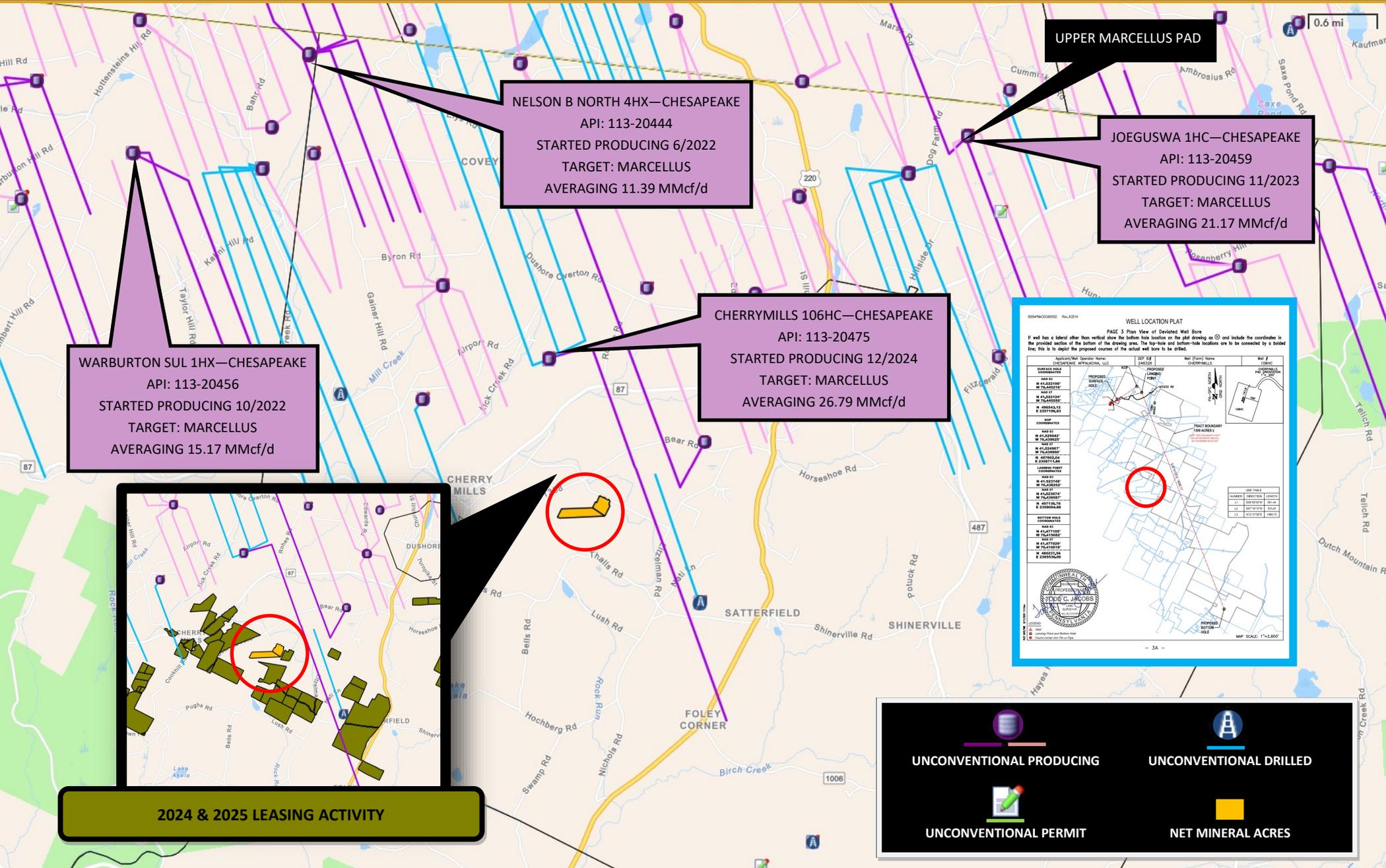




MUST SEE CHERRYMILLS PAD—FIRST 30 DAYS OF PRODUCTION = 26.79 MMcf/d
18+/- NET MINERAL ACRES FOR SALE
CHERRY TOWNSHIP, SULLIVAN COUNTY, PENNSYLVANIA



