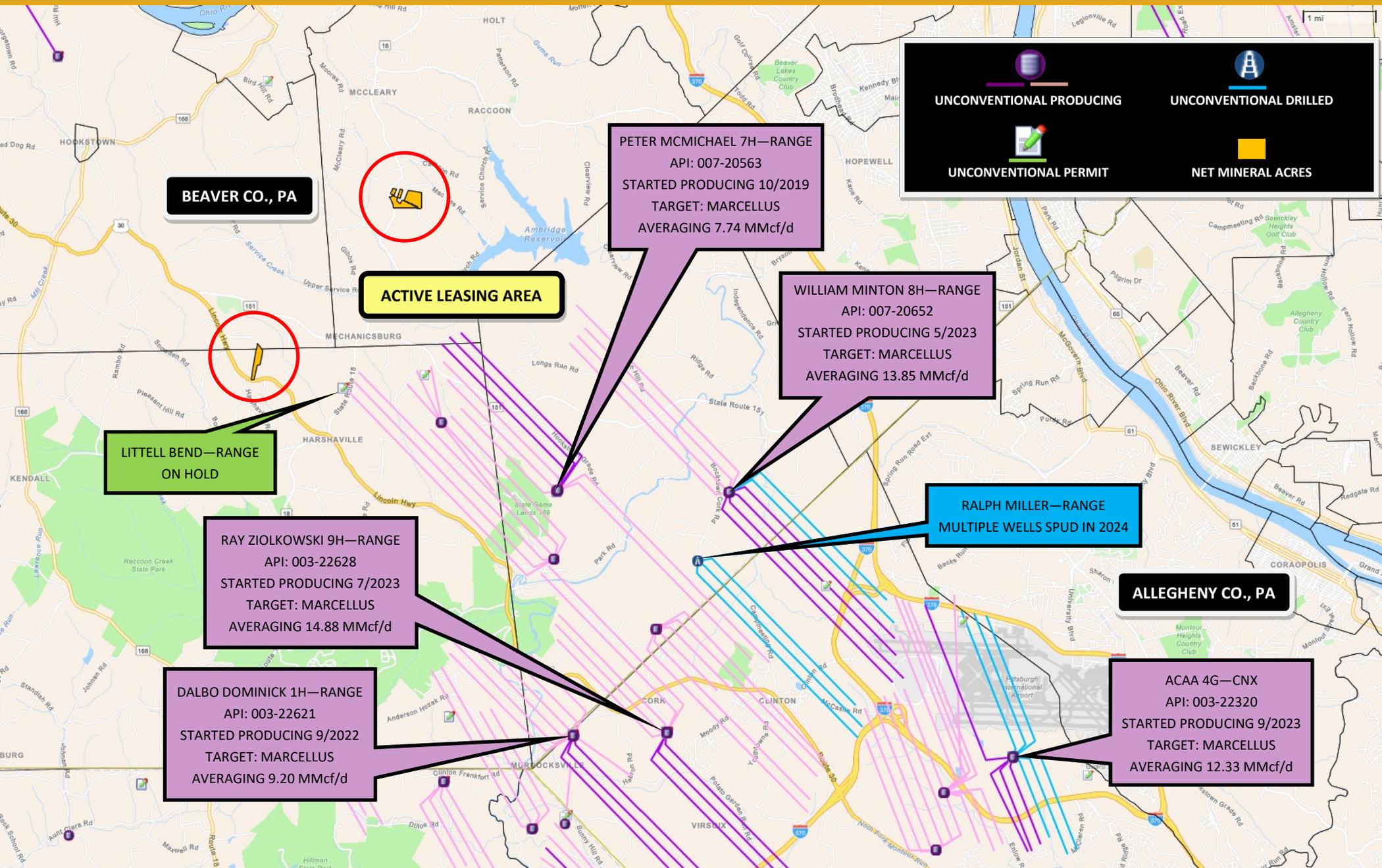




2 OPPORTUNITIES FOR SALE

**BOTH LEASED WITH RANGE AT 17% WITH DELAY RENTAL PAYMENTS
HANOVER & RACCOON TOWNSHIPS, BEAVER COUNTY, PENNSYLVANIA**





2 OPPORTUNITIES FOR SALE

BOTH LEASED WITH RANGE AT 17% WITH DELAY RENTAL PAYMENTS HANOVER & RACCOON TOWNSHIPS, BEAVER COUNTY, PENNSYLVANIA

The Seller would like to sell these two opportunities as a package but will consider selling them separately.

Opportunity 1:

16.19+/- net mineral acres in Hanover Township, Beaver County, Pennsylvania. This acreage was leased with Range Resources in October 2021, 5 year primary term with delay rental payments, no extension term, 17%, net royalty. This acreage is very close to the Range—Littell Bend Well Site. Per the DEP site (April 2024) “the Littell Bend frac schedule has moved back”.

Opportunity 2:

26.86+/- net mineral acres out of 53.72+/- gross acres in Hanover Township, Beaver County, Pennsylvania. This acreage was leased with Range Resources in October 2021, 5 year primary term with delay rental payments, no extension term, 17%, net royalty.

Range Resources is actively leasing around both of these great opportunities.

Opportunity 1—Hanover Twp

Gross Acres: 16.19+/-

Net Mineral Acres Available: 16.19+/-

Unitized: No

Well/Unit Name: N/A

Producing: No

Lessee: Range Resources

Royalty Rate: 17%, delay rental \$500 per ac / per year

Royalty Type: Net

Lease Date: 10/11/2021

Primary Term Length: 5 Years

Extension Term Length: N/A

Extension Payment Amount: N/A

Offered At: \$133,567.50

Price Per Acre: \$8,250

Parcel #: 630010208000

Opportunity 2—Raccoon Twp

Gross Acres: 53.72+/-

Net Mineral Acres Available: 26.86+/-

Unitized: No

Well/Unit Name: N/A

Producing: No

Lessee: Range Resources

Royalty Rate: 17%, delay rental \$500 per ac / per year

Royalty Type: Net

Lease Date: 10/11/2021

Primary Term Length: 5 Years

Extension Term Length: N/A

Extension Payment Amount: N/A

Offered At: \$221,595

Price Per Acre: \$8,250

Parcel #: 751920123P00

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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