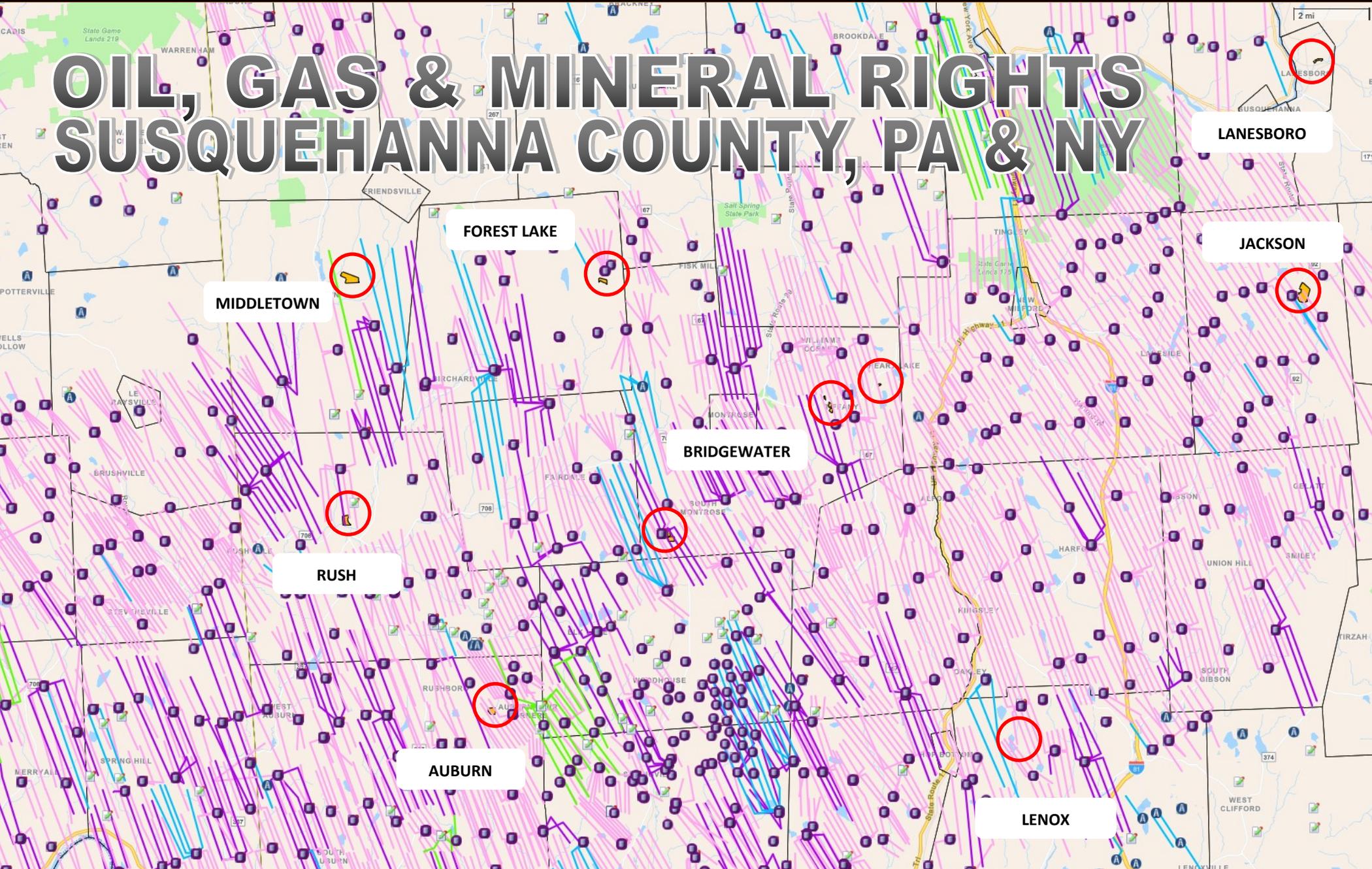




315.5+/- NET MINERAL ACRES • CASH FLOW FROM MULTIPLE OPERATORS • UPSIDE!
OPERATORS ARE DRILLING UPPER & LOWER MARCELLUS • LEASES TO NEGOTIATE
HYDROCARBON CAPTURE OFFER

OIL, GAS & MINERAL RIGHTS SUSQUEHANNA COUNTY, PA & NY





**315.5+/- NET MINERAL ACRES · CASH FLOW FROM MULTIPLE OPERATORS · UPSIDE!
OPERATORS ARE DRILLING UPPER & LOWER MARCELLUS · LEASES TO NEGOTIATE
HYDROCARBON CAPTURE OFFER**

Owner is selling 315.5+/- net mineral acres out of 403.9+/- gross acres in Susquehanna, PA and Broome, NY.

