



Presents:

Lehman

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.

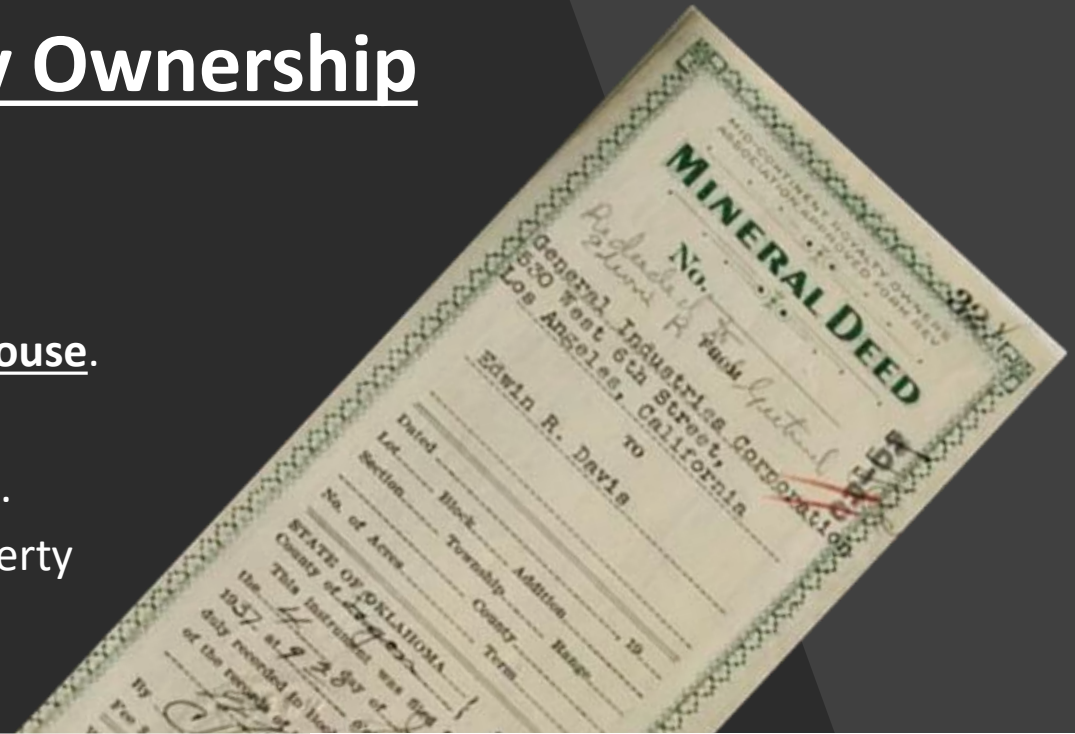
DUE DILIGENCE ADVISORY

- 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.

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.

