



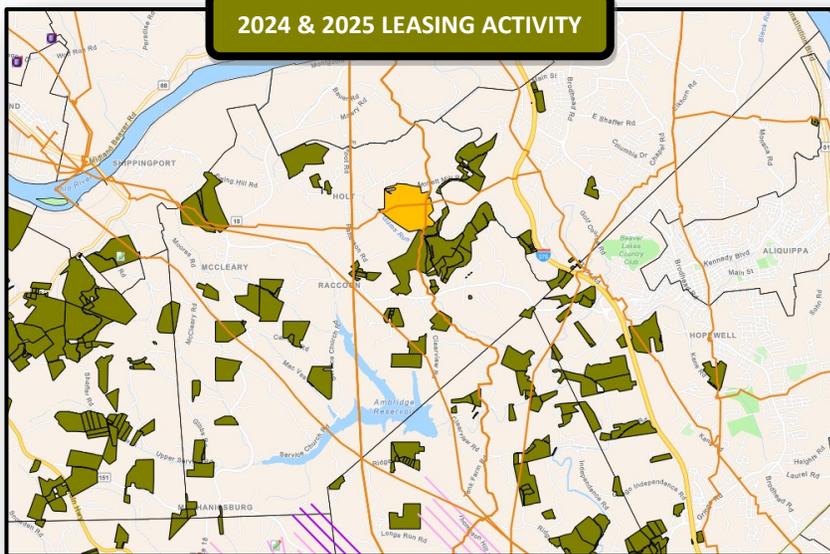


**LOCATION OF A FUTURE WELLSITE—PIPELINE TO SHELL CRACKER PLANT  
67.97+/- NET MINERAL ACRES OUT OF 226.57+/- GROSS ACRES  
RACCOON TOWNSHIP, BEAVER COUNTY, PENNSYLVANIA**

**Location of a future wellsite!!!**

This owner is selling 67.97+/- net mineral acres out of 226.57+/- gross acres in Raccoon Township, Beaver County, Pennsylvania. A new lease was signed with Range Resources in November 2024: 18%, paid-up lease with a 6-year primary term and 6-year extension term with a \$4,000 per acre extension payment. This lease allows for a wellsite. Pipeline to the Shell Cracker Plant crosses this acreage.

This great opportunity will not be on the market for long!



**Gross Acres:** 226.57+/-

**Net Mineral Acres Available:** 67.97+/-

**Unitized:** No

**Well/Unit Name:** N/A

**Producing:** No

**Lessee:** Range Resources— Paid Up

**Royalty Rate:** 18%

**Royalty Type:** Net

**Lease Date:** 11/9/2024

**Primary Term Length:** 6 Years

**Extension Term Length:** 6 Years

**Extension Payment Amount:** \$4,000 per acre

**Offered At:** \$401,023

**Price Per Acre:** \$5,900

**Parcel #:** 751820298000

**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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