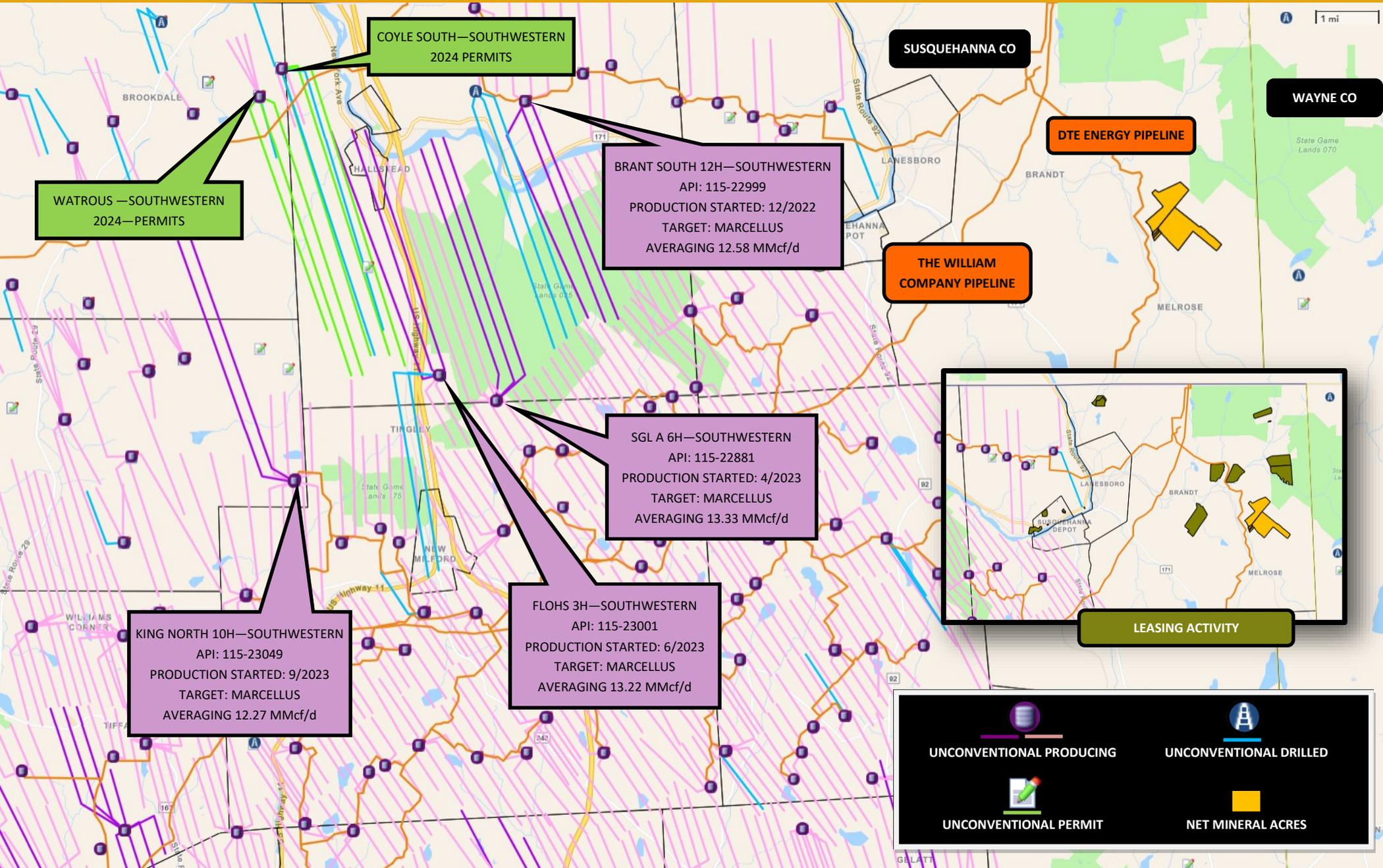




2024 EXPAND ENERGY LEASE
356.10+/- NET MINERAL ACRES FOR SALE
HARMONY TOWNSHIP, SUSQUEHANNA COUNTY, PA



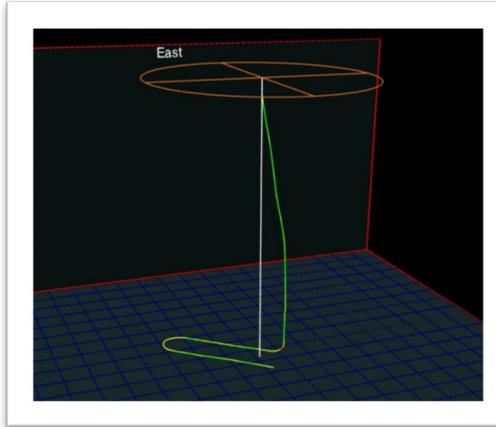


2024 EXPAND ENERGY LEASE
356.10+/- NET MINERAL ACRES FOR SALE
HARMONY TOWNSHIP, SUSQUEHANNA COUNTY, PA

For Sale: 356.10+/- net mineral acres in Harmony Township, Susquehanna County, Pennsylvania. Southwestern Energy—now Expand Energy leased this acreage in January 2024: 2 year primary term, 3—2 year extensions, 12.5% gross royalty. A lease with the newly formed, Expand Energy gets you the best of Chesapeake and the best of Southwestern Energy! Prior to the merger, Southwestern Energy leased several large tracts in this area—a map of the 2024 and 2025 leasing activity is on the front of this portfolio. Pipeline infrastructure is built in this area.

Susquehanna County Oil and Gas is Hot!

- Robust Wells
- Drilling multiple Marcellus layers.
- New technology—have you seen the Horseshoe Laterals!?!?



Gross Acres: 356.10+/-

Net Mineral Acres Available: 356.10+/-

Unitized: N/A

Well/Unit Name: N/A

Producing: No

Lessee: Southwestern → Expand Energy

Royalty Rate: 12.5%

Royalty Type: Gross

Lease Date: 1/23/2024

Primary Term Length: 2 Years

Extension Term Length: 3 Additional 2 Year Periods

- First Extension Term: Extended through January 29, 2028 with an extension payment of \$150 per acre.
- Second Extension Term: Extended through January 29, 2030 with an extension payment of \$250 per acre.
- Third Extension Term: Extended through January 29, 2032 with an extension payment of \$500 per acre.

Asking: \$1,050,495

Price Per Acre: \$2,950

Parcel #s:

057.00-1-004.00

057.00-1-048.00

057.00-1-048.04

057.00-1-049.00

057.00-1-003.00

For Questions or To Make An Offer:

VP of Land & Managing Broker

Bill Smith

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

wsmith@cx-energy.com

cell: 412-999-7612

office: 724-933-1311

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.