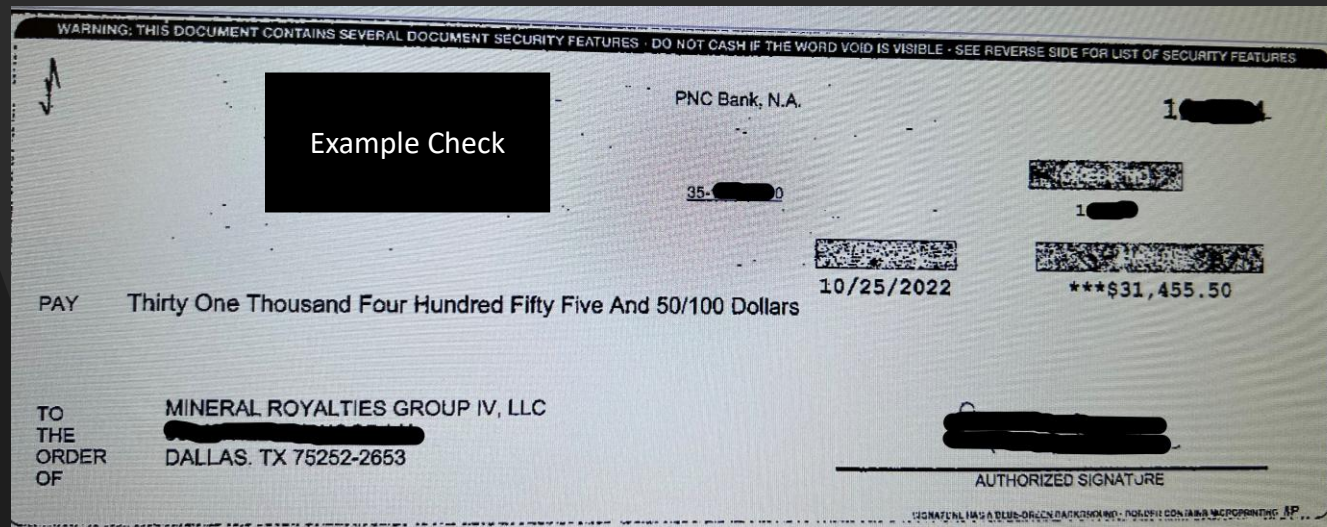
The 3 Cs for Mineral Property Ownership



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.



REMEMBER!

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

Keys to Mineral Property Ownership

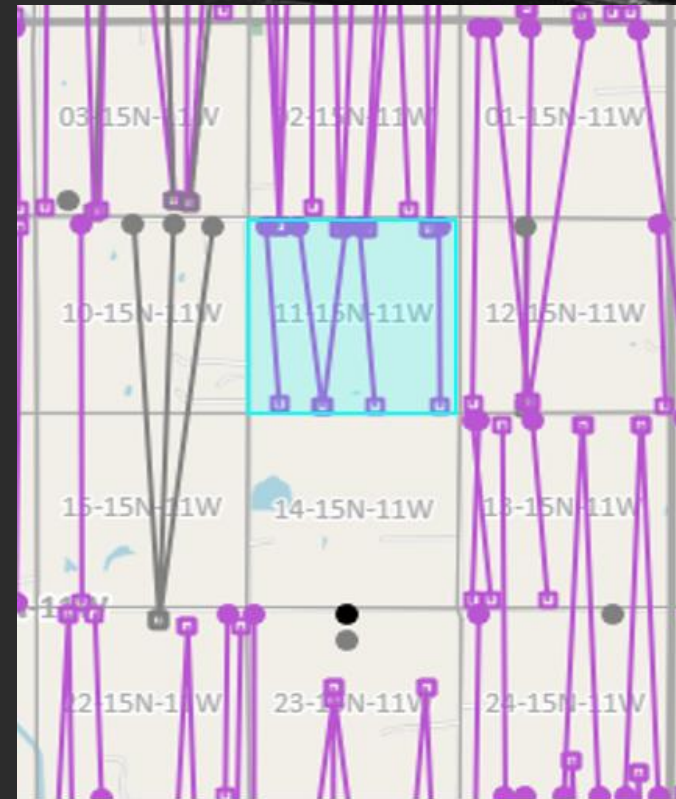
Key #3 – Location

- 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.

Approximate ranges of the costs involved in the STACK play

1	Geology and Geophysical Studies	\$ 500,000.00
2	Seismic Surveys	\$ 2,000,000.00
3	Lease Acquisition (\$2500x640 acres)	\$ 1,600,000.00
4	Permitting and Regulatory Compliance	\$ 200,000.00
5	Drilling Operations (5 wells) (1mile HZ Leg)	\$ 20,000,000.00
6	Completion and Production (5 wells)	\$ 23,500,000.00
7	Infrastructure Development	\$ 10,000,000.00
8	Operational Costs	\$ 1,000,000.00
9	Environmental and Regulatory Compliance	\$ 500,000.00
	Total with 5 Well	\$ 59,300,000.00
	Cost per Acre for 640 Acres with 5 Wells	\$ 92,656.25
	2 Additional Wells	\$ 17,800,000.00
	7 Total Wells	\$ 77,100,000.00
	Cost per Acre for 640 Acres with 7 Wells	\$ 120,468.75

These estimates were compiled using the assistance of ChatGPT



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Property Description

We are excited to own and offer to you Mineral Property in the Lehman Property in South-Eastern Blaine County, Oklahoma which is in the heart of the STACK play of the Anadarko Basin. This area is considered the “Core” of the STACK play and in the “Core” of the oil prone zone. The property is part of *Cimarex Energy’s Lehman Lease that encompasses 640 Gross Mineral Acres, or 1 square mile. The property has one (1) well that began generating a monthly income in August 2016 from the Mississippian. Then 4 more new wells in December 2018 with many more wells anticipated afterwards. **The day you take ownership is the day you begin earning a Royalty Income.**

