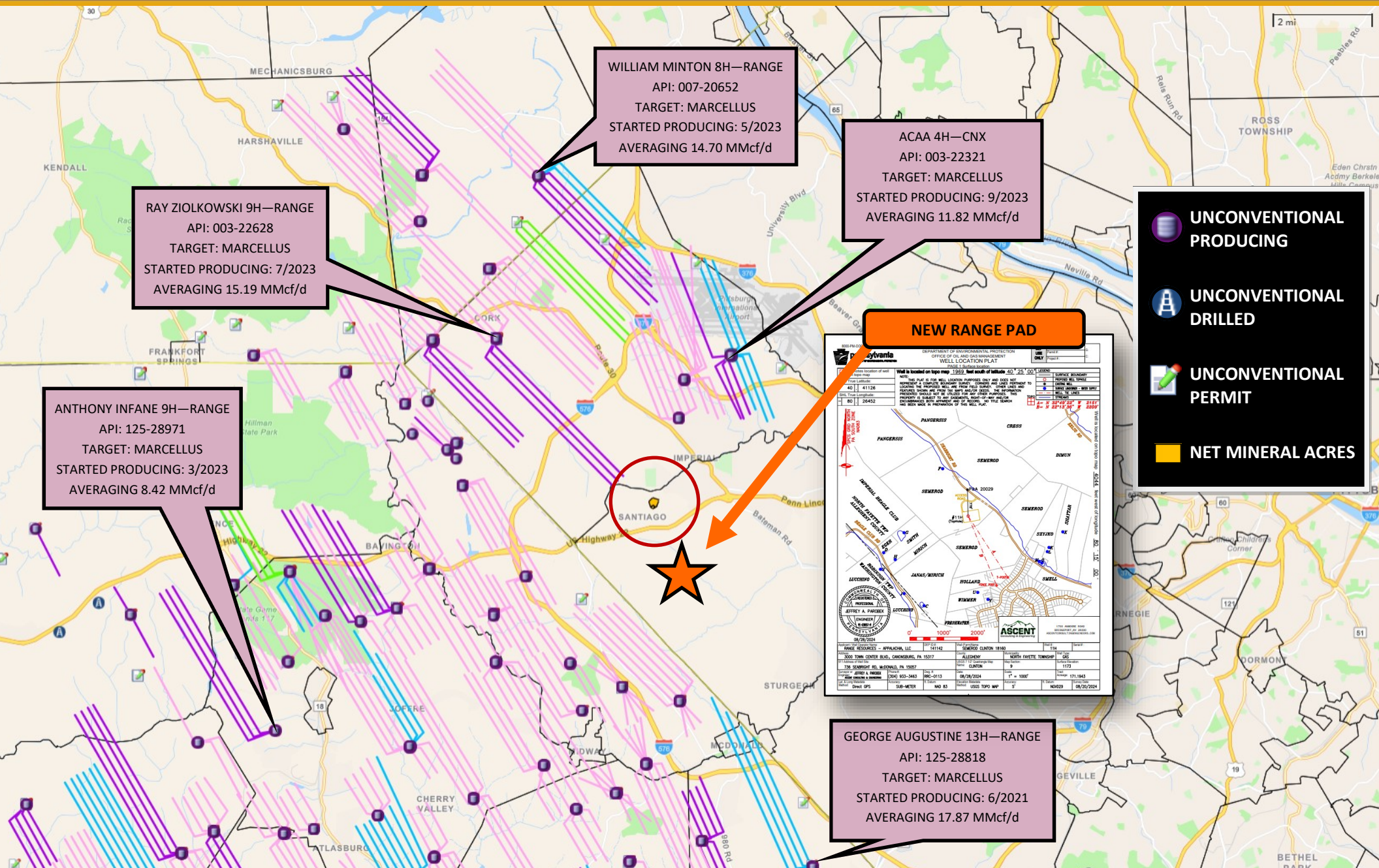




**18.10+/- NET MINERAL ACRES—DELAY RENTAL PAYMENTS
NEAR NEW RANGE PAD—ACTIVITY IN THE AREA IS PICKING UP!
NORTH FAYETTE TOWNSHIP, ALLEGHENY COUNTY, PA**



ANTHONY INFANE 9H—RANGE
API: 125-28971
TARGET: MARCELLUS
STARTED PRODUCING: 3/2023
AVERAGING 8.42 MMcf/d

RAY ZIOLKOWSKI 9H—RANGE
API: 003-22628
TARGET: MARCELLUS
STARTED PRODUCING: 7/2023
AVERAGING 15.19 MMcf/d

WILLIAM MINTON 8H—RANGE
API: 007-20652
TARGET: MARCELLUS
STARTED PRODUCING: 5/2023
AVERAGING 14.70 MMcf/d

ACAA 4H—CNX
API: 003-22321
TARGET: MARCELLUS
STARTED PRODUCING: 9/2023
AVERAGING 11.82 MMcf/d

NEW RANGE PAD

WELL LOCATION PLAT

WELL IS LOCATED ON TOPOGRAPHY 1250' AND DEPTH OF 6610'.