- **Cash flow** from several producing Coterra and Expand Energy wells.
- Lease offers available—waiting for new owner to negotiate!
- Hydrocarbon Capture lease offer for New York acreage is available for new owner to negotiate!
- Tons of upside on this opportunity.
 - Upper and Lower Marcellus Shale formations are being targeted in this area.
 - Operators are circling back and re-drilling older pads. See dark purple vs light purple well laterals on maps.
 - Horseshoe Laterals!
 - Coterra restarted 2 rigs in April 2025.
 - Expand Energy is running 2 rigs in NE PA

Shapefiles, leases, unit decs and royalty stubs are available upon request.

Entire Package Asking price: \$8,770,000

Seller Financing Is Available

Will sell 25% Fractional Interest.

Susquehanna County, PA:

- 8.32+/- Net Mineral Acres are unleased. Lease offers are available.
- 171.87+/- Net Mineral Acres are in sales.
- 46.8+/- Leased—Not Unitized Net Mineral Acres—see map for near-term development

Broome County, NY:

- 88.5+/- Unleased Net Mineral Acres. Includes the rights to 177 Acres (100%) of the bonus money from any future lease, and control of the lease signing rights for the full acreage.
- Hydrocarbon Capture Lease Offer Available.

2025 Cash Flow:

- January: \$39,056.36
- February: \$52,251.82
- March: \$46,351.60
- April: \$45,475.77
- May: \$40,258.32

**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
office: 724-933-1311
cell: 412-999-7612
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.



MIDDLETOWN TOWNSHIP, SUSQUEHANNA COUNTY, PA

46.80+/- ACRES LEASED & IN DEVELOPMENT PATH

15% GROSS COTERRA LEASE

2024—2025 LEASING ACTIVITY

NEW LEASE—DEVELOPMENT PATH
46.80+/- NET MINERAL ACRES
MIDDLETOWN TWP., SUSQUEHANNA CO.
081.00-1-048.00
15% GROSS COTERRA LEASE

BLYE 3H—SWN
API: 115-22976
STARTED PRODUCING 9/2022
TARGET: MARCELLUS
AVERAGING 15.35 MMcf/d

CONBOY T 008—COTERRA
API: 115-23179
1 PERMIT APPROVED JULY 2024

POWERS N 006—COTERRA
API: 115-23048
STARTED PRODUCING 6/2023
TARGET: MARCELLUS
AVERAGING 16.80 MMcf/d

DIAZ FAMILY LP 020—COTERRA
API: 115-23014
STARTED PRODUCING 1/2024
TARGET: MARCELLUS
AVERAGING 19.23 MMcf/d



FOREST LAKE TOWNSHIP, SUSQUEHANNA COUNTY, PA

13.55+/- ACRES ARE IN SALES WITH MORE WELLS COMING!

21% GROSS COTERRA LEASE!

2025 LEASING ACTIVITY

JUNE 2025 LEASE

CASH FLOW!
13.55+/- NET MINERAL ACRES
FOREST LAKE TWP., SUSQUEHANNA CO.
084.00-1-025.00
21% GROSS LEASE WITH COTERRA
ROYALTY INCOME & MORE WELLS
COMING SOON!