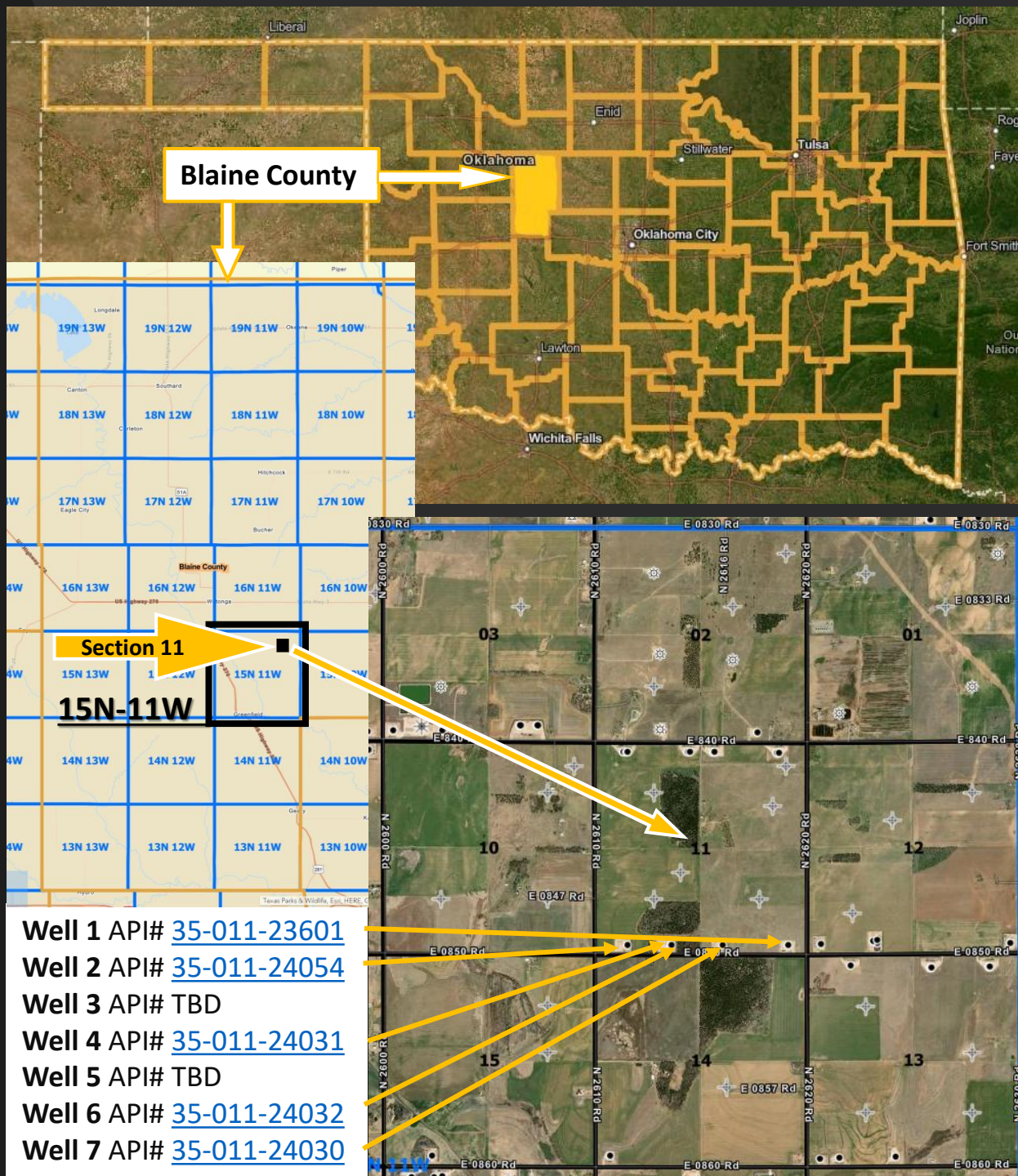
All Acres Are Paid Their Fair Share!

Section 11 is 1 square mile which is equal to 640 acres. Each acre in this section is paid their fair share of all the oil and gas extracted and sold in this Section 11.

For instance; if 640 barrels of oil is extracted and sold then each acre is paid on 1 barrel of oil. All acres are paid on the same amount.

← These maps are for illustration purposes only.

* [Cimarex Energy](#) was acquired by Cabot Oil & Gas in October 2021 forming [Coterra Energy](#).