NOTE: THIS PLAN IS FOR WELL LOCATIONS PURPOSES ONLY AND DOES NOT REPRESENT A PROPERTY BOUNDARY. PROPERTY OWNERS ARE ADVISED TO LOCATE THE PROPOSED WELL AND FIELD CENTER. OWNERS ARE NOT RESPONSIBLE FOR THE PROPOSED WELL DEPTH. OWNERS ARE ADVISED TO PROPERTY OF SUBJECT TO ANY PATENTED, TRADE OR SERVICE MARK HAS BEEN MADE IN PRESENCE OF THIS WELL PLAN.

ASSENT ENGINEERS & PLANNERS

SEWEROD CLINTON 18180

3000 TOWN CENTER BLDG, CAMERBURG, PA 15017

728 SEWEROD RD, MCDONALD, PA 15007

DATE: 08/28/2024

SCALE: 1" = 100'

PROJECT: SEWEROD CLINTON 18180

DATE: 08/28/2024

GEORGE AUGUSTINE 13H—RANGE
API: 125-28818
TARGET: MARCELLUS
STARTED PRODUCING: 6/2021
AVERAGING 17.87 MMcf/d

- UNCONVENTIONAL PRODUCING
- UNCONVENTIONAL DRILLED
- UNCONVENTIONAL PERMIT
- NET MINERAL ACRES



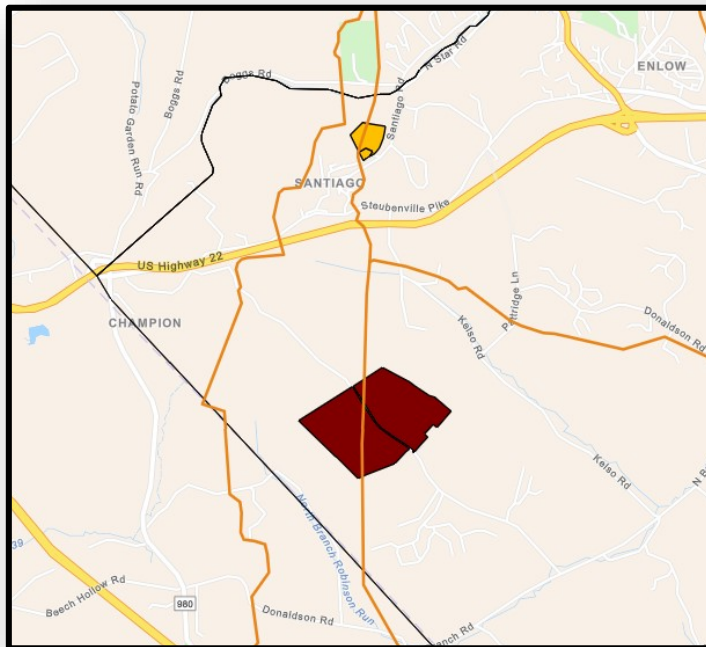
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Oil, Gas and Mineral Rights For Sale!

This area is heating up! Range Resources has been leasing in this area for a while now. In September 2024, Range Resources filed for a new permit in Allegheny County, North Fayette Township—see the orange star on the map. This new well site— [Clinton Semerod 18160](#) is ~6k feet southwest of this acreage. The first permit (API 003-22669) is targeting the Lower Marcellus. The plat hints that Range Resources is planning to drill 15 wells off this site. A 24-inch, TransCanada transmission/ trunk line crosses the well site location.

For sale: 18.10+/- net mineral acres in North Fayette Township, Allegheny County, Pennsylvania. The current owner signed a lease with Range Resources in June 2021—\$300 per acre, per year delay rental / 16%, net / no extension.

See the map for offset data.



Gross Acres: 18.10+/-
Net Mineral Acres Available: 18.10+/-
Unitized: No
Well/Unit Name: No
Producing: No
Lessee: Range Resources
Royalty Rate: 16%
Royalty Type: Net
Lease Date: 6/16/2021

Primary Term Length: 5 Years, Delay Rental Payments
\$300 per acre/ per year
Extension Term Length: N/A
Extension Payment Amount: N/A
OGMs Offered At: \$162,900
OGMs Price Per Acre: \$9,000
Parcel #:
1041-M-1
916-J-10

VP of Land and Managing Broker
Bill Smith
is available by email or phone to answer questions or review offers for this listing.

wsmith@cx-energy.com
office: 724-933-1311
cell: 412-999-7612
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.