



Presents:

The Agan Unit

Income Producing Property

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**We sell institutional quality
mineral properties to
individual purchasers.**



**Mineral Property Owners are paid royalties directly from the
Oil Company with significant oil reserves that need more
wells to extract it all.**

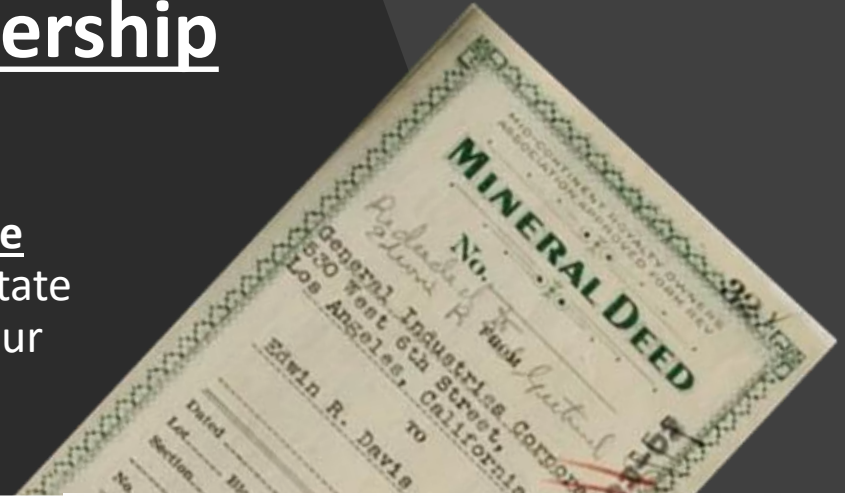
DUE DILIGENCE ADVISORY

- Your decision to purchase a mineral property needs to be based on your own due diligence about the mineral property, the domestic and worldwide energy market, legal rights and interests that impact the mineral property, and other business and legal factors that affect the value of the mineral property.
- We are selling you a mineral property right. We are not acting as your advisor or assisting you in the management of any purchase that you make. We are not acting as your agent or advisor in the purchase of the mineral property. You must get advice and counsel about the mineral property from your own advisors, including without limitation, energy industry experts, accountants, tax advisors and attorneys.
- All information in this presentation is intended to provide information about the mineral property that we believe to be relevant to the marketing and sale of the mineral property and may not be all the information that you need to make a purchasing decision. The information in this presentation is not intended as advice or counsel to you.
- This presentation presents estimates of the economic factors and values of mineral property taking into account historic trends, current conditions and expected future developments, as well as other factors we believe are appropriate. As estimates, the actual future results may be different by large or small degrees.
- We are not lawyers, CPAs, or financial advisors and we are not giving legal, financial, or tax advice. Please consult your lawyer, CPA, and financial advisors before proceeding. Some of the statements above and attached may be forward-looking and contain a large degree of RISK.

Keys to Mineral Property Ownership

Key #1 – Ownership

- You are purchasing an asset that is recorded at the County Courthouse. This is very similar to Real Estate because you get a Mineral Deed. You can keep your mineral property or sell it. It is up to you.



Property Deed is for the Real Estate or the surface property.

A Mineral Deed is for the sub-surface property only. Owning the sub-surface property gives the owner ownership of the minerals.