- Well 1 API# [35-011-23601](#)
- Well 2 API# [35-011-24054](#)
- Well 3 API# TBD
- Well 4 API# [35-011-24031](#)
- Well 5 API# TBD
- Well 6 API# [35-011-24032](#)
- Well 7 API# [35-011-24030](#)

Price Per Acre	Estimated Return Per Acre (Evaluation - September 2024)*	
\$8,750	Based on \$75 Crude Oil and \$2.25 Natural Gas*	
1 Lehman well online since Aug 2016 plus 4 new wells since December 2018**	Estimated 12 Month Income*	Estimated 12 Month Return*
Five Existing Lehman Wells Year 1	\$1,400.00	16%
Five Existing Lehman Wells Year 2	\$1,200.00	14%
Anticipated 2 New Wells for a Total 7 Producing Wells (see Page 9)		
Anticipated Total of 7 Wells	\$8,280.00	95%
Anticipated Total of 7 Wells	\$4,140.00	47%
Anticipated 4 Year Totals (See Page 9)		
Forward looking estimates based on long-term assumptions. (See Page 3)	\$15,020.00	172%
NOTE: This assumes 2 new wells are online and producing in 24 months.		

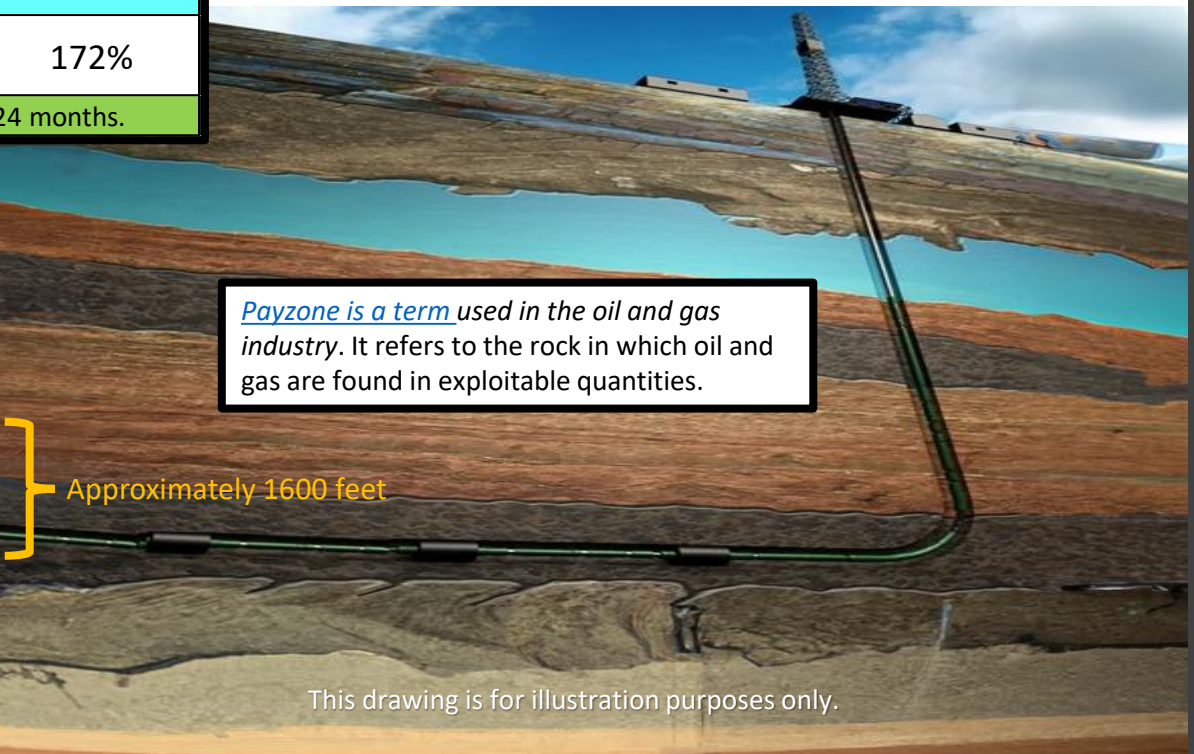
The actual amount of oil and gas that can be extracted and the dollar amount it can be sold for may be different than the charts and graphs on this page show. These numbers are estimates based on current technology. * (see Page 3)

- Well 1** API# [35-011-23601](#) = Producing August 2016
- Well 2** API# [35-011-24054](#) = Producing December 2018
- Well 3** API# = Anticipating a permit to be drilled
- Well 4** API# [35-011-24031](#) = Producing December 2018
- Well 5** API# = Anticipating a permit to be drilled
- Well 6** API# [35-011-24032](#) = Producing December 2018
- Well 7** API# [35-011-24030](#) = Producing December 2018

