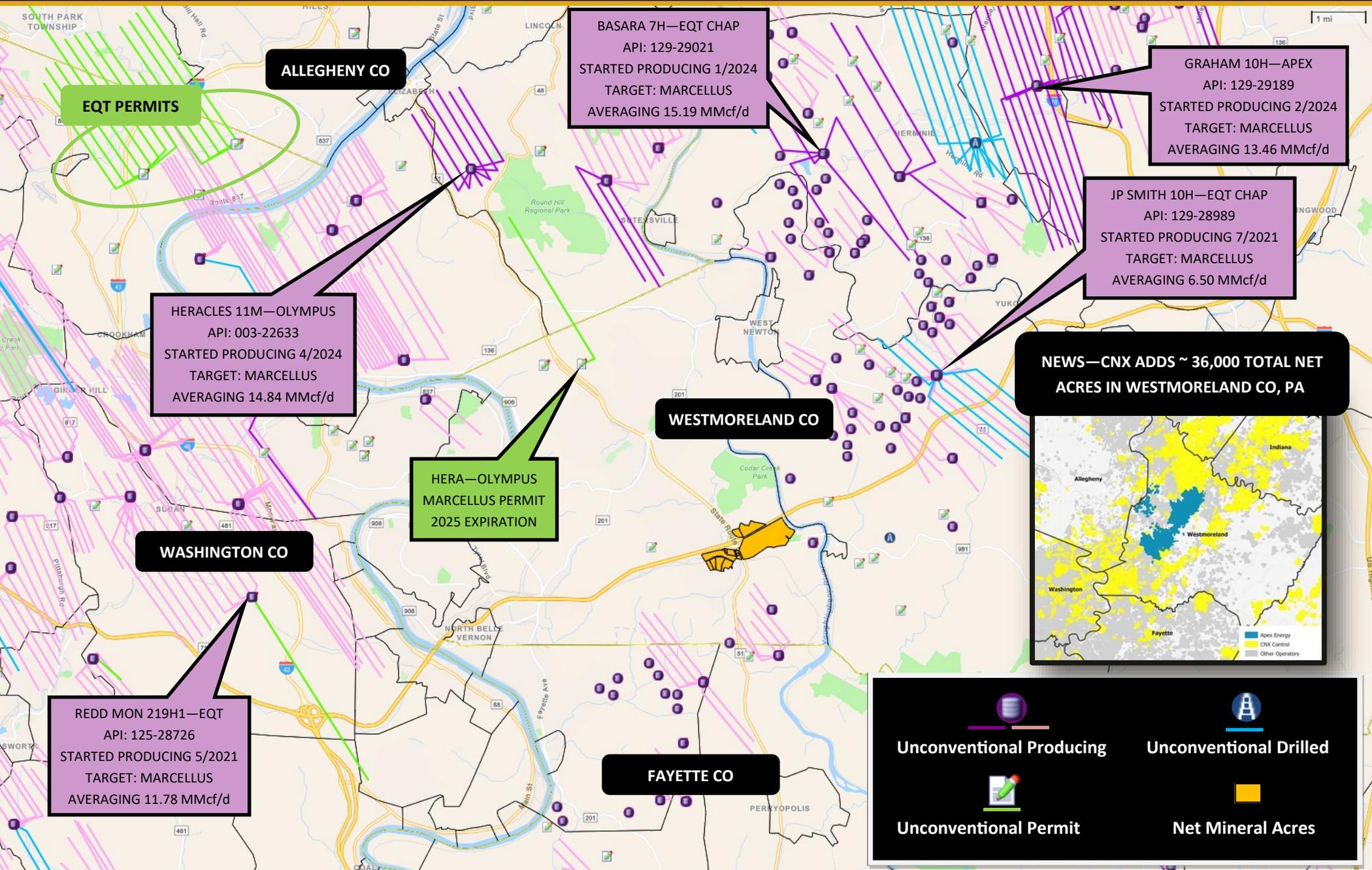




**182.43+/- NET MINERAL ACRES OUT OF 208.49+/- GROSS ACRES  
ROSTRAVER TOWNSHIP, WESTMORELAND COUNTY, PENNSYLVANIA  
NEAR OLYMPUS—HERA UNIT! ACREAGE IS UNLEASED**





**182.43+/- NET MINERAL ACRES OUT OF 208.49+/- GROSS ACRES  
ROSTRAVER TOWNSHIP, WESTMORELAND COUNTY, PENNSYLVANIA  
NEAR OLYMPUS—HERA UNIT! ACREAGE IS UNLEASED**

Westmoreland County, PA is heating up!

**For Sale: 182.43+/- unleased net mineral acres out of 208.49+/- gross acres in Rostraver Township, Westmoreland County, Pennsylvania.**

**News December 5, 2024—CNX Announces Strategic Bolt-On Acquisition** - (Information from CNX.com). Highlights:

*Fully integrated gathering midstream aligns with CNX's low-cost strategy:*

- *Expected 2025 operating costs of approximately \$0.16/Mcfe for the acquired assets*
- *Significant existing infrastructure can be leveraged for future stacked pay development of the Marcellus and Utica*

*Expands core strategic development footprint:*

- *Adds approximately 36,000 total net acres (94% held) in Westmoreland County, Pennsylvania*
- *Includes approximately 8,600 acres of undeveloped Utica and 12,600 acres of undeveloped Marcellus*

Olympus, EQT and APEX have been working within a 10 mile radius of this opportunity. See the map for production highlights!

Just to the north is the new—Olympus—Hera Pad. The southern laterals have not been published yet.

<b>Gross Acres:</b> 208.49+/-	<b>Parcel #s:</b>
<b>Net Mineral Acres Available:</b> 182.43+/-	56-13-00-0-252
<b>Unitized:</b> No	56-13-00-0-268
<b>Well/Unit Name:</b> N/A	56-14-00-0-010
<b>Producing:</b> No	56-14-00-0-084
<b>Lessee:</b> N/A	56-14-00-0-168
<b>Royalty Rate:</b> N/A	56-14-00-0-169
<b>Royalty Type:</b> N/A	56-14-00-0-170
<b>Lease Date:</b> N/A	56-14-00-0-213
<b>Primary Term Length:</b> N/A	56-14-00-0-214
<b>Extension Term Length:</b> N/A	56-14-00-0-227
<b>Extension Payment Amount:</b> N/A	56-14-00-0-233
<b>Price Per Acre:</b> \$3,400	56-14-00-0-234
<b>Offered At:</b> \$620,262	56-14-00-0-240
	56-14-00-0-241
	RT 51 I-70

**VP of Land and Managing Broker**

**Bill Smith**

**wsmith@cx-energy.com**

**cell: 412-999-7612**

**office: 724-933-1311**

**cell: 412-999-7612**

**www.cx-energy.com**

**CX-Energy**

**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.