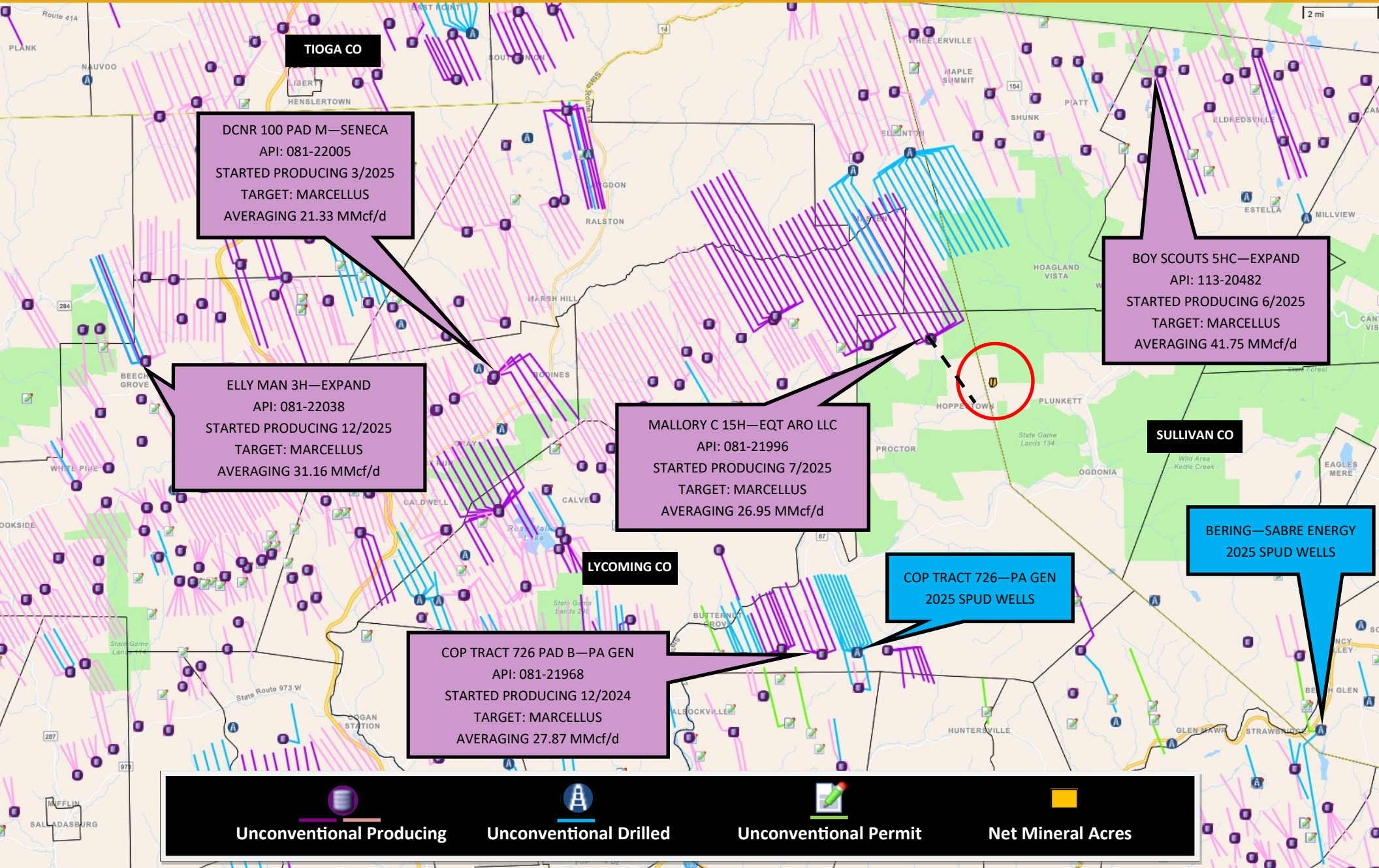




**IN LINE FOR FUTURE DEVELOPMENT! LEASED IN 2025!**  
**20.54+/- NET MINERAL ACRES FOR SALE**  
**HILLSGROVE TOWNSHIP, SULLIVAN COUNTY, PENNSYLVANIA**





**IN LINE FOR FUTURE DEVELOPMENT! LEASED IN 2025!**  
**20.54+/- NET MINERAL ACRES FOR SALE**  
**HILLSGROVE TOWNSHIP, SULLIVAN COUNTY, PENNSYLVANIA**

**For Sale!**

This is well positioned for future pad development!

20.54+/- net mineral acres in Hillsgrove Township, Sullivan County, Pennsylvania. This acreage was leased with Chesapeake—now Expand Energy in 2025. This is an 18% gross lease with a 5 year primary term and 5 year extension with a bonus payment of \$1,500 per acre.

Approximately 1.5 miles north of this acreage is the EQT ARO LLC—Mallory C Pad. The northern laterals turned in line in July 2025. The timeline on the southern laterals is unknown. Both EQT and Expand Energy have been leasing in this area!

Expand Energy, PA General Energy, Seneca Resources and Repsol have all seen impressive well results in this area.

**Highlights:**

Expand Energy—Boy Scouts 5HC started producing in June 2025 and is currently averaging 41.75 MMcf/d. They are drilling the Upper and Lower Marcellus from this pad.

EQT ARO—Mallory C 15H started producing in July 2025 and is currently averaging 26.95 MMcf/d.

Seneca Resources—DCNR 100 Pad started producing in March 2025 and is currently averaging 21.33 MMcf/d.

**Gross Acres:** 20.54+/-

**Net Mineral Acres Available:** 20.54+/-

**Unitized:** No

**Well/Unit Name:** N/A

**Producing:** No

**Lessee:** Chesapeake / Expand Energy

**Royalty Rate:** 18%

**Royalty Type:** Gross

**Lease Date:** 6/12/2025

**Primary Term Length:** 5 Year

**Extension Term Length:** 5 Year

**Extension Payment Amount:** \$1,500

**Offered At:** \$184,860

**Price Per Acre:** \$9,000

**Parcel #:** 10-052-0001-001

**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.