

63± ACRE

Land & Oil & Gas Rights Auction

Saturday October 5 @ 2 p.m.

Pine Township • Columbia County

Wolf House Hollow Road, Millville PA 17846



AUCTION TO BE HELD ON SITE.

- Streams
- Timber
- Oil & Gas Rights (Offered Separately & Combined)
- Leased (15% Royalty)
- Wooded
- Excellent Hunting
- Adjoins XTO Energy Inc. Proposed Well



Property and Oil & Gas Rights Offered:

- Option 1. 63± Acres of Surface Only
 - Option 2. 63± Acres of Oil & Gas Rights
 - Option 3. 63± Acres of Surface and Subsurface
- Please call with any questions.*



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Directions: From Millville, travel north on Rt. 42, for 1.5 miles, stay on Rt. 42 N. continue 3.4 miles make a slight right onto Oak Hill Road continue 1.2 miles to Wolf House Hollow Road, make a left continue 1.6 miles to property location on left and right. Please watch for signs. *Please watch for auction signs.*

*I would like to thank
the family for hiring
my services.*

For more information contact: Dustin C. Snyder - 570.441.9357 • www.dustinsnyderauctioneer.com



PROPERTY DETAILS:

Address: Wolf House Hollow Road,
Millville PA 17846

County: Columbia

Township: Pine

School District: Millville

Deed Book/Page: 20082766

Parcel #: 29-06-1500

Taxes: \$650

Topography: Sloping

Wooded: All aspects of the property are wooded.

Types of Woodland: A mix of hardwood such as a variety of Oak, soft woods such as Hemlock and Pine.

Timber: Property has not been timbered in numerous years, a timber cruise has not been conducted, but property appears to contain some marketable timber.

Building/Cabin Site: An area would be great for a future cabin or home, with some minor clearing a phenomenal view could be established.

Streams: Natural springs on the property support a stream running through the north end of the property, seeing deer along the stream has been a common site.

Hunting/Recreational: Property boasts a wonderful recreational opportunity, containing signs of deer, turkey and small game. Landowners have been very successful in harvesting deer and other species on the property.

Game Cam: A game cam has been installed on property to monitor wildlife, please check website for updated pictures of wildlife.

Clean and Green: Yes

Right of Way: Property is subject to a ROW, for the right of ingress and egress to a land locked tract. (At Gate's Location)

OIL & GAS RIGHTS:

Currently Leased to XTO Energy Inc. (Signed April 23, 2010)

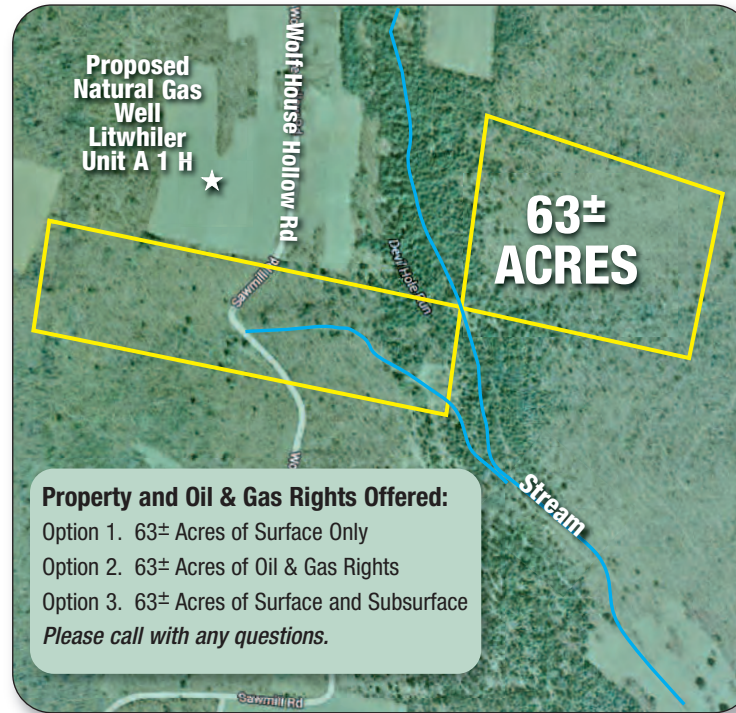
Royalty: 15%

Lease Terms: 5 Years

Extension Term: 3 Years

Some Positive Addendums to Lease:

- Proportionate Reduction
- Water protection



Map is a guide only, not to scale.

- Free use of Oil, Gas, and Water
- Royalty Payment Deferral
- Manner Of Payment
- Surface Notice
- Surface Damage
- Gas Storage
- Marketable Timber Clause

Proposed Unit: The adjoining property was going to contain a well, at the current time it's on hold, the name of the proposed well was Litwhiler, Unit A I H, (Dep 037-20013) per Marcellus Shale (marcellusgas.org)

Please see Internet for Copy of Lease

Registration: Any time or day prior to start of Auction on Saturday, October 5, 2013 at 2pm.

Terms and Conditions: To be sold under owner's immediate confirmation. Transfer tax split by buyer and seller \$10,000 down in purchasing land, \$10,000 down in purchasing only Oil & Gas Rights, and \$20,000 down if purchasing property in it's entirety with payment in the form of cashier or certified check, written to Dustin C. Snyder Escrow Account.

Contract: The successful high bidder will be required to sign a contract of sale immediately upon the conclusion of the auction with the deposit acting as a down payment.

Closing: Closing on or before 60 days..

Disclaimer: All information regarding the property for sale is deemed from reliable sources, but no warranty is made by the Seller or Auctioneer. Sold with clean clear title. All information conveyed at auction takes precedence over written and verbal previous information. Sold as is.

How to Buy at Auction

1. Call and schedule a private tour.
2. Log on the internet or call for bidders packet
3. Become pre-qualified by your bank
4. Arrive on auction day and bid comfortably



Real Estate It's What's For Sale!