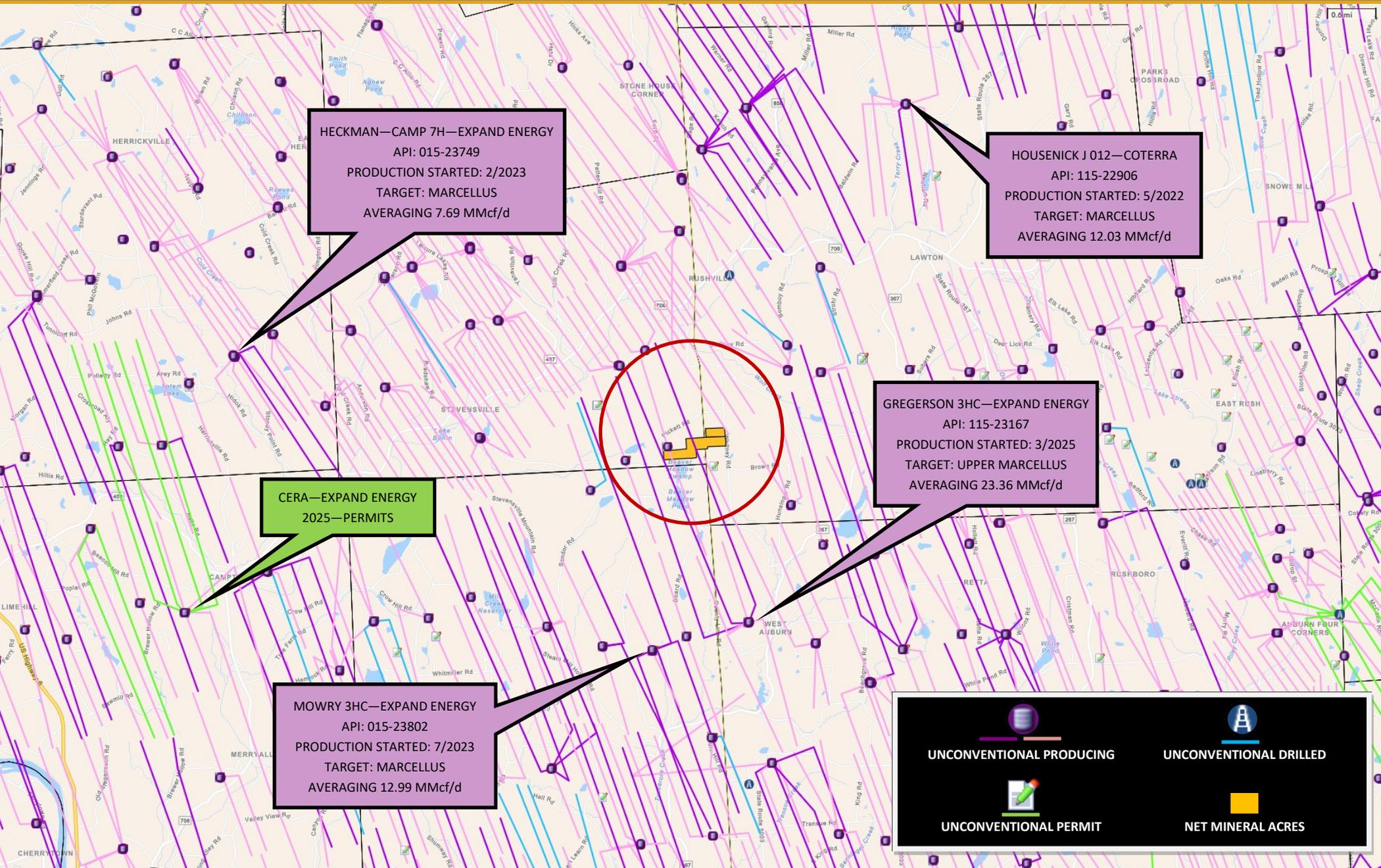




CASHFLOW AND UPSIDE!

83.82+/- NET MINERAL ACRES FOR SALE

RUSH TOWNSHIP, SUSQUEHANNA COUNTY, PA



HECKMAN—CAMP 7H—EXPAND ENERGY  
API: 015-23749  
PRODUCTION STARTED: 2/2023  
TARGET: MARCELLUS  
AVERAGING 7.69 MMcf/d

HOUSENICK J 012—COTERRA  
API: 115-22906  
PRODUCTION STARTED: 5/2022  
TARGET: MARCELLUS  
AVERAGING 12.03 MMcf/d

GREGERSON 3HC—EXPAND ENERGY  
API: 115-23167  
PRODUCTION STARTED: 3/2025  
TARGET: UPPER MARCELLUS  
AVERAGING 23.36 MMcf/d

CERA—EXPAND ENERGY  
2025—PERMITS

MOWRY 3HC—EXPAND ENERGY  
API: 015-23802  
PRODUCTION STARTED: 7/2023  
TARGET: MARCELLUS  
AVERAGING 12.99 MMcf/d

 UNCONVENTIONAL PRODUCING	 UNCONVENTIONAL DRILLED
 UNCONVENTIONAL PERMIT	 NET MINERAL ACRES



## CASHFLOW AND UPSIDE!

83.82+/- NET MINERAL ACRES FOR SALE

RUSH TOWNSHIP, SUSQUEHANNA COUNTY, PA

**For Sale:** 83.82+/- net mineral acres in Rush Township, Susquehanna County, Pennsylvania.

Two new Expand Energy—Gregerson Unit— Upper Marcellus laterals cross this acreage! Both wells went into sales in March 2025. The Gregerson 122HC is currently averaging 23.45 MMcf/d and the Gregerson 3HC is currently averaging 23.36 MMcf/d.

The Seller is receiving royalty income from the Whitney and IH South Units.

Whitney Unit—Unit Dec Created—March 2024

16.55 Acres of Parcel 174.00-1-021.01

62.27 Acres of Parcel 174.00-1-021.02

IH South Unit—Unit Dec Created—February 2011

30.75 Acres of Parcel 174.00-1-021.02

This opportunity will not be on the market long!

**Gross Acres:** 83.82+/-

**Net Mineral Acres Available:** 83.82+/-

**Unitized:** Yes

**Well/Unit Name:** Gregerson, IH S Bra and Whitney

**Producing:** Yes

**Lessee:** Expand Energy

**Royalty Rate:** 12.5%

**Royalty Type:** Net

**Lease Date:** HBP

**Primary Term Length:** HBP

**Extension Term Length:** HBP

**Asking:** \$838,200

**Price Per Acre:** \$10,000

**Parcel #s:**

174.00-1-021.02

174.00-1-021.01

**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.