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

Estimated Recoverable Value of Oil & Natural Gas Per Acre at a 10% recovery efficiency to be extracted and sold based on \$75.00 Oil & \$2.25 Natural Gas.
Evaluation Date: November 2024. ***

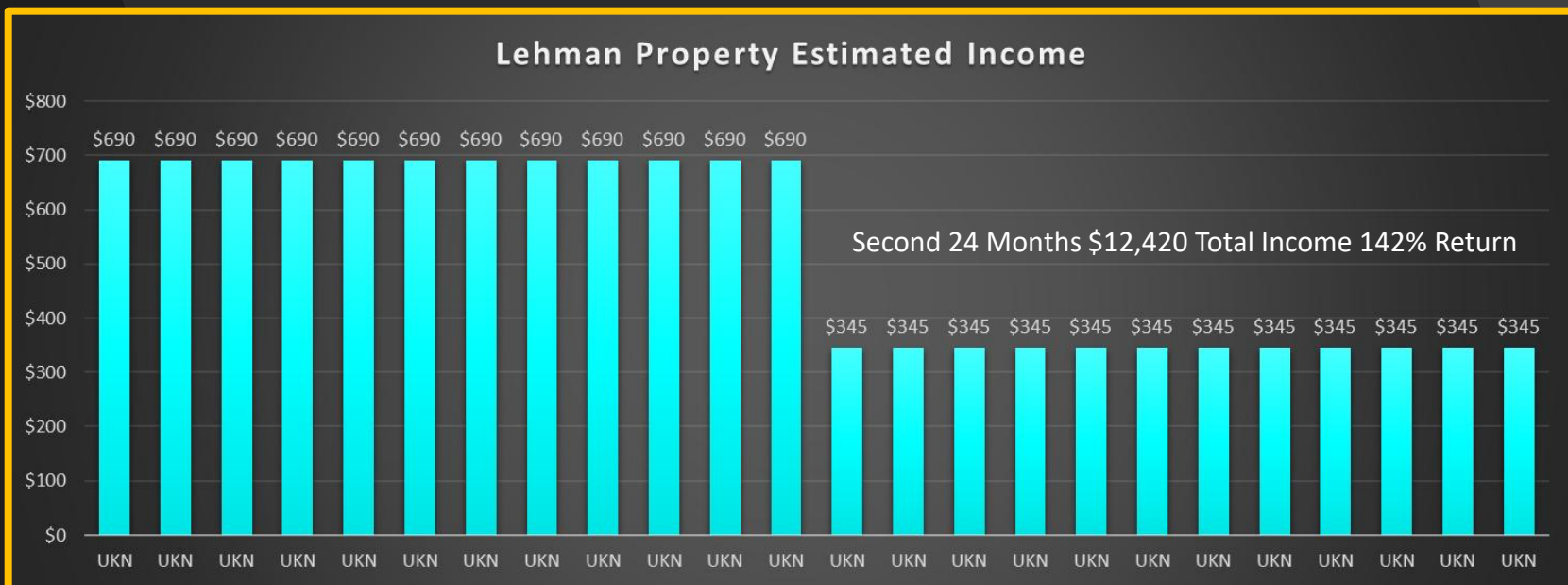
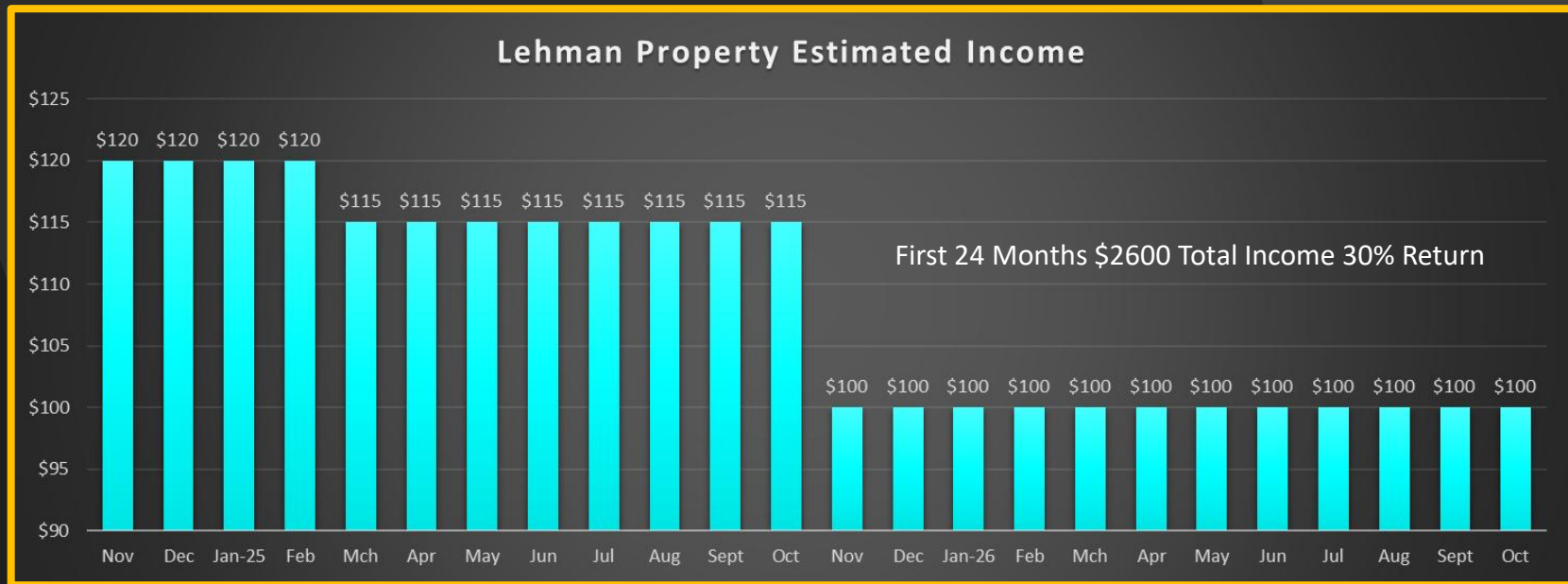
To Be Determined	Springer Pay Zone	~8500 Feet
***Undiscounted Estimated Value Per Acre:\$135,000	Mississippian 1 Pay Zone	~9,860 Feet
	Mississippian 2 Pay Zone	~10,700 Feet
To Be Determined	Woodford Pay Zone	~11,375 Feet
To Be Determined	Hunton Pay Zone	~12,000 Feet