The 3 Cs for Mineral Property Ownership



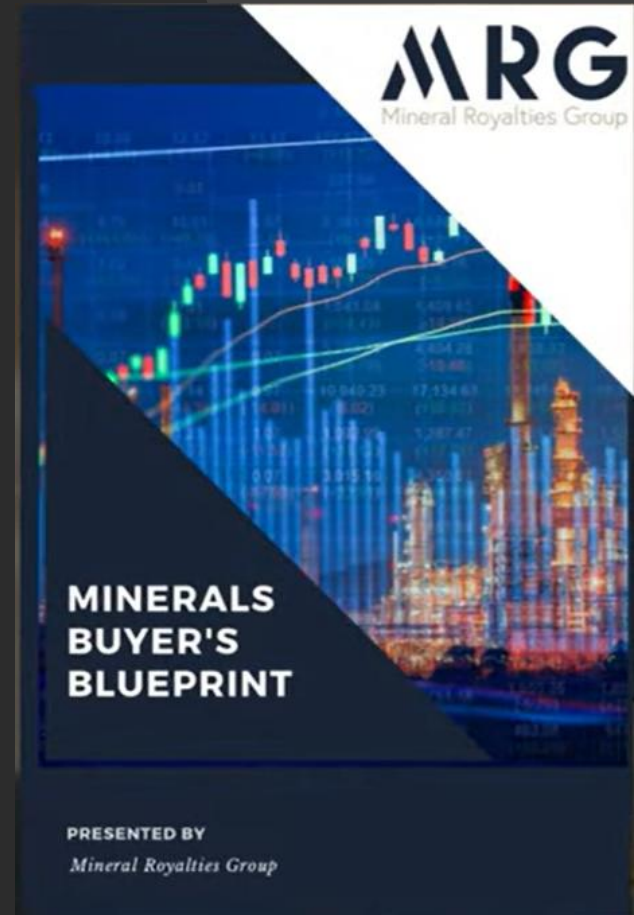
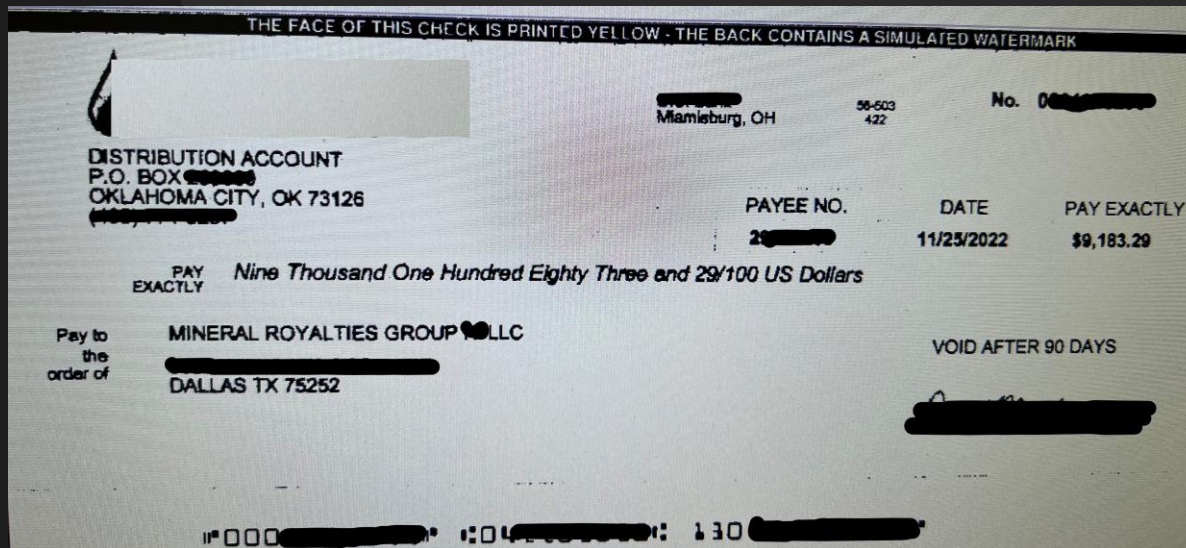
Client Testimonial

- ✓ "On a side note I received the Deed in the mail today for the land I have already bought and I wanted to thank you for making the transaction super simple and I look forward to buying lots from you here in the future. " BS

Keys to Mineral Property Ownership

Key #2 – Income

- Because you own the property the oil company must pay you a **Royalty Income**. This income is a percentage of the oil and natural gas produced from your property. The day you take ownership of the property is the day you start earning this Royalty Income.



**Download your
"Mineral Buyers Blueprint" today!**
[Click here.](#)

Client Testimonial

- ✓ "I truly appreciate that I am working with your company. As you well know this is not always the case. I plan on doing more business in the future with you." LL

Keys to Mineral Property Ownership

Key #3 – Location

- There are millions of dollars of oil and gas in the ground. We know this because these billion-dollar companies are investing millions and millions of dollars to get it out.

