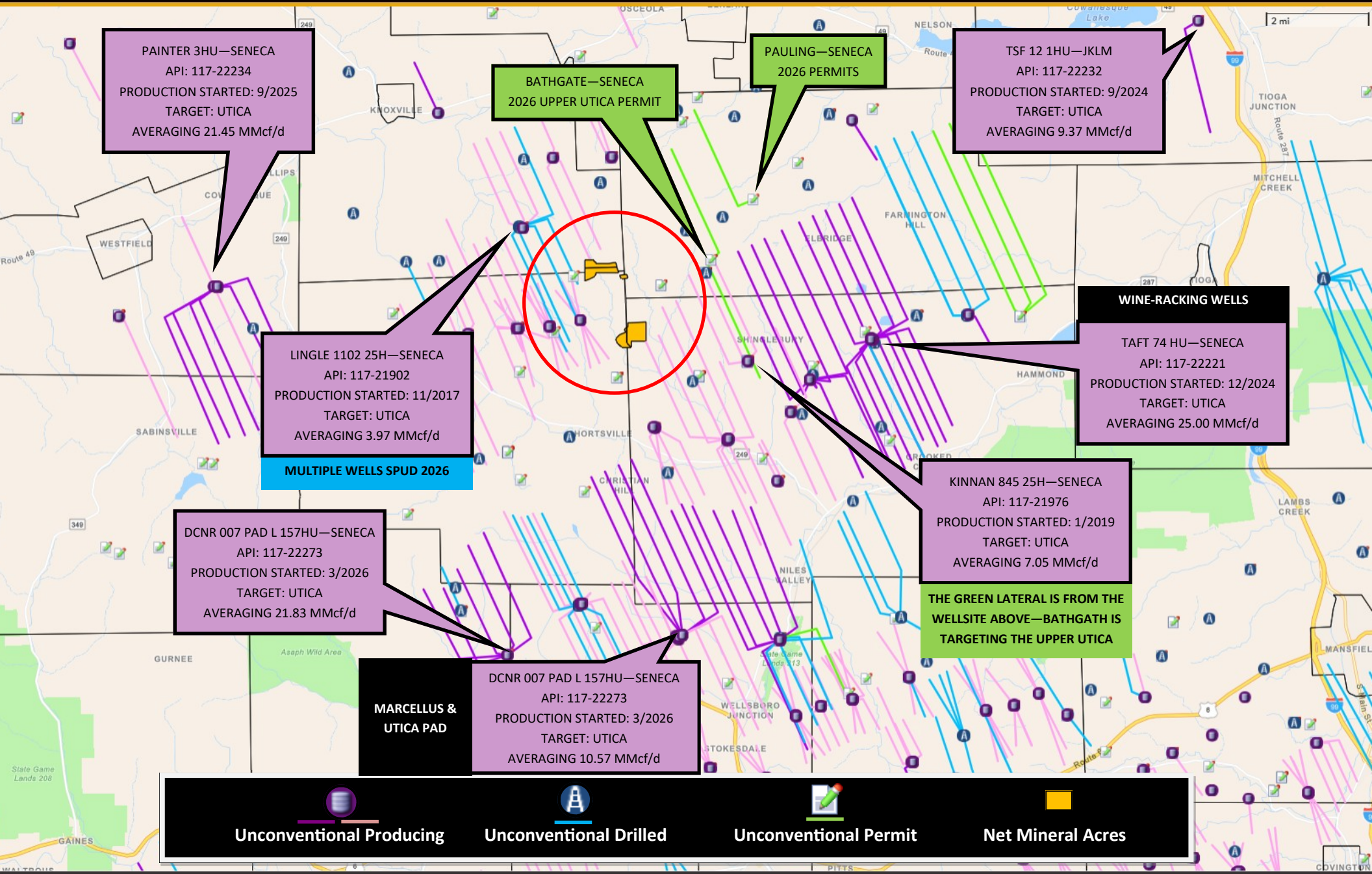
CASHFLOW FROM MULTIPLE UNITS | FUTURE UPSIDE
119.84+/- NET MINERAL ACRES OUT OF 231.84+/- GROSS ACRES
FARMINGTON, MIDDLEBURY, CHATHAM, DEERFIELD TOWNSHIPS, TIOGA COUNTY, PA



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For Sale: 119.84+/- Net Mineral Acres out of 231.84+/- gross acres spanning Farmington, Middlebury, Chatham, and Deerfield Townships in Tioga County, Pennsylvania.

This property is held under two separate leases, both held by production (HBP). The seller currently receives royalty income from the Seneca Resources–My TB Investments LLC Unit and the Cruttenden 846 NW 33HU and 846 NE 39 HU Units, providing an existing income stream with potential for future development.

Stacked-Pay Potential Across Multiple Shale Formations

Tioga County remains an area to watch as operators continue evaluating the development potential of multiple shale formations within the Appalachian Basin. In addition to the established Marcellus play, advancements in Utica Shale development are bringing renewed attention to the Upper and Lower Utica formations.

Several nearby well pads demonstrate the continued development and evaluation of multiple shale formations in the area:

- Seneca Resources – Lingle Unit: The northern wells were placed into sales in 2017 under Shell/SWEPI ownership. In 2026, Seneca returned to the pad to drill the southern wells, demonstrating continued activity at this location.
- Kinnan Wells: Shell/SWEPI placed these wells into sales in 2019. In 2026, Seneca Resources permitted Upper Utica wells at the new Bathgate pad which is just to the north of the Kinnan Unit. These new wells will cross through the Kinnan Unit footprint. Kinnan Unit Landowners will receive new cashflow once these wells are put in sales.
- Seneca DCNR 007 – Pads L and K: These wells are targeting both the deep Utica and Marcellus formations, illustrating the area's multi-formation development potential.
- Taft and Bauer Pads: Wells at both locations target the Upper and Lower Marcellus formations, further demonstrating the potential to develop multiple intervals within the same general area.

This opportunity offers buyers a combination of current royalty income and exposure to potential future development across multiple shale formations. With established production, nearby drilling activity, and continued industry interest in the Upper and Lower Utica, the acreage may offer opportunities for additional value over time.

Gross Acres: 231.84+/-

Net Mineral Acres Available: 119.84+/-

Producing: Yes

Well/Unit Name: My TB Investments & Cruttenden 846 NW 33HU & Cruttenden 846 NE 39HU

Lessee: Seneca

Royalty Rate: 12.5%

Royalty Type: Net

Lease Date: HBP

Primary: HBP

Extension: HBP

Extension Payment: HBP

Offered At: $778,960

Price Per Acre: $6,500

Parcel #s:

24-01.00-001

05-02.00-032

08-04.00-055

08-04.00-054

14-03.00-005A

For Questions or To Make An Offer:

VP of Land & Managing Broker

Bill Smith

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