TUCKER H 004—COTERRA
API: 115-22930
STARTED PRODUCING 7/2023
TARGET: MARCELLUS
AVERAGING 16.53 MMcf/d

FRYSTAK C—COTERRA
MULTIPLE WELLS SPUD JULY 2024

LEWIS D 006—COTERRA
API: 115-23071
STARTED PRODUCING 6/2024
TARGET: MARCELLUS
AVERAGING 23.53 MMcf/d

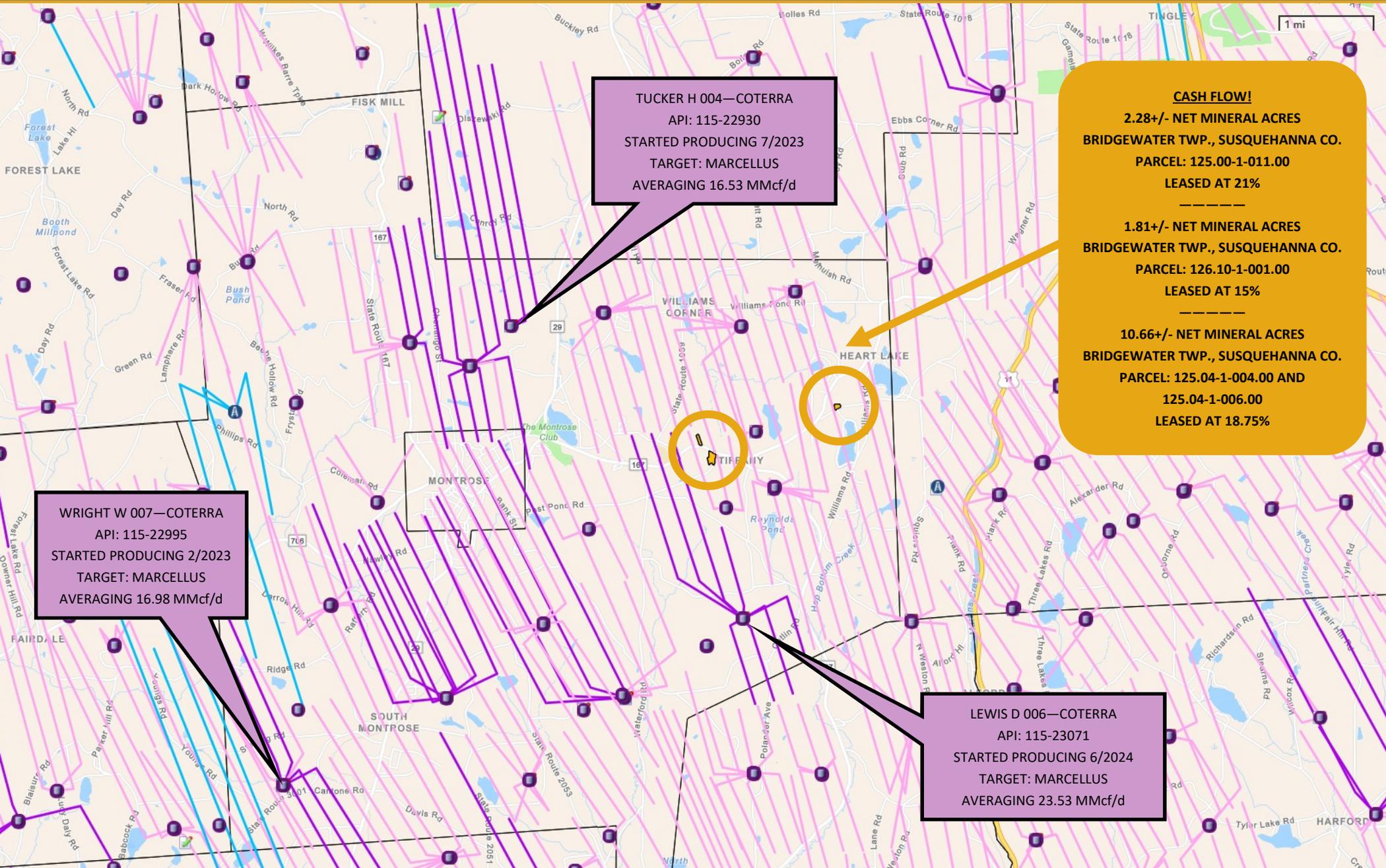
CONBOY T 008—COTERRA
API: 115-23179
1 PERMIT APPROVED JULY 2024



BRIDGEWATER TOWNSHIP, SUSQUEHANNA COUNTY, PA

14.75 NET MINERAL ACRES ARE IN SALES!

STRONG LEASES!