Aproximate Total Well Costs in Custer County, OK		
1	Geology and Geophysical Studies	\$ 250,000.00
2	Seismic Surveys	\$ 750,000.00
3	Lease Acquisition (1280 acres)	\$ 2,500,000.00
4	Permitting and Regulatory Compliance	\$ 125,000.00
5	Location and Pad Construction	\$ 1,200,000.00
6	Drilling Operations (per well) (2-mile HZ Leg)	\$ 5,200,000.00
7	Completion and Production (per well)	\$ 7,800,000.00
8	Facilities & Tie-In	\$ 2,500,000.00
9	Water sourcing, disposal, and logistics	\$ 1,000,000.00
10	Insurance, supervision, overhead, contingencies	\$ 900,000.00
	Total with 1 Well	\$ 22,225,000.00
	2 Additional Well	\$ 26,000,000.00
	3 Total Wells	\$ 48,225,000.00
	Cost per Acre for 1280 Acres	\$ 37,675.78
These estimates were compiled using the assistance of ChatGPT		

“Anadarko Basin sees pickup in oil, gas dealmaking as publics, privates add scale”

Recent upstream deal activity highlights continued strategic interest in the Western Anadarko Basin’s Cherokee production and broader resource base, reinforcing the long-term development outlook for Agan.

Note!

MRG provides access to tangible assets that generate monthly passive cash flow and long-term generational wealth through direct ownership in producing mineral rights starting from as little as 1 acre

Property Description

We are excited to present the **Agan Unit Property**, located in Central Custer County, Oklahoma, within the Anadarko Basin, which is a major sub-basin of the broader **Mid-Continent Basin**.

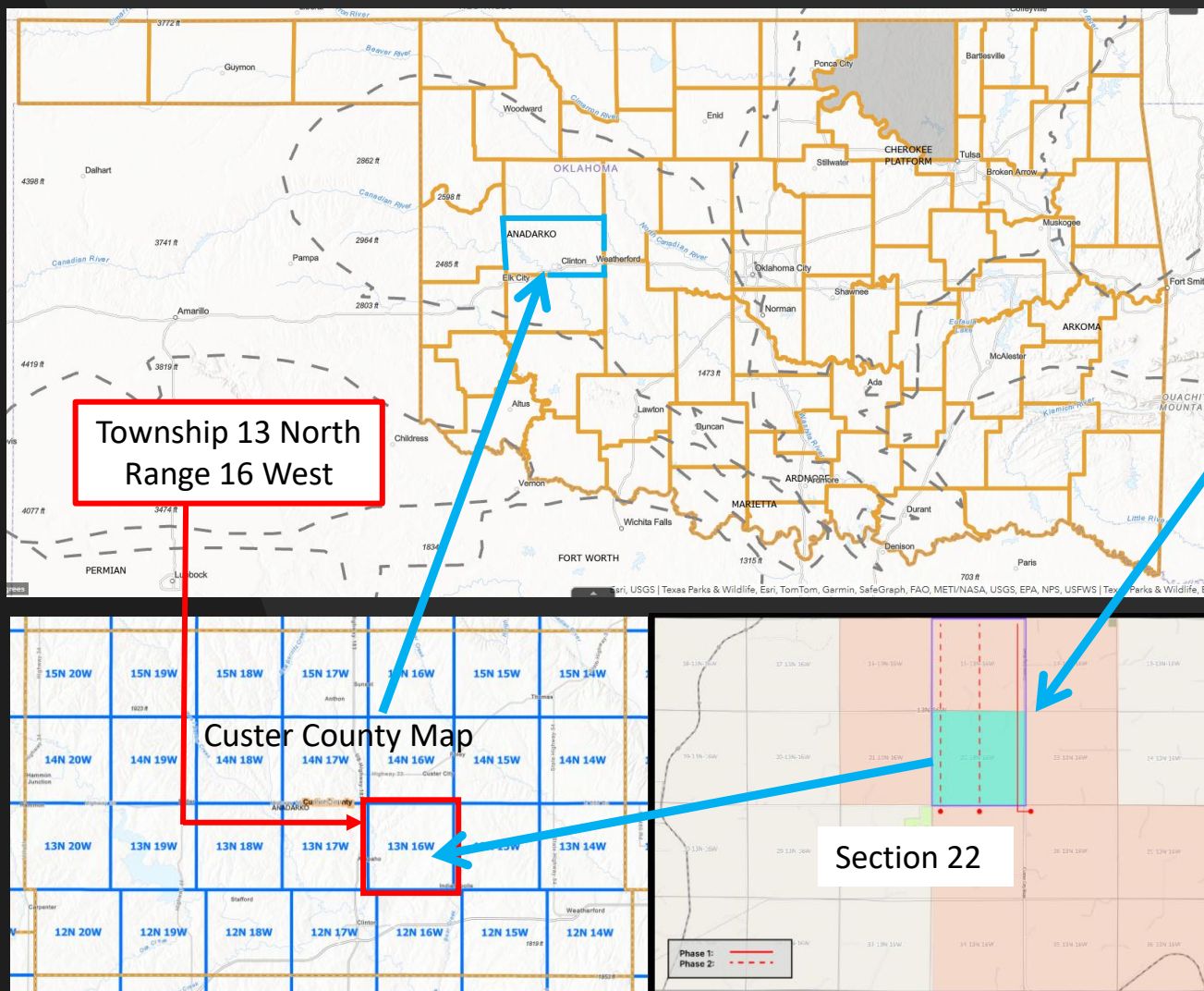
This property is associated with **Arnold Oil Properties, LLC** and falls within **Section 22, Township 13 North, Range 16 West, Custer County, Oklahoma**. The Agan Unit covers a total of **1280 gross mineral acres**, with our ownership specifically located in **Section 22**.

