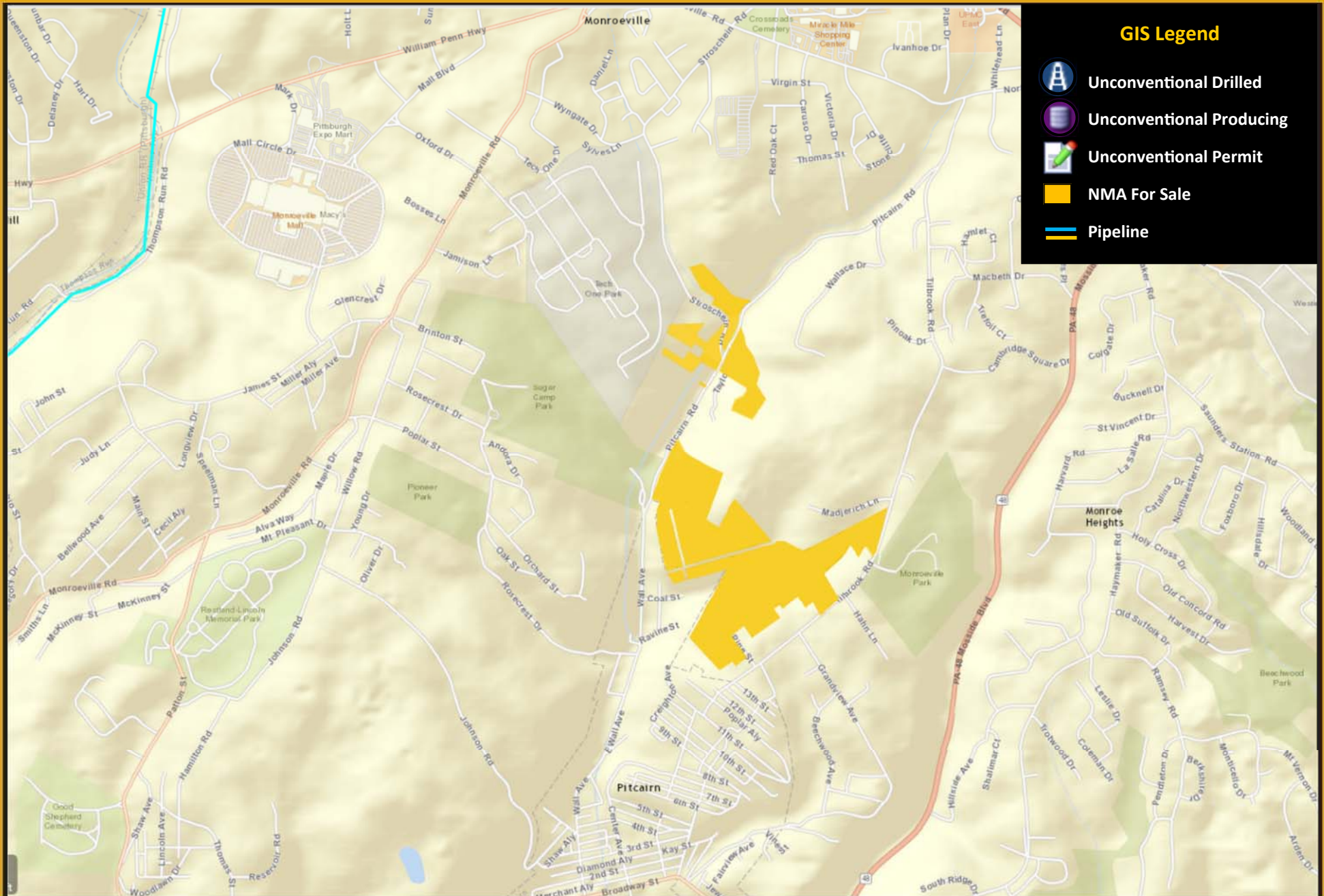




100+/- NET MINERAL ACRES AND 100+/- VACANT LAND  
RECEIVING ROYALTIES FROM 7 PRODUCING SHALLOW WELLS  
MONROEVILLE TOWNSHIP, ALLEGHENY COUNTY, PA





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**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:** Yes

**Well/Unit Name:** Shallow Well

**Producing:** Yes

**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:** \$500,000

**Mineral Price Per Acre:** \$5,000

**Parcel #:** Multiple

**Land and Minerals:** \$1,070,000

**Licensed Real Estate Agent**

**Will Smith**

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

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**www.cx-energy.com**

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