WRIGHT W 007—COTERRA
API: 115-22995
STARTED PRODUCING 2/2023
TARGET: MARCELLUS
AVERAGING 16.98 MMcf/d

TUCKER H 004—COTERRA
API: 115-22930
STARTED PRODUCING 7/2023
TARGET: MARCELLUS
AVERAGING 16.53 MMcf/d

LEWIS D 006—COTERRA
API: 115-23071
STARTED PRODUCING 6/2024
TARGET: MARCELLUS
AVERAGING 23.53 MMcf/d

CASH FLOW!
2.28+/- NET MINERAL ACRES
BRIDGEWATER TWP., SUSQUEHANNA CO.
PARCEL: 125.00-1-011.00
LEASED AT 21%

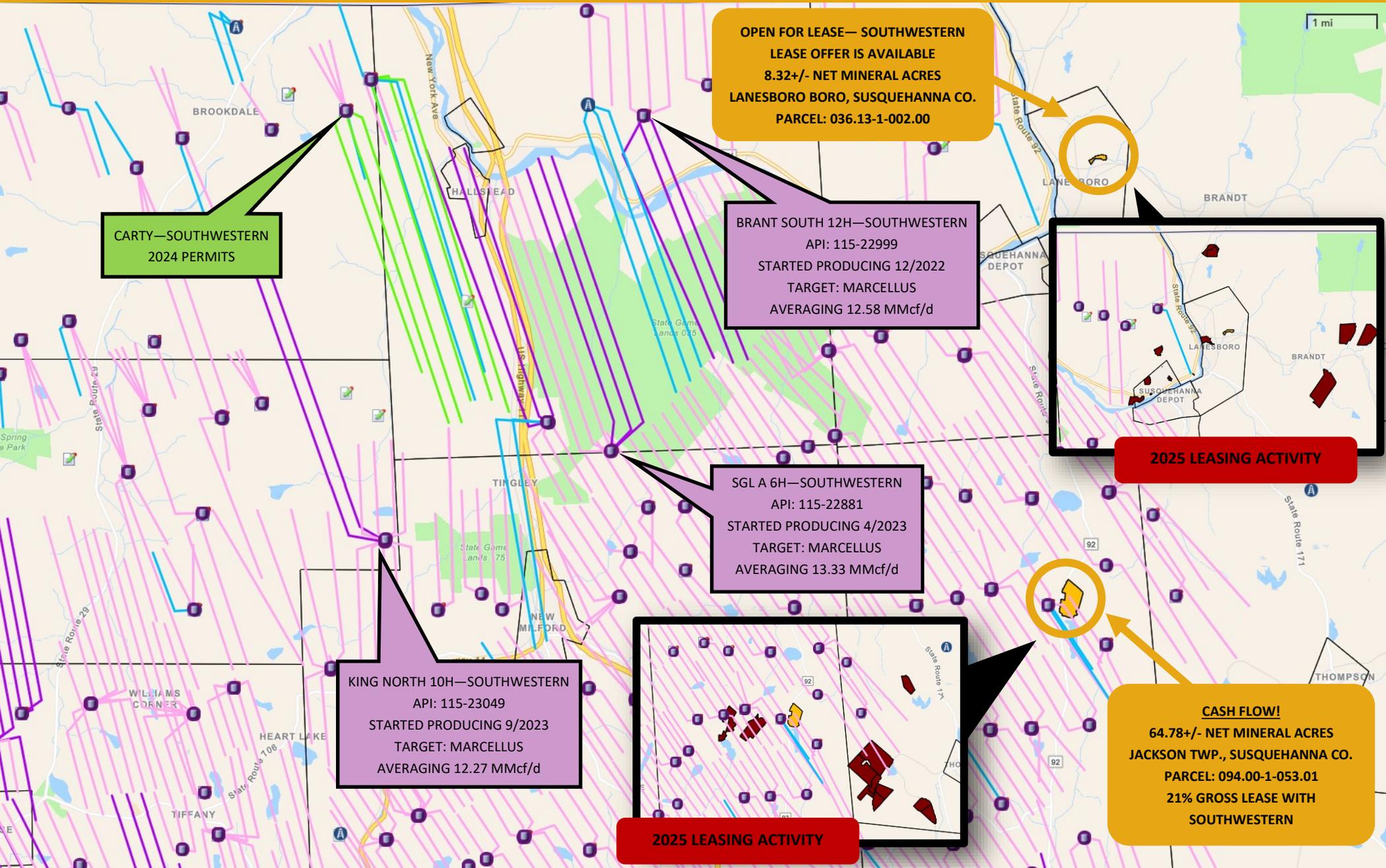
1.81+/- NET MINERAL ACRES
BRIDGEWATER TWP., SUSQUEHANNA CO.
PARCEL: 126.10-1-001.00
LEASED AT 15%