The Agan 22-15 #1H well, API # 35-039-00004, is expected to be completed and producing oil and natural gas by January 2026. Additional wells are anticipated in December 2026 and 2027 or sooner. Estimated production is approximately **70% Oil and 30% Natural Gas**.

When buying mineral rights, the focus is on shared risk and shared income, which helps reduce risk while maximizing potential income.

Every acre within this 640-acre section 22 benefits equally from the oil and gas currently being extracted and sold, meaning that each acre receives payments based on the same production volume.

These maps are for illustration purposes only.



Arnold Oil Properties, LLC, together with related Arnold entities, is an established Oklahoma-based operator with a long operating history and active wells in western Oklahoma. Oklahoma Corporation Commission records reflect ongoing permitting and development activity within the Anadarko Basin, underscoring Arnold's experience and continued operational presence. Public databases list Arnold Oil Properties as operating wells and leases across Oklahoma and Texas, including Custer, Caddo, Pawnee, Blaine, and Oklahoma counties. Aggregated production data from industry sources indicate cumulative historical production on the order of approximately 166 thousand barrels of oil and 6.5 Bcf of natural gas from 1990 through about 2019, reflecting a modest-scale, experienced conventional operator rather than a large public company. The company traces its roots to 1965.

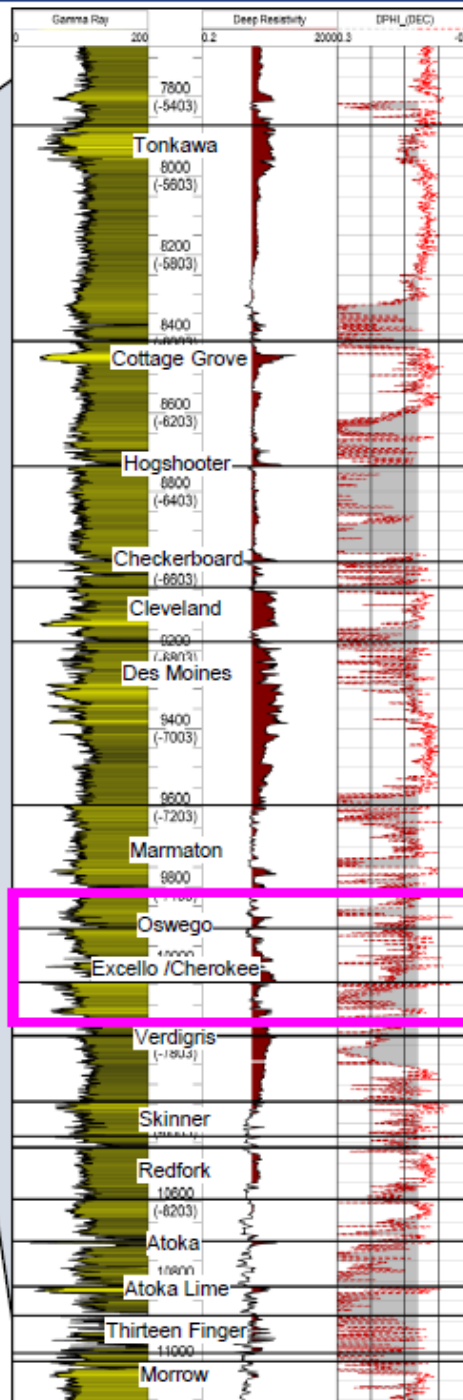
Agan Unit. Core-of-the-Pocket Opportunity.

