

Summary of Opportunity:

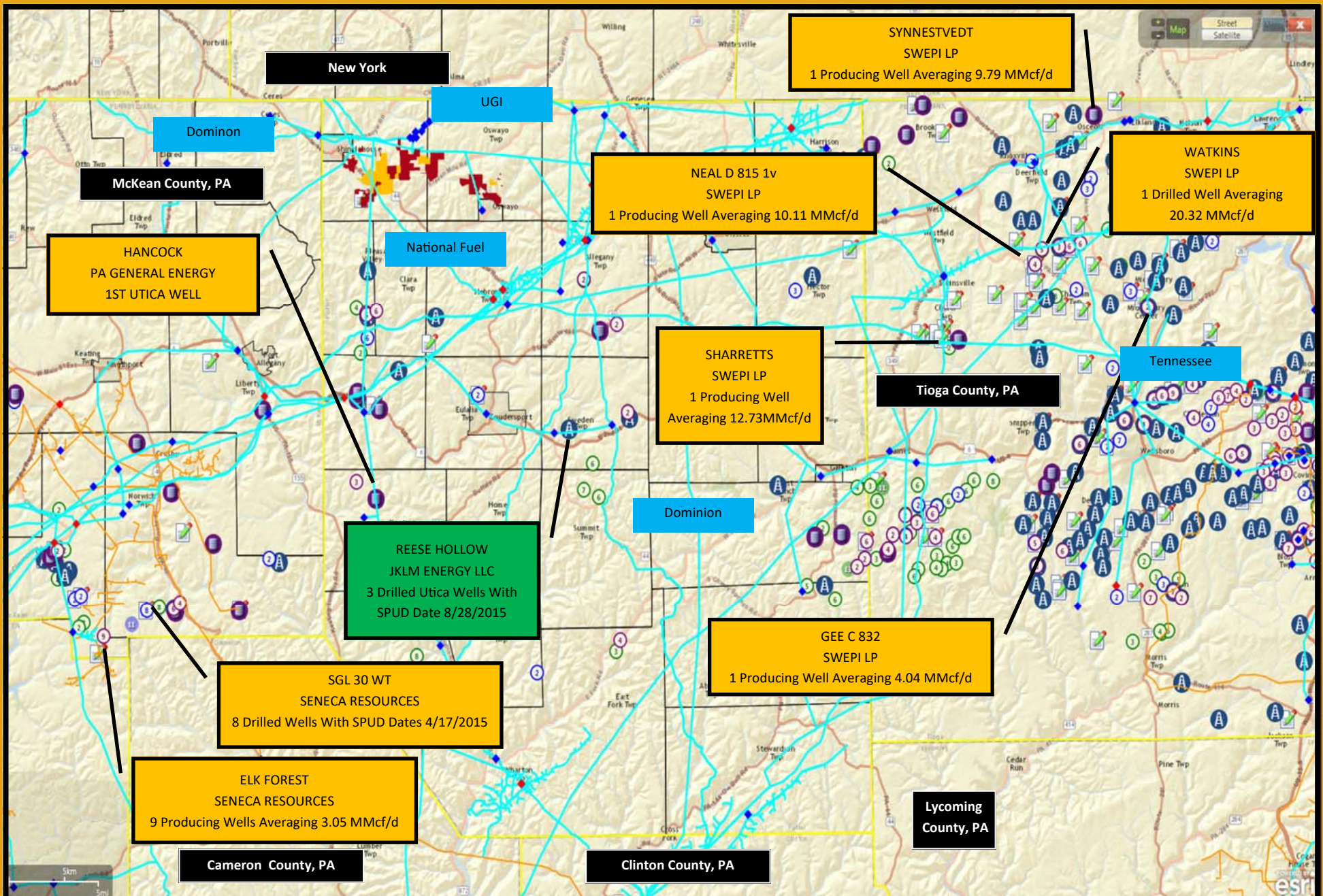
- 5,354.3+/- Net Mineral Acres
 - 1,700 Fee Simple Mineral Acres—Surface to top of Tully Formation
 - 1,700 Acres HBP — 0 – 1/8th burden
 - 745 Fee Simple Mineral Acres—Surface to 2,000', 2,500' or 3,000'
 - 1,209.3 Acres HBP—Surface to 2,000', 2,500' or 3,000' - 0 – 1/8th burden
- Above HBP Acreage Held by 110 conventional wells
- Approximately \$50,000 net annual income from the 110 producing conventional wells
- 100,000' of pipeline right-away
- Existing interconnection/meter station in National Fuel Pipeline at NYMEX -\$0.35
- 2 Compression Stations
- 2 Acre Yard (Land) with shop
- Seller is willing to stay on as consultant/well operator

Offered at \$535,430



5,354.3 NET MINERAL ACRES—OPERATOR OWNED

SHARON & OSWAYO TOWNSHIPS
POTTER COUNTY, PENNSYLVANIA





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Summary of Opportunity:

5,354.3+/- wet gas Marcellus, Utica and Upper Devonian net mineral acres and 2 acres of land with shop in Sharon and Oswayo Townships, Potter County, Pennsylvania are available for sale. 1,700 Fee Simple Mineral Acres—Surface to top of Tully Formation, 1,700 Acres HBP — 0 – 1/8th burden, 745 Fee Simple Mineral Acres—Surface to 2,000', 2,500' or 3,000' 1,209.3 Acres HBP—Surface to 2,000', 2,500' or 3,000' - 0 – 1/8th burden. The HBP acreage is held by approximately 111 conventional wells that are producing 1,300 BTU gas and oil. A 20-inch diameter Dominion transmission/trunk line and 24-inch diameter National Fuel Transmission/Trunk line cross this acreage and have significant take-away. Included in this sale is 100,000' of pipeline right-away that connects into the National Fuel Pipeline and 2 compressor stations. Existing interconnection/meter station in National Fuel Pipeline at NYMEX -\$0.35. The approximate net annual income is \$50,000. The current Owner is willing to stay on as a consultant/well operator. Other prospective horizons include Oriskany, Tuscarora/Medina.

Recent drilling activity in McKean, Potter and Tioga Counties extends the natural gas potential of the Utica formation in this footprint.

JKLM Energy LLC, drilled 3 Utica wells in Sweden Township, Potter County, with SPUD dates 8/28/2015. These new wells are approximately 11 miles southeast of this acreage.

Pennsylvania General Energy has also recognized northern Pennsylvania's potential, as the company broke ground on its first Utica well in Keating Township, Potter County, which is approximately 17 miles south of this property. This well has a SPUD date of 2/18/2015.

To the east of this acreage, Royal Dutch Shell is "rocking" in Tioga County. Notable wells include, the Sharretts 805 with one producing well averaging 12.73 MMcf/d, the Neal unit with one well averaging 10.11 MMcf/d and the Watkins Unit with one well averaging 20 MMcf/d.

In the summer of 2013, Seneca Resources, tested the Mt Jewett well in McKean County, Pennsylvania, targeting the Utica formation. The Mt Jewett, had a peak 24-hour production rate of 8.5 million cubic feet per day and averaged 6.8 million cubic feet over a week. Currently in McKean County, Seneca Resources has 9 producing wells averaging 3.05 MMcf/d and 8 drilled wells at the SGL 30 pad with SPUD dates 4/2015. Both pads are targeting the Marcellus formation.

Pipeline infrastructure is well built-out in this area.

Offered at \$535,430

Contact for parcel and lessee details.

Licensed Real Estate Agent

Richard Vickroy

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

richard.vickroy@cx-energy.com

cell: 412-573-0100

office: 724-933-1311

www.cx-energy.com

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