10.66+/- NET MINERAL ACRES
BRIDGEWATER TWP., SUSQUEHANNA CO.
PARCEL: 125.04-1-004.00 AND
125.04-1-006.00
LEASED AT 18.75%



LANESBORO BORO., JACKSON TOWNSHIP & SUSQUEHANNA COUNTY, PA

**64.78+/- ACRES ARE IN SALES & WE ARE ANTICIPATING MORE WELLS • 8.32+/- ACRES
HAVE A NEW LEASE OFFER AVAILABLE**



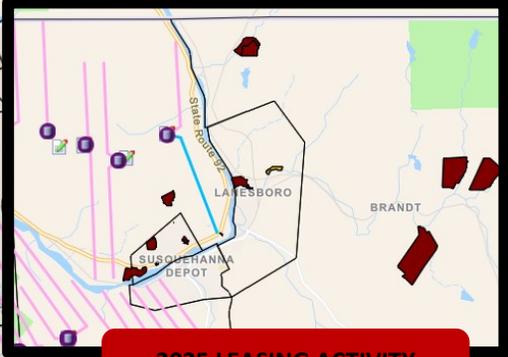
**CARTY—SOUTHWESTERN
2024 PERMITS**

**OPEN FOR LEASE— SOUTHWESTERN
LEASE OFFER IS AVAILABLE
8.32+/- NET MINERAL ACRES
LANESBORO BORO, SUSQUEHANNA CO.
PARCEL: 036.13-1-002.00**