- Through our long-standing relationships in Oklahoma, our understanding is that Arnold Oil Properties, LLC's strategy at the Agan Unit is to **develop the asset through initial drilling, followed by a divestment to a larger, well-capitalized operator active in the area.** Operators such as **Validus, Mewbourne, Devon, and Continental** are already delivering strong results from Redfork development within Custer County and represent logical acquirers once development milestones are achieved.
- Our research and analysis has shown that **Section 22 in Township 13N–16W is widely regarded as being within the core of the pocket**, often referred to as the “sweet spot” or “honey hole.” This concentration of activity and capital supports the view that the Agan Unit sits in a highly competitive and sought-after development area.
- The **Cherokee Formation** is the primary target and is proving to be exceptionally compelling. In this area, the Cherokee consists of **three main benches, Marmaton, Oswego, and Redfork**, with the Redfork further divided into **two sub-benches.** (see page 9) Using modern drilling and completion techniques, the Cherokee section is anticipated to support **up to eight wells**, providing meaningful infill and long-term development potential. While the Cherokee only began emerging as a primary horizontal target approximately **two years ago**, activity has accelerated rapidly and the play is now considered one of the hotter opportunities in the region.
- The **Mississippian and Woodford formations** are also present across the Agan area. Although not as thick as portions of western Blaine County, both zones are considered **viable and gas-charged**, representing additional upside beyond the primary Cherokee development.
- Current assumptions on **page 10** are anchored to the **Agan 26-35 #1H well**, which delivered results strong enough to prompt **accelerated drilling plans** by Arnold. The modeling parent well, **Agan 22-15 #1H, on the same pad site**, closely mirrors this performance. While our conservative assumptions apply a **25 percent reduction** to offset well estimates, industry feedback suggests offsets may ultimately perform **on par with the parent well**, supported by **high porosity and permeability across the reservoir.**
- Taken together, the Agan Unit represents a **core-position asset with accelerating development, multiple benches of proven pay, and a clearly defined path to monetization.** Opportunities like Agan rarely reach the open market, particularly **before full development**, making this a level of quality and timing that **Mineral Royalties Group has not been able to bring to market in many years.**

Disclaimer: Past performance is not indicative of future results.

The income generated from this property is **largely dependent on commodity prices and production levels**, which can fluctuate over time. There are risks associated with these variables, and it is important to consider that future performance may differ from past performance.