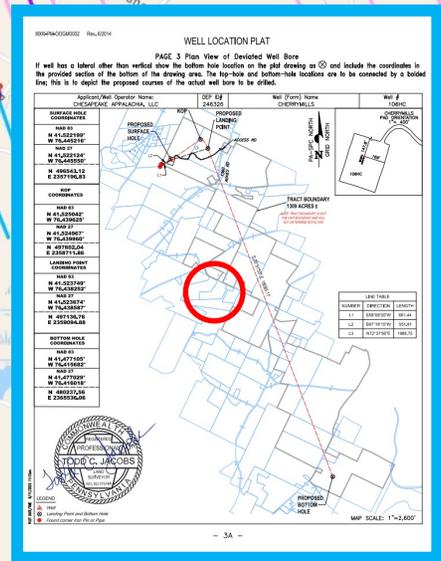
UPPER MARCELLUS PAD

NELSON B NORTH 4HX—CHESAPEAKE
 API: 113-20444
 STARTED PRODUCING 6/2022
 TARGET: MARCELLUS
 AVERAGING 11.39 MMcf/d

JOEGUSWA 1HC—CHESAPEAKE
 API: 113-20459
 STARTED PRODUCING 11/2023
 TARGET: MARCELLUS
 AVERAGING 21.17 MMcf/d

CHERRYMILLS 106HC—CHESAPEAKE
 API: 113-20475
 STARTED PRODUCING 12/2024
 TARGET: MARCELLUS
 AVERAGING 26.79 MMcf/d

WARBURTON SUL 1HX—CHESAPEAKE
 API: 113-20456
 STARTED PRODUCING 10/2022
 TARGET: MARCELLUS
 AVERAGING 15.17 MMcf/d



2024 & 2025 LEASING ACTIVITY

| | |
|--------------------------|------------------------|
| | |
| UNCONVENTIONAL PRODUCING | UNCONVENTIONAL DRILLED |
| | |
| UNCONVENTIONAL PERMIT | NET MINERAL ACRES |



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

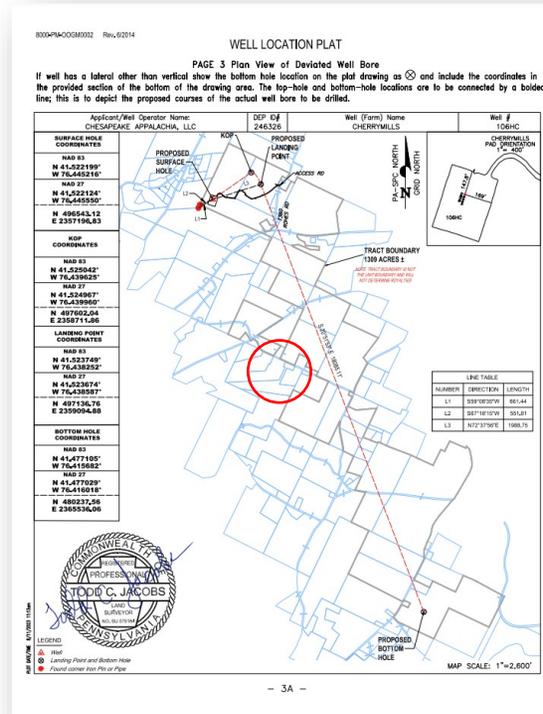
For Sale!

18+/- net mineral acres in Cherry Township, Sullivan County, Pennsylvania. Chesapeake (now Expand Energy), leased this acreage in June of 2024. Quick overview of the lease terms: 5 year primary, 5 year extension, extension payment of \$1,500 per acre, 15% gross royalty!

This acreage looks like it might be in the southern Cherrymills Unit?!?! We are speculating that a ~7k foot lateral off the middle of the Cherrymills Well Pad would most likely capture this acreage. December 2024, Chesapeake TIL an 18,073 foot lateral off the southeastern side of this pad (Cherrymills 106HC—API 113-20475) - it is currently averaging 26.79 MMcf/d. The map shows 2024 and 2025 leasing activity in this area.

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

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.

Gross Acres: 18+/-

Net Mineral Acres Available: 18+/-

Unitized: No

Well/Unit Name: N/A

Producing: No

Lessee: Chesapeake / Expand Energy

Royalty Rate: 15%

Royalty Type: Gross

Lease Date: 6/6/2024

Primary Term Length: 5 Year

Extension Term Length: 5 Year

Extension Payment Amount: \$1,500

Offered At: \$135,000

Price Per Acre: \$7,500

Parcel #: 01-071-0035