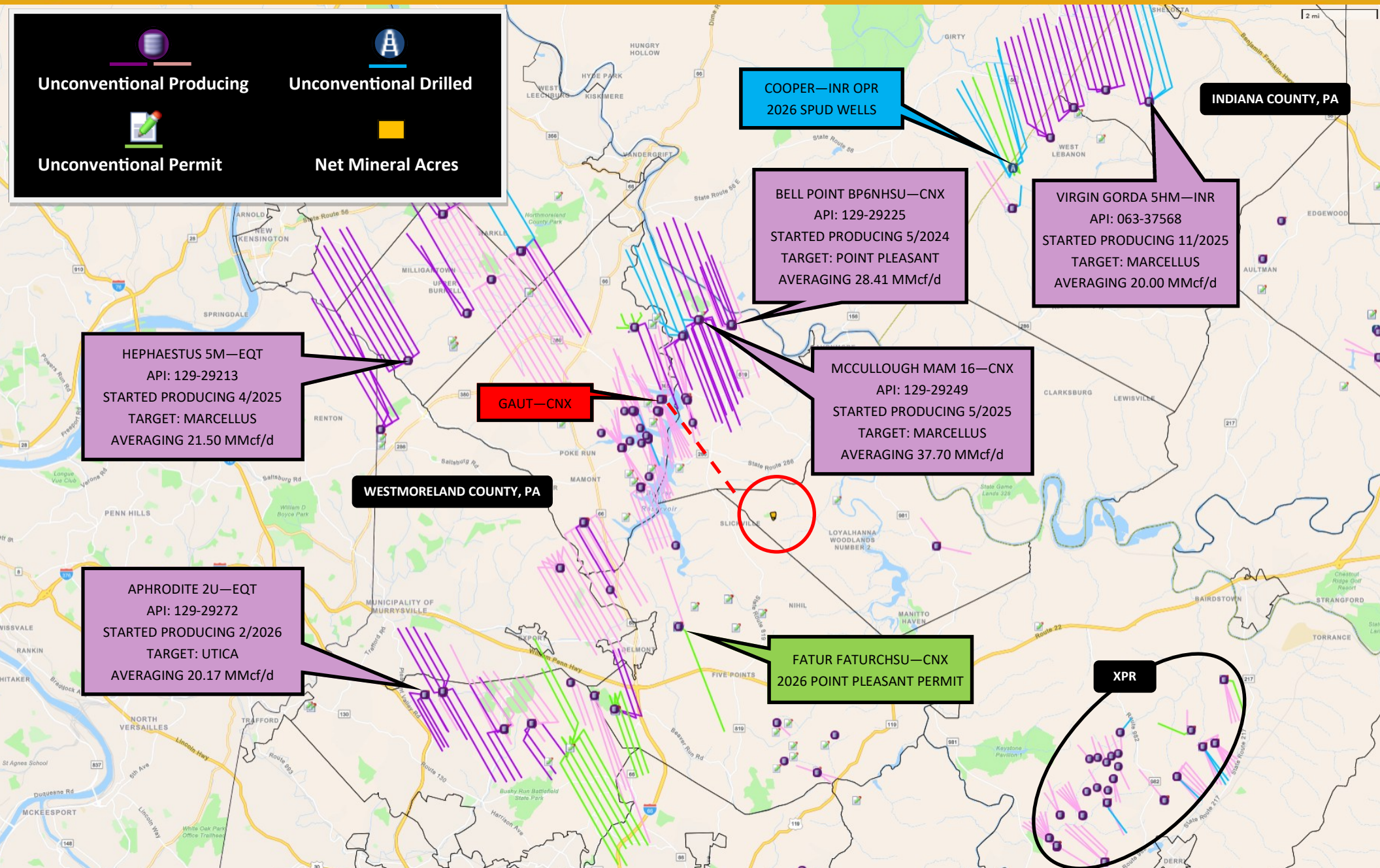




MULTI SHALE PLAY OPPORTUNITY! LEASED WITH CNX
7.74+/- NET MINERAL ACRES OUT OF 15.48+/- GROSS ACRES FOR SALE
LOYALHANNA TOWNSHIP, WESTMORELAND COUNTY, PENNSYLVANIA

 **Unconventional Producing**
 **Unconventional Permit**
 **Unconventional Drilled**
 **Net Mineral Acres**





MULTI SHALE PLAY OPPORTUNITY! LEASED WITH CNX
7.74+/- NET MINERAL ACRES OUT OF 15.48+/- GROSS ACRES FOR SALE
LOYALHANNA TOWNSHIP, WESTMORELAND COUNTY, PENNSYLVANIA

Multi Shale Play Opportunity that is in the prime expansion area.

For Sale: 7.74+/- net mineral acres out of 15.48+/- gross acres in Loyalhanna Township, Westmoreland County, PA. This acreage is leased with CNX.

This opportunity is approximately 4 miles from the CNX—Gaut Well Pad. In 2014, CNX drilled one of the first deep, dry Utica wells from this pad. Upon completion, the Gaut 4D produced at a peak rate of 23.7 MMcf/d, setting a former record for CNX.

A few notable wells in the area include:

- CNX—McCullough MAM 16—Marcellus well, which is currently averaging 37.70 MMcf/d
- EQT—Aphrodite 2U—Utica well, which is currently averaging 20.17 MMcf/d
- CNX—Bell Point BP6NHSU—Point Pleasant well, which is currently averaging 28.41 MMcf/d

See the map for more offset well data.

Gross Acres: 15.48+/-

Net Mineral Acres Available: 7.74+/-

Unitized: No

Well/Unit Name: N/A

Producing: No

Lessee: CNX

Royalty Rate: 15%

Royalty Type: Gross

Lease Date: 5/13/2024

Primary Term Length: 1 Year

Extension Term Length: 9—1 Year Extensions

Extension Payment Amount: \$500 per ac/ yr

Offered At: \$85,140

Price Per Acre: \$11,000

Parcel #s:

52-03-00-0-052

52-03-00-0-039

52-03-00-0-040

VP of Land and Managing Broker

Bill Smith

**is available by email or phone to
answer questions or review offers
for this listing.**

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