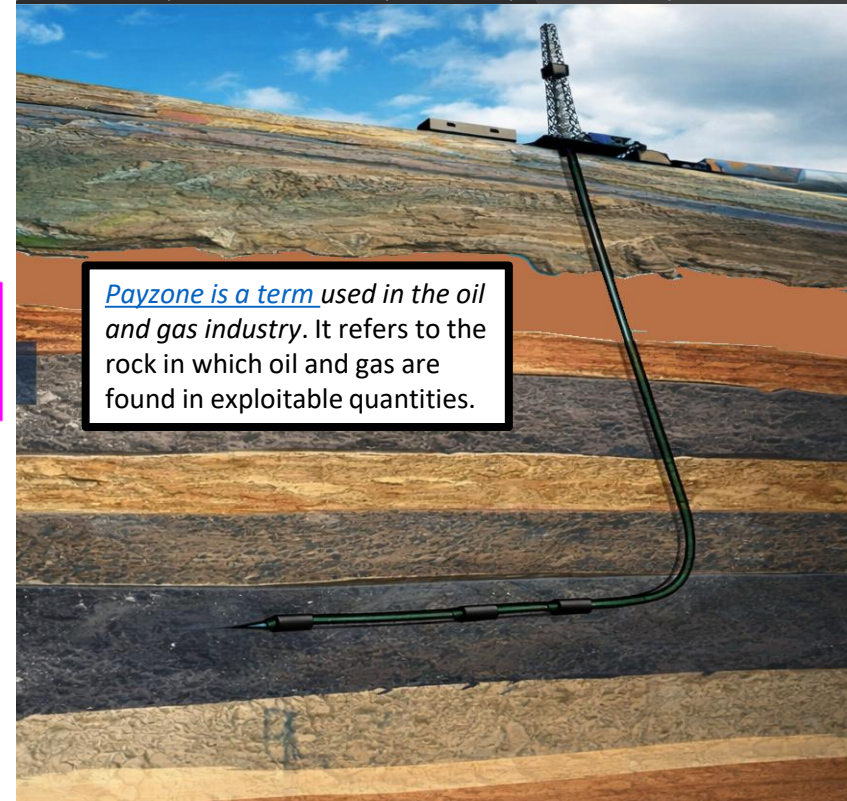
Western Anadarko Basin Stratigraphic Column			
	Series	Formation	
Pennsylvanian	Virgillian	Tonkawa	
	Missourian	Hoxbar	Wade
			Cottage Grove
			Hogshooter
			Kansas City
			Checkerboard
			Cleveland
	Des Moinesian	Cherokee	Marmaton
			Oswego
			Redfork
	Atokan	Atoka/Morrow	
Mississippian	Chesterian	Springer/Goddard	
		Chester	
	Meramecian	Meramec	
	Osagean	Osage/Sycamore	
Dev	Ulsterian	Woodford	
Sil	Niagran	Hunton	
Ordovician	Cincinnatian	Sylvan	
		Viola	
	Champlanian	Simpson	



Upside Beyond the Model

The income model on **Page 10** conservatively reflects only the **first three Cherokee wells**, even though full infill development supports **up to eight total wells** across four benches. At **\$60 oil and \$3.50 gas**, the first three wells are estimated to generate approximately **\$1.88MM to the mineral owners**, with an additional **\$2.6MM** from the remaining five infill wells, totaling approximately **\$4.4MM in estimated recoverable value to the mineral owners** across all eight Cherokee wells associated with the **84 net mineral acres**.

Number of Well(s)	Total Recoverable	Number of Acres	Recoverable per Acre	Recoverable Multiple
3	\$ 1,880,000.00	84	\$22,380.95	2.30
5	\$ 2,600,000.00		\$30,952.38	3.17
8	\$ 4,400,000.00		\$52,380.95	5.37



Year	Producing Well (s)	Monthly Per Acre		Annual Income Per Acre		Annual Return on CapEx	
		Low	High	Low	High	Low	High
2026	1	\$163.69	\$203.37	\$1,964.29	\$2,440.48	20.15%	25.03%
2027	2	\$219.38	\$260.00	\$2,632.50	\$3,120.00	27.00%	32.00%
2028	3	\$260.00	\$300.63	\$3,120.00	\$3,607.50	30.00%	35.00%
		Price per acre		Cumulative totals		Cumulative Return	
		\$9,750.00		\$7,716.79	\$9,167.98	79.15%	94.03%

These assumptions are based on nearby wells using \$3.50 Natural Gas and \$60.00 oil. Production from existing and/or future wells do not guarantee the results of future wells or anticipated income. Every well has unique characteristics, and future performance depends on geology, operator activity, and commodity prices, all of which can vary over time.