**BRANT SOUTH 12H—SOUTHWESTERN
API: 115-22999
STARTED PRODUCING 12/2022
TARGET: MARCELLUS
AVERAGING 12.58 MMcf/d**

**SGL A 6H—SOUTHWESTERN
API: 115-22881
STARTED PRODUCING 4/2023
TARGET: MARCELLUS
AVERAGING 13.33 MMcf/d**

**KING NORTH 10H—SOUTHWESTERN
API: 115-23049
STARTED PRODUCING 9/2023
TARGET: MARCELLUS
AVERAGING 12.27 MMcf/d**



2025 LEASING ACTIVITY



2025 LEASING ACTIVITY

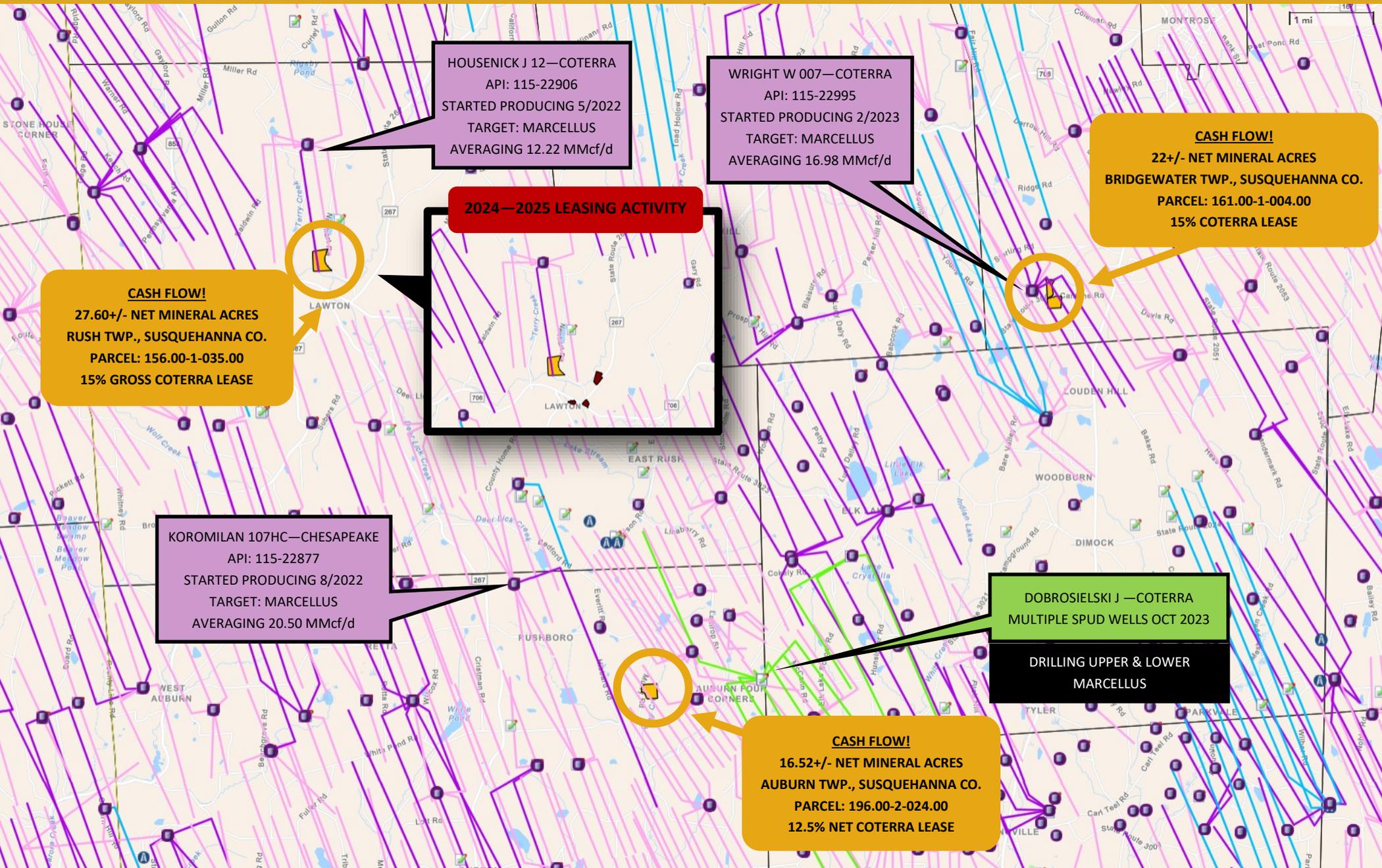


**CASH FLOW!
64.78+/- NET MINERAL ACRES
JACKSON TWP., SUSQUEHANNA CO.
PARCEL: 094.00-1-053.01
21% GROSS LEASE WITH
SOUTHWESTERN**



