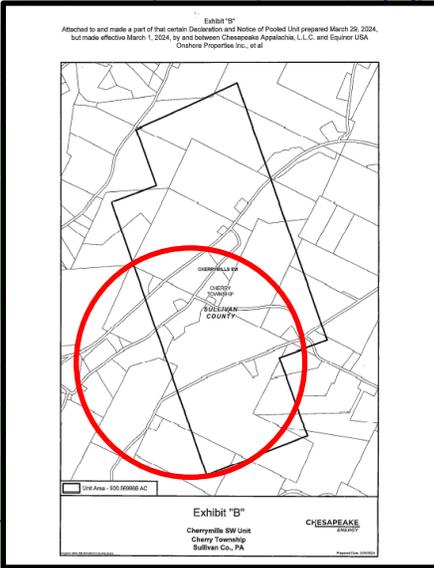
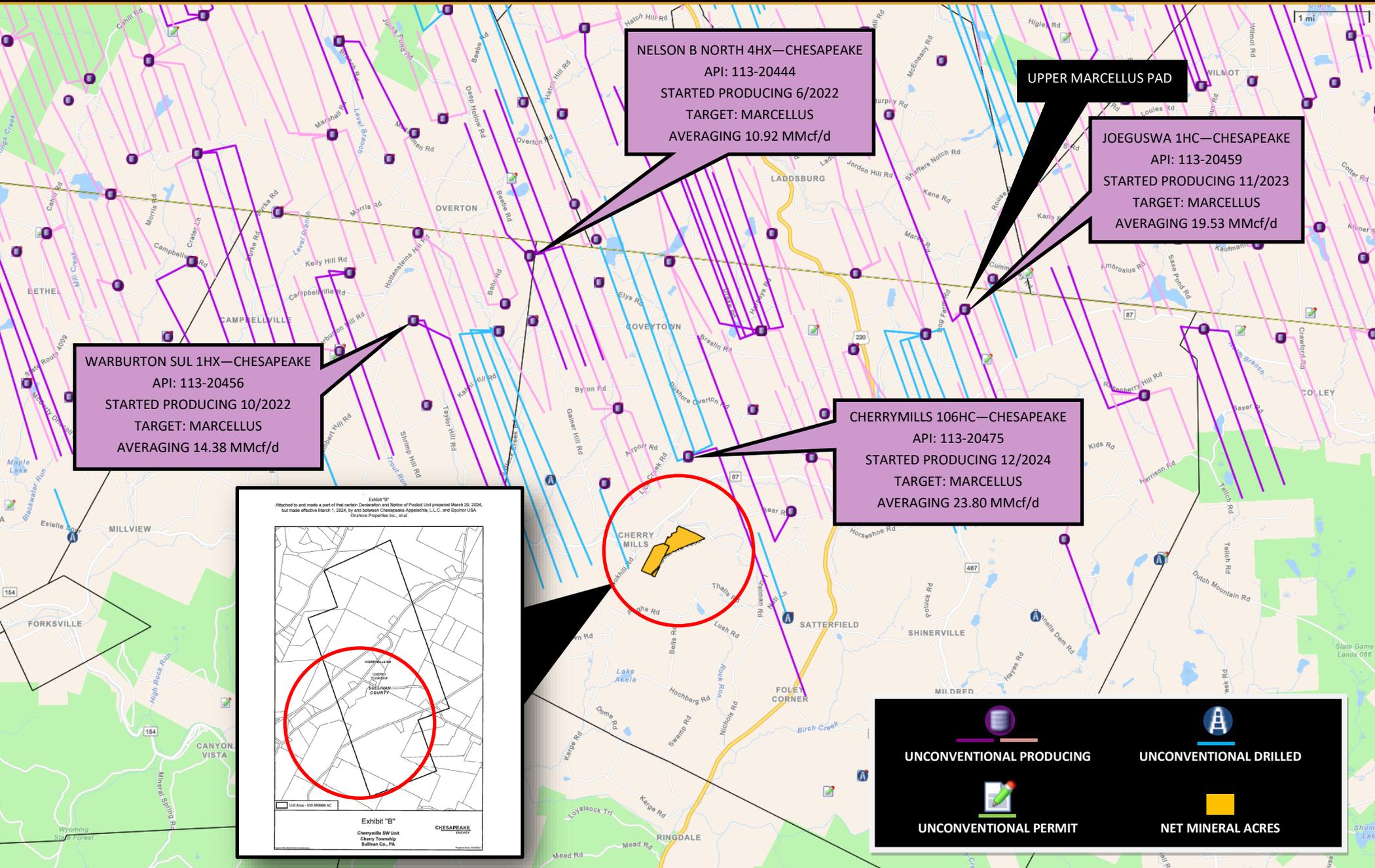




**MUST SEE CHERRYMILLS PAD—FIRST 30 DAYS OF PRODUCTION = 26.79 MMcf/d**  
**48+/- NET MINERAL ACRES FOR SALE—ACREAGE IS UNITIZED**  
**CHERRY TOWNSHIP, SULLIVAN COUNTY, PENNSYLVANIA**





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For Sale!

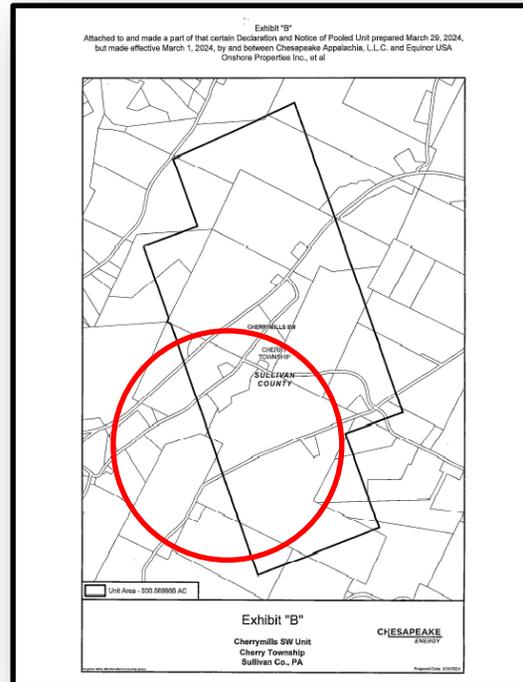
48+/- net mineral acres in Cherry Township, Sullivan County, Pennsylvania. This acreage is leased with Chesapeake/ Expand Energy at 13.5%, gross.

23.80 net mineral acres are in the Cherrymills SW Unit!

The Cherrymills 106HC well came online in December 2024 and is currently averaging 23.80 MMcf/d.

December 2024, Chesapeake filed a new unit ~11k feet west of this position at the Eagle Rock site. The original E&S paperwork for this pad was filed in 2011. We have not located plats.

Multiple Marcellus layers are being drilled in this area.



**VP of Land and 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**

**Gross Acres:** 48+/-

**Net Mineral Acres Available:** 48+/-

**Unitized:** Yes, 23.80 acres

**Well/Unit Name:** Cherrymills SW

**Producing:** No

**Lessee:** Chesapeake / Expand Energy

**Royalty Rate:** 13.5%

**Royalty Type:** Gross

**Lease Date:** HBP

**Primary Term Length:** HBP

**Extension Term Length:** HBP

**Extension Payment Amount:** HBP

**Offered At:** \$300.000

**Price Per Acre:** \$6,250

**Parcel #s:**

01-071-0027

01-071-0038

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.