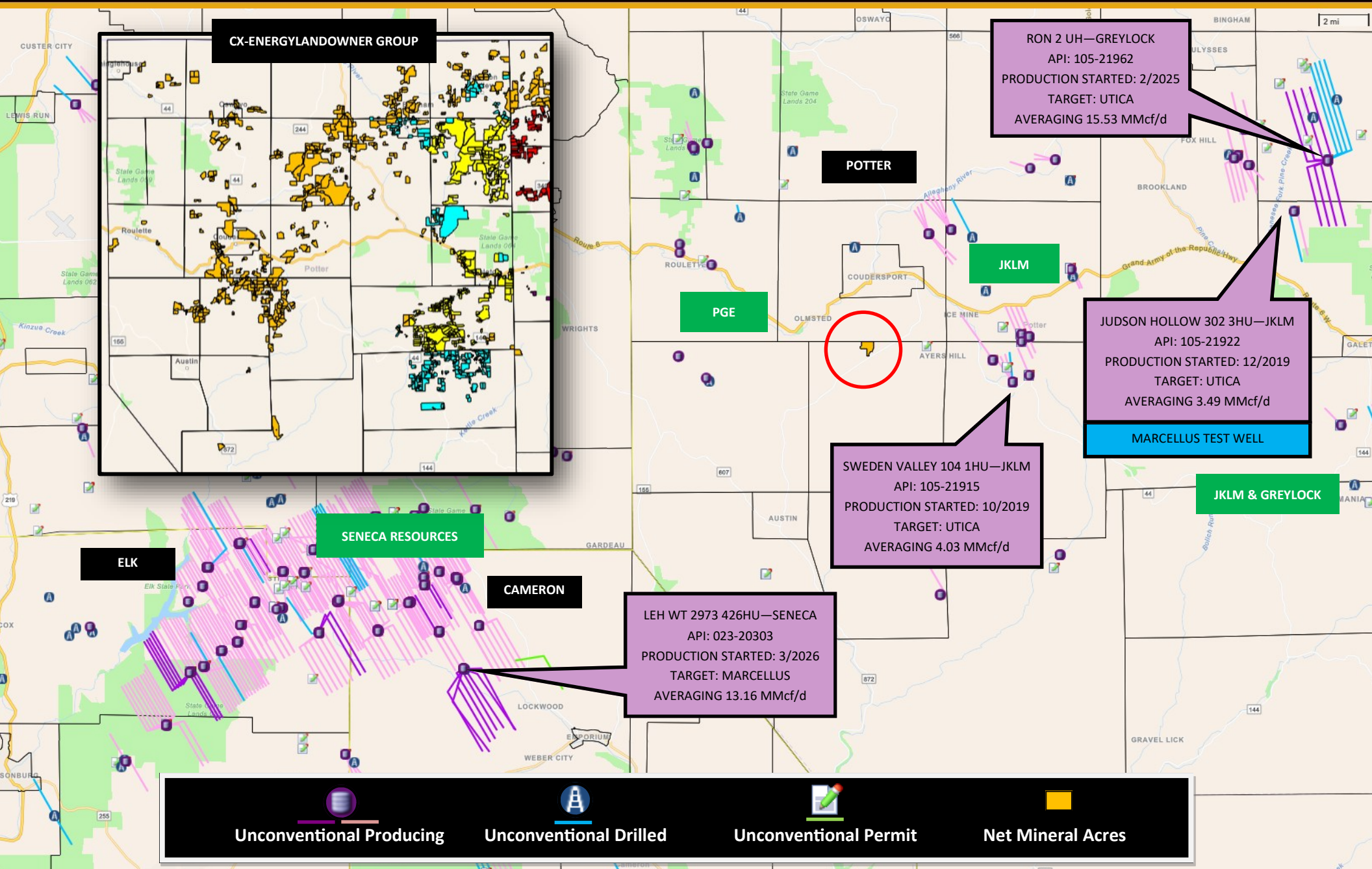
OIL AND GAS RIGHTS FOR SALE OR LEASE | BUY BEFORE THE MARKET CHANGES
129.4+/- UNLEASED NET MINERAL ACRES
HOMER TOWNSHIP, POTTER COUNTY, PA



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

OIL AND GAS RIGHTS FOR SALE OR LEASE | BUY BEFORE THE MARKET CHANGES
129.4+/- UNLEASED NET MINERAL ACRES
HOMER TOWNSHIP, POTTER COUNTY, PA

OIL, GAS & MINERAL RIGHTS FOR SALE: 129.4+/- Net Mineral Acres | Homer Township, Potter County, Pennsylvania

At first glance, this 129.4+/- unleased net mineral acre opportunity may appear to sit outside the primary Marcellus and Utica development areas. But look beyond the map, and you'll find industry activity, established infrastructure, and developing drilling positions that make this acreage worth a closer look.

Why Potter County Deserves a Closer Look

- CX-Energy Landowner Group Activity: CX-Energy represents thousands of acres through landowner groups in the surrounding region and continues working to attract operator interest and encourage additional development.
- Established Pipeline Infrastructure: National Fuel and UGI have pipeline infrastructure in the area, providing important regional natural gas transportation infrastructure.
- JKLM Energy's Expanding Footprint: JKLM appears to be assembling a potential new drilling unit approximately 10 miles from this acreage, signaling activity worth monitoring.
- Proven Development to the Southwest: The Seneca Resources Beechwood area, approximately 20 miles southwest, has established Marcellus and Utica development, demonstrating the potential of these formations elsewhere in the region.
- Growing Activity in Eastern Potter County: JKLM and Greylock Energy have been building drilling positions in the eastern part of the county. Nearby Upper Utica production and Marcellus test-well activity provide additional developments for investors to watch.
- Additional Industry Presence: Pennsylvania General Energy also has positions in Potter County, adding to the broader regional industry presence.

The Investment Opportunity: **Buy Before the Market Changes?**

This acreage sits between established development areas associated with Seneca Resources to the southwest and JKLM and Greylock to the east. While future development on this specific property is not guaranteed, the surrounding activity presents a compelling opportunity for investors willing to take a longer-term view.

The question is simple: Do you invest while the area is still emerging, or wait until development becomes more established and potentially pay a premium?

For investors looking to acquire a substantial block of unleased mineral rights in Potter County, this is an opportunity to evaluate before the next chapter of regional development unfolds.

129.4+/- Unleased Net Mineral Acres For Sale

Parcel: 140-005-018-10

Asking: $711,700 / $5,500 per acre

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.