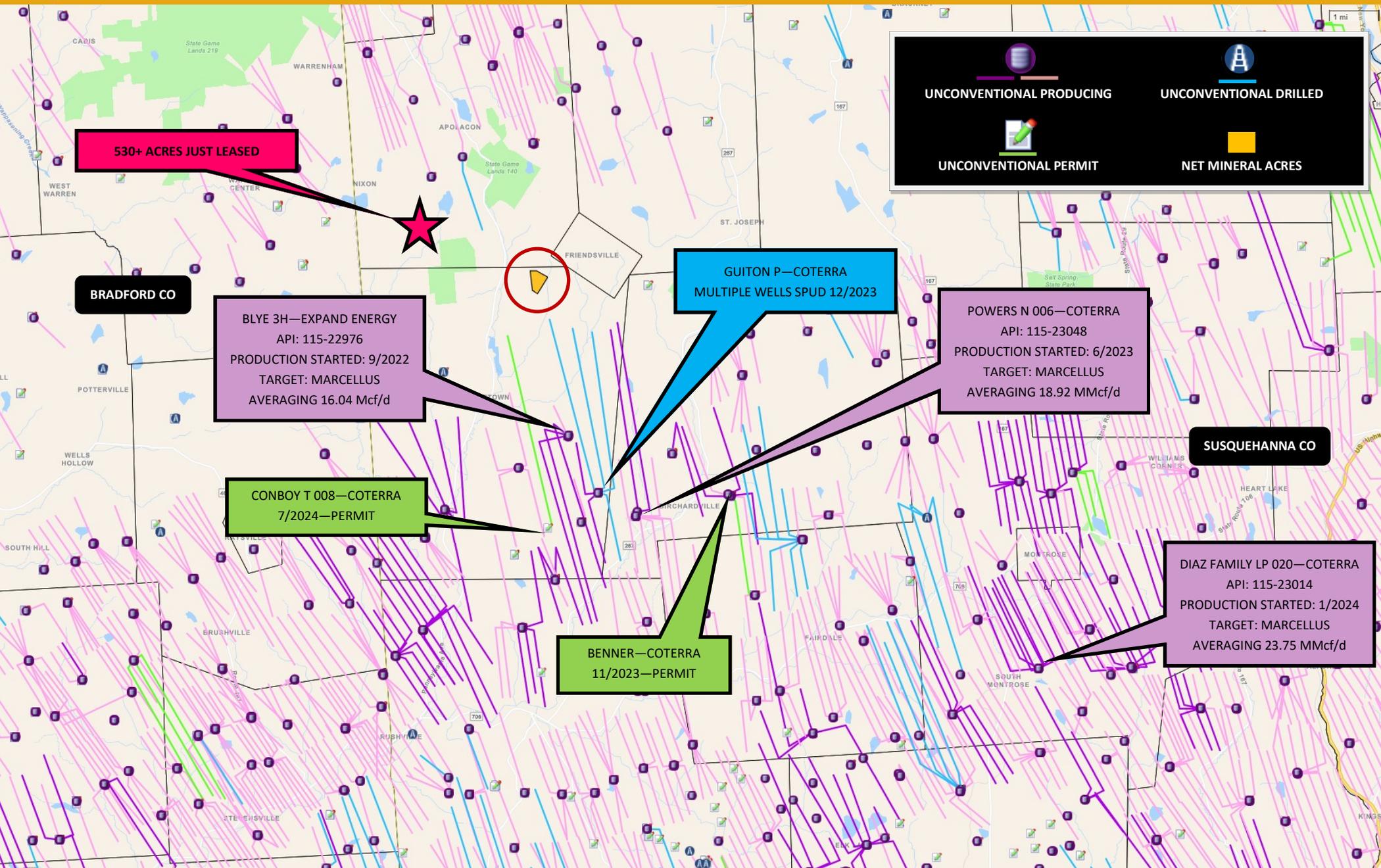




~15K FT NORTH OF THE EXPAND ENERGY— BLYE PAD
30.15+/- NET MINERAL ACRES OUT OF 60.30+/- GROSS ACRES
MIDDLETOWN TOWNSHIP, SUSQUEHANNA COUNTY, PA





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Located ~15,000 feet north of the Expand Energy—Blye pad!

For Sale: 30.15+/- net mineral acres out of 60.30+/- gross acres in Middletown Township, Susquehanna County, Pennsylvania. This acreage is leased with Coterra at 15%, gross. This is a great opportunity!

The Expand Energy—Blye pad is ~15,000 feet south of this acreage. The ~17,000 foot to ~20,000 foot southern laterals went into sales in 2022 and are averaging 14.38—16.07 MMcf/d. The northern wells have not been published yet.

The Coterra Energy—Guiton P pad is to the east of the Blye pad. The northern laterals were SPUD in December of 2023.

Expand Energy recently leased a 530+ acre parcel that is ~10k feet northwest of this acreage. Potential new well site?

Operators in this area are drilling Upper and Lower Marcellus.

Gross Acres: 60.30+/-

Net Mineral Acres Available: 30.15+/-

Unitized: N/A

Well/Unit Name: N/A

Producing: No

Lessee: Coterra

Royalty Rate: 15%

Royalty Type: Gross

Lease Date: 10/20/2022

Primary Term Length: 5 Years

Extension Term Length: 5 Years

Extension Payment Amount: \$1,000 per acre

Asking: \$375,000

Price Per Acre: \$12,437.81

Parcel #: 080.00-1-017.00

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

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