# of Acres	One	Two	Five	Ten	Twenty
Acre Price	\$ 9,750.00	\$19,500.00	\$48,750.00	\$97,500.00	\$195,000.00
Fees	\$ 450.00	\$ 550.00	\$ 850.00	\$ 1,350.00	\$ 2,350.00
Total Price	\$10,200.00	\$20,050.00	\$49,600.00	\$98,850.00	\$197,350.00

The actual amount of oil and gas that can be extracted, and the dollar amount it can be sold for may be different than the charts and graphs in this page show. These numbers are estimates based on current technology. * (see Page 3)

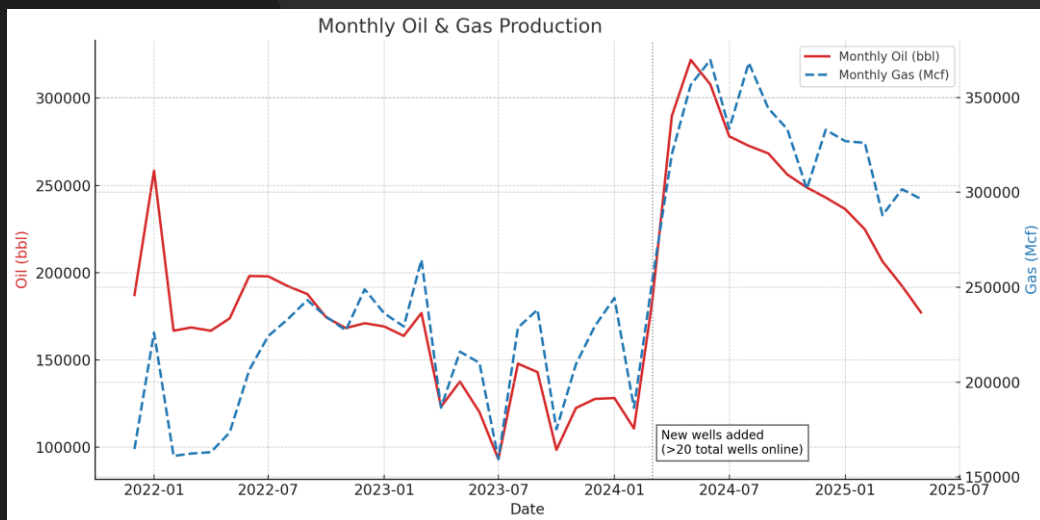
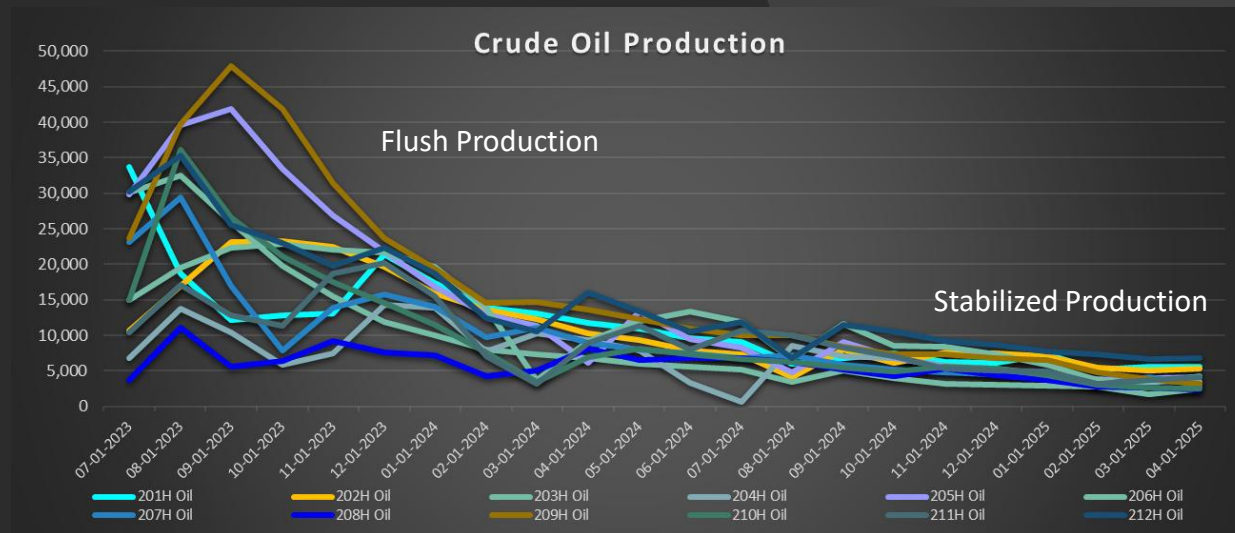
*Learn how ExxonMobil "...aims to increase its oil extraction from shale fields..." [Click here.](#)



Typical Shale Well Production Profile

Flush vs. Stabilized Production

- The first year of a new oil well typically brings the **highest output**, known as *flush production*.
- After this initial phase, production **tapers off** and settles into a long-term **stabilized range**.
- This natural production curve is shown in the chart to the right.



