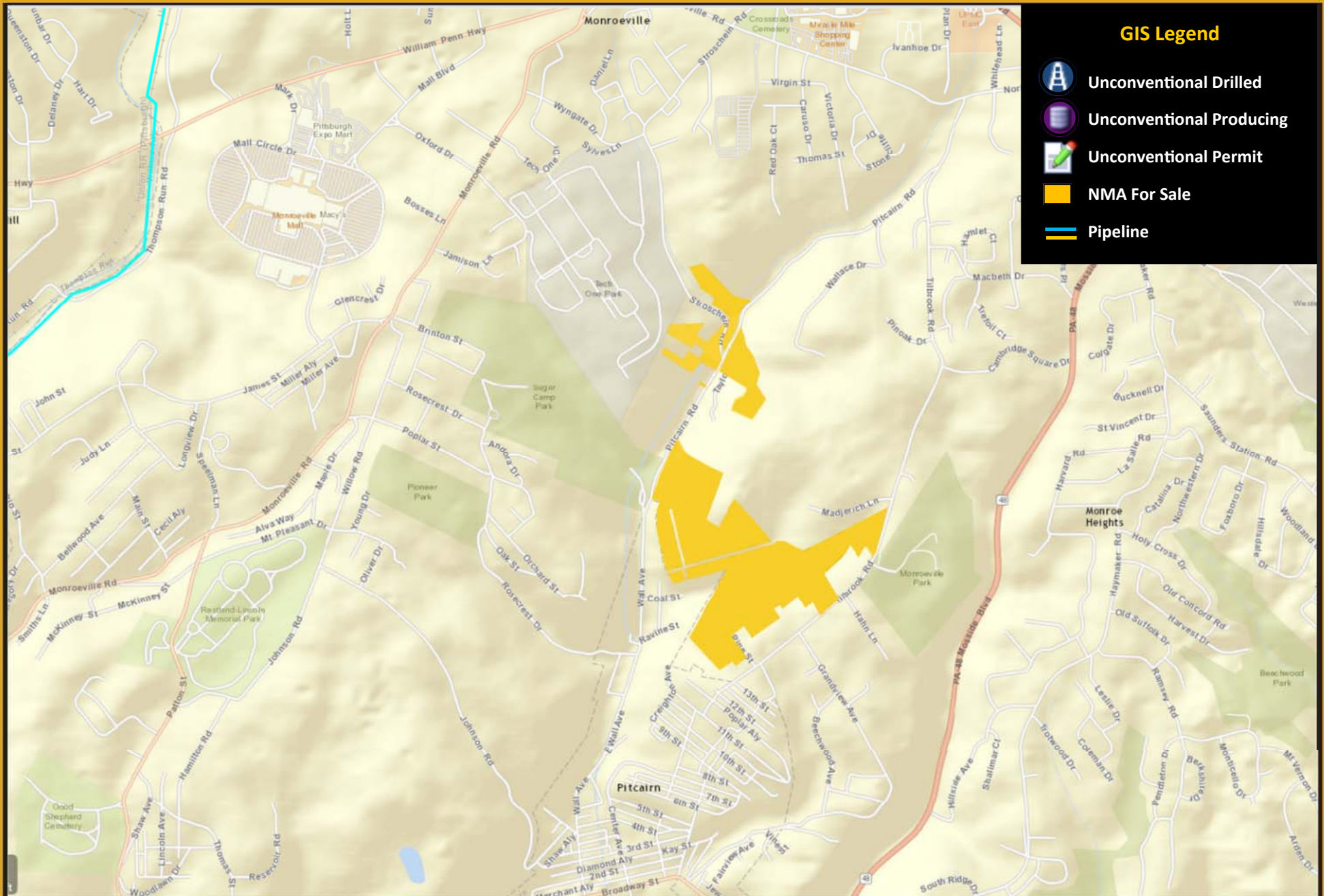






100+/- NET MINERAL ACRES AND 100+/- VACANT LAND  
RECEIVING ROYALTIES FROM 7 PRODUCING SHALLOW WELLS  
MONROVILLE TOWNSHIP, ALLEGHENY COUNTY, PA





**100+/- NET MINERAL ACRES AND 100+/- VACANT LAND  
RECEIVING ROYALTIES FROM 7 PRODUCING SHALLOW WELLS  
MONROEVILLE TOWNSHIP, ALLEGHENY COUNTY, PA**

**Summary of Opportunity:**

100+/- net mineral acres and vacant land in Monroeville Township, Allegheny County, Pennsylvania. This acreage is leased with Actago Corporation at 14%, gross. 7 shallow wells are drilled on this acreage and the owner is receiving royalties of \$2,400 annually. The owner will sell vacant land or oil, gas and mineral rights separately.

This 100+/- acres of residential land is comprised of 7 parcels and has been approved for 667 unit (275 townhouses and 392 multi-family units) Secluded with 1,800 feet of frontage on Tilbrook and Pitcairn Road. Adjacent to Monroeville Community Park and just 2 miles from UPMC East, 2 miles from Miracle Mile Shopping Center and 3.4 miles from the Monroeville Mall; this property is near many consumer amenities and is waiting to be developed.

The map on the front page shows production activity within a 13 mile radius of this acreage. The most notable well in this area is the CNX Gas Company Gaut well which is averaging 14.93 MMcf/d. To the south of the Gaut well, CNX Gas Company has 1 producing well at the Mamont South Unit that is averaging 3.50 MMcf/d and 1 well at the Kuhns Unit that is averaging 3.66 MMcf/d. Apex Energy has 2 producing wells to the south that are averaging 7.08 MMcf/d

This property is surrounded by pipeline infrastructure.

**Gross Acres:** 100+/-

**Net Mineral Acres Available:** 100+/-

**Unitized:** N/A

**Well/Unit Name:** N/A

**Producing:** N/A

**Lessee:** Actagon Corporation

**Royalty Rate:** 14%

**Royalty Type:** Gross

**Lease Date:** HBP

**Primary Term Length:** N/A

**Extension Term Length:** N/A

**Extension Payment Amount:** N/A

**Minerals Offered At:** \$475,000

**Mineral Price Per Acre:** \$4,750

**Parcel #:** Multiple

**Land and Minerals:** \$995,000

**Licensed Real Estate Agent**

**Will Smith**

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

**will@cx-energy.com**

**cell: 412-327-7466**

**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.