BRIDGEWATER, RUSH AND AUBURN TOWNSHIPS, SUSQUEHANNA COUNTY, PA

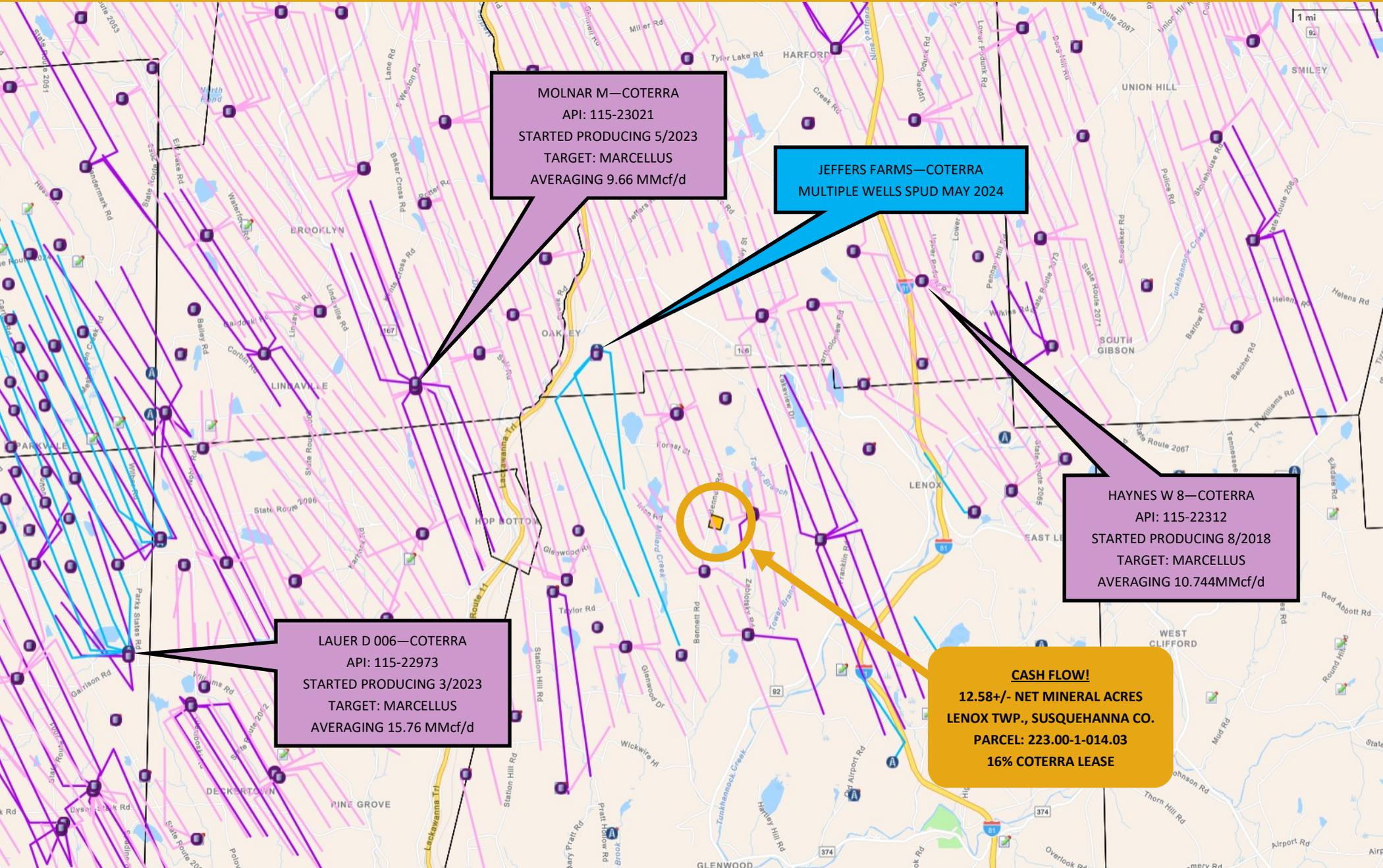
66.12+/- ACRES ARE IN SALES & WE ARE ANTICIPATING MORE WELLS • EXPAND & COTERRA ARE DRILLING THE UPPER & LOWER MARCELLUS IN THIS AREA





LENOX TOWNSHIP, SUSQUEHANNA COUNTY, PA

12.58+/- ACRES ARE IN SALES & WE ARE ANTICIPATING MORE WELLS • COTERRA IS DRILLING THE UPPER & LOWER MARCELLUS IN THIS AREA



MOLNAR M—COTERRA
API: 115-23021
STARTED PRODUCING 5/2023
TARGET: MARCELLUS
AVERAGING 9.66 MMcf/d

JEFFERS FARMS—COTERRA
MULTIPLE WELLS SPUD MAY 2024

HAYNES W 8—COTERRA
API: 115-22312
STARTED PRODUCING 8/2018
TARGET: MARCELLUS
AVERAGING 10.744MMcf/d

LAUER D 006—COTERRA
API: 115-22973
STARTED PRODUCING 3/2023
TARGET: MARCELLUS
AVERAGING 15.76 MMcf/d

CASH FLOW!
12.58+/- NET MINERAL ACRES
LENOX TWP., SUSQUEHANNA CO.
PARCEL: 223.00-1-014.03
16% COTERRA LEASE