Opportunity for Additional Wells

- Mineral Royalties Group acquires properties with **room for further development**.
- When new wells are drilled, they often create another round of flush production, which can generate **additional royalty income**. Mineral owners do not pay for new drilling or field expenses, but they can still benefit from new production.

Key Point for Mineral Owners

Owning mineral rights means you are tied to **all oil and gas in the ground**, not just specific wells. This provides the potential for long-term income and upside from future development.

Disclaimer

Production from existing wells does not guarantee the results of future wells. Every well has unique characteristics, and future performance depends on geology, operator activity, and commodity prices, all of which can vary over time.

Risk Factors

What are some risks in Mineral Property?

1. Oil and Gas does not get extracted from your property.
2. Paying too much for Minerals.
3. A decline in oil and gas prices.
4. A decline in oil and gas production resulting in annual returns under 10%.
5. Oil and Gas does not get extracted in a timely and efficient manner.

How are these risks mitigated?

1. The property is currently generating income.
2. Total amount of oil and gas in the ground should be more than the price paid for the property.
3. The property has at least 1 producing well with more wells anticipated.
4. The property has more oil and gas in the ground and needs more wells.
5. Only buy property where a large oil and gas company has been vetted and is doing all the work.

Due Diligence

Acquiring Mineral Properties has typically not gone outside the Oil & Gas industry and has often been limited to families that have inherited the property, large companies, Wall Street funds and the extremely rich. Below are hyperlinks to billion-dollar public companies' websites so you can see what they say about Mineral Property and Royalty Income.

[Viper Energy \(VNOM\)](#)

- Click the hyperlink above then scroll down to “Final Thoughts” on page 19 of the presentation.

[Kimbell Royalty Partners \(KRP\)](#)

- Click the hyperlink above then scroll down to page 32-33 of the presentation.

[Sitio Royalties \(STR\)](#)

- Click the hyperlink above then scroll down to pages 14-16 of the presentation.

Funds to Purchase Mineral Property

Funding Options:

➤ **Self-Directed IRA
funds Accepted**

➤ **1031 Exchange
funds Accepted**

➤ **Cash Accepted**

Tax Benefits:

➤ **15% of Income can be Tax Free
per IRS Tax Code**



The MRG Advantage:

Own the Asset, Keep the Income

Most buyers in mineral rights only get **stock shares** or **fund exposure**, which means they:

- Pay for overhead, fund managers, and high internal fees
- Have zero control over which properties they're tied to
- Can be diluted, delayed, or exposed to Wall Street volatility

With MRG, you get something fundamentally different:

✓ **Direct Deeded Ownership**

You own the mineral rights, recorded in your name at the county level, just like real estate.

✓ **100% Passive Royalty Income**

Payments come *directly from oil companies*. No middlemen. No hidden fees.

✓ **No Fund Overhead or Management Costs**

What public royalty trusts call "returns" often include massive administrative drag. MRG eliminates that.

✓ **Immediate Cash Flow**

You begin earning a monthly royalty income the day you take ownership.

✓ **True Asset Control**

You can hold, transfer, resell, or pass it on because this is true generational wealth you *own outright*.

Feature	Traditional Fund / Stock	MRG Direct Ownership
Ownership Type	Stock Shares	Mineral Deed
Payout Source	Quarterly Fund Distributions	Monthly Royalty from Oil Company
Expenses & Overhead	High (Managers, Admin, Salaries)	None
Liquidity	Limited / Market-Based	Sell or Hold Freely
Transparency	Low	Full Ownership Detail
Ideal For	Stockholders	Asset Owners



[The Mineral Royalties Group](#)
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combined experience.

REMEMBER!

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