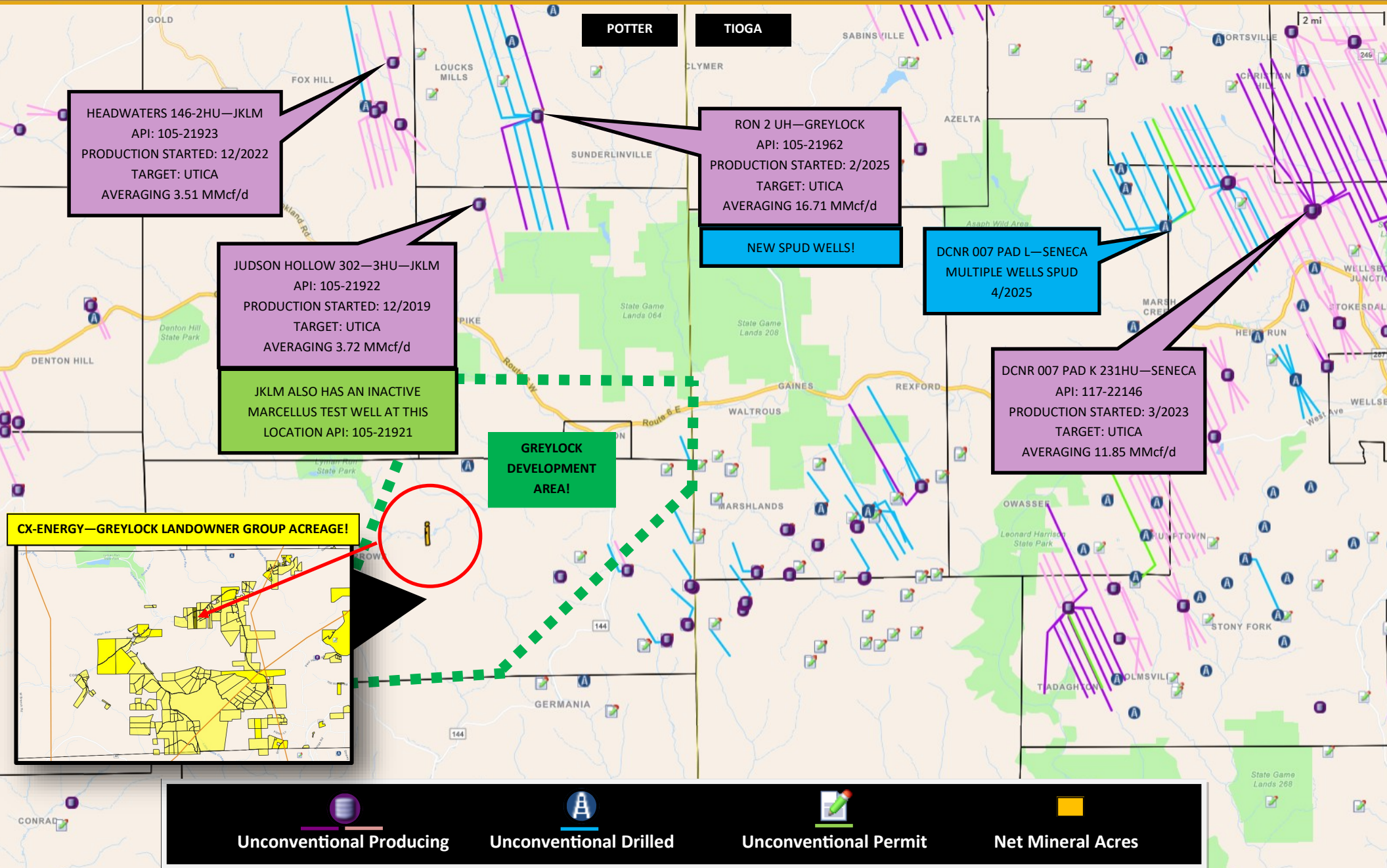




BUYER TO COLLECT LEASE BONUS! NEW 16% GROSS LEASE WITH GREYLOCK!
33.5+/- NET MINERAL ACRES FOR SALE
WEST BRANCH TOWNSHIP, POTTER COUNTY, PA





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Buyer to receive a lease bonus payment over \$75,000!

The Seller signed a new lease with Greylock Energy in April 2026. This is a 16% gross lease! 5 Year primary term with a 5 year extension. The bonus payment is \$2,250 per acre. The buyer will collect the bonus payment if the sale closes before Greylock pays the Seller.

For Sale: 33.5+/- net mineral acres in West Branch Township, Potter County, Pennsylvania.

Greylock Energy is actively leasing in this area. CX-Energy has submitted more than 12,000 acres for lease in West Branch Township to Greylock Energy. See the map on the first page for more details.

Pipeline infrastructure surrounds this acreage.

* Bonus calculation was calculated before running full title.

Gross Acres: 33.5+/-

Net Mineral Acres Available: 33.5+/-

Producing: No

Well/Unit Name: N/A

Lessee: Greylock

Royalty Rate: 16%, Gross

Lease Date: April 2026

Primary: 5 Years

Extension: 5 Years

Extension Payment: \$2,250 per acre

Offered At: \$167,500

Price Per Acre: \$5,000

Parcel #: 300-006-025 & 300-006-026

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.