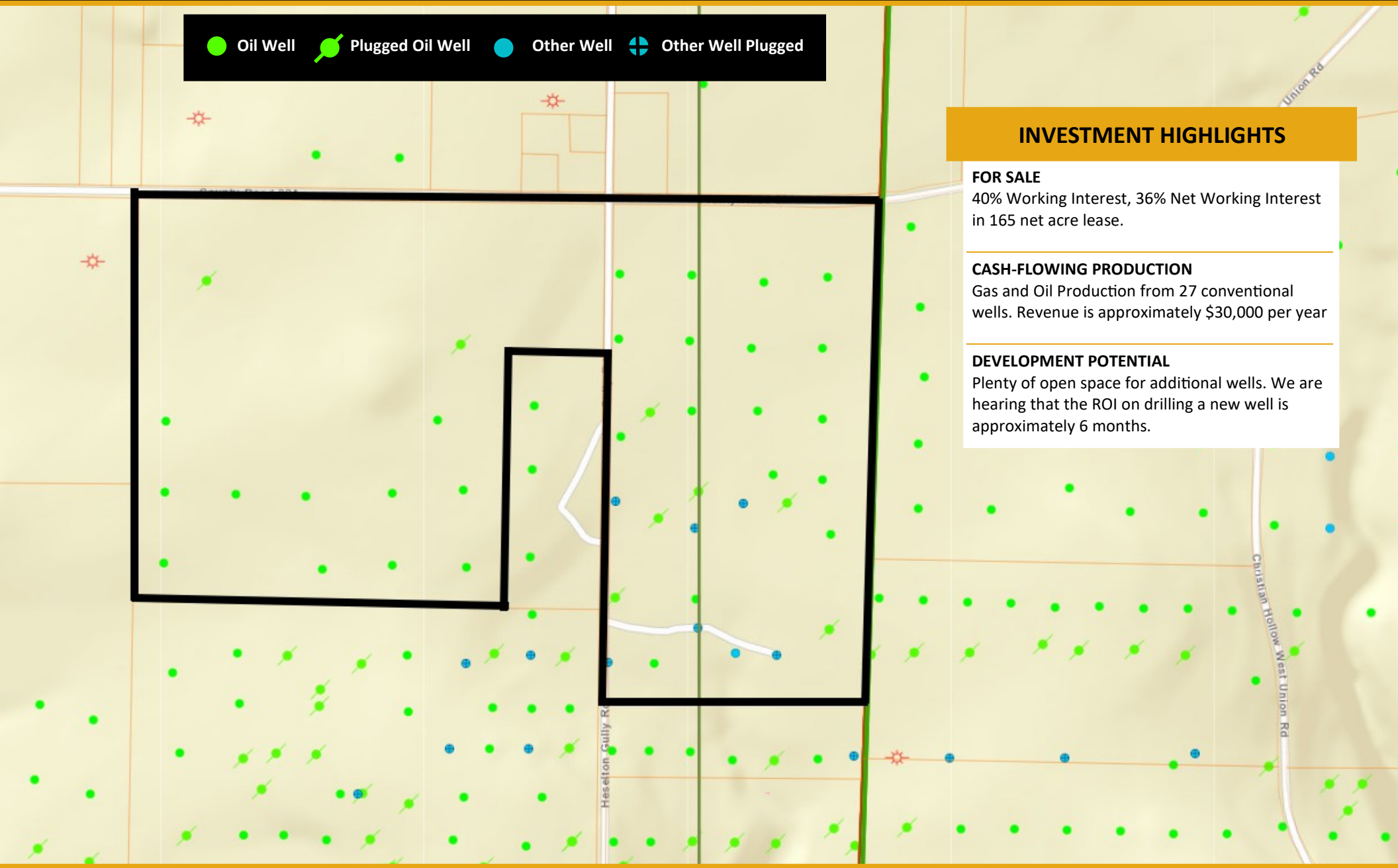
CASH-FLOWING CONVENTIONAL OIL & GAS INVESTMENT OPPORTUNITY
40% WORKING INTEREST | 36% NET WORKING INTEREST
INDEPENDENCE TOWNSHIP, ALLEGANY COUNTY, NEW YORK



INVESTMENT HIGHLIGHTS

FOR SALE
40% Working Interest, 36% Net Working Interest in 165 net acre lease.

CASH-FLOWING PRODUCTION
Gas and Oil Production from 27 conventional wells. Revenue is approximately $30,000 per year

DEVELOPMENT POTENTIAL
Plenty of open space for additional wells. We are hearing that the ROI on drilling a new well is approximately 6 months.

CX-Energy · 81 Dutilh Road, Suite 204, Cranberry Township, Pennsylvania 16066 · Phone 724-933-1311 · Fax 724-913-4706 · www.cx-energy.com

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40% WORKING INTEREST | 36% NET WORKING INTEREST
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FOR SALE:
Cash-Flowing Conventional Oil & Gas Investment Opportunity
40% Working Interest | 36% Net Revenue Interest

Acquire a 40% Working Interest (36% Net Working Interest) in a 165-net-acre lease featuring established conventional oil and gas production. This opportunity offers immediate cash flow with significant long-term development potential.

Established Production

- 27 producing conventional oil and gas wells.
- Current annual revenue of approximately $30,000.

Exceptional Development Potential

- This property offers substantial upside beyond its existing production.
- Numerous undeveloped drilling locations remain across the leasehold.
- Existing infrastructure helps reduce future development costs.
- Industry operators in the area are reporting new conventional well payouts in as little as six months, depending on drilling costs, commodity prices, well performance, and operating expenses.

Whether you're looking to expand an existing portfolio or acquire a cash-flowing asset with room for development, this property offers an attractive combination of proven production and meaningful upside potential.

Purchase Price: $150,000
Parcel: 256.-1-6.2

VP of Land and Managing Broker

Bill Smith

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

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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.

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