Payzone is a term used in the oil and gas industry. It refers to the rock in which oil and gas are found in exploitable quantities.

This drawing is for illustration purposes only.

The charts below are strictly a hypothetical example of the potential changes in revenue and is intended for illustration purposes only. The actual amount of oil and gas that can be extracted and the dollar amount it can be sold for and the income it can generate, may be different than the charts and graphs on this page show. These numbers are estimates based on assumptions and estimates.



The assumptions regarding new wells, production, income, and forward-looking statements (see page 3) in the graphs above are provided as examples of potential outcomes. However, the likelihood of these exact results occurring is low.

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 17 of the presentation.

[Blackstone Minerals \(BSM\)](#)

- Click the hyperlink above then scroll down to page 4 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**

See next page

- **1031 Exchange funds Accepted**

- **Cash Accepted**

Tax Benefits:

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

Benefits with Mineral Royalties

- **Deed to the Property**
 - 100% Asset Ownership
 - No middleman
 - Paid directly by Oil Company
- **Immediate Cashflow**
 - Day one of ownership
- **Royalty Income**
 - Zero Expenses
 - Zero Liabilities
 - Zero Drilling Risk
 - Passive Income
- **Potential for Capital Appreciation**
 - Multiple Pay Zones
 - Stacked Pay
 - Possibility for More Wells
- **Diversification of Portfolio**
 - Asset Class not associated with traditional financial Markets
 - Uncorrelated with the Stock Market
 - Stability for Overall Portfolio
- **Hedge Against Inflation**
- **Generational Wealth Asset**
- **Tax Benefits**

Invest Using a Self-Directed IRA



A Self-Directed IRA provides:



Diversification



Asset Protection



Tax Advantages:
Tax-Free (Roth IRA)
Tax-deferred (Traditional)



Build for Your Beneficiaries

Scan or click to schedule a consultation.



Schedule Consultation
Scan above or Click Here!



[The Mineral Royalties Group](#) team has over 100 years of combined experience.

REMEMBER!

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Mineral Royalties Group has ownership in over 25,000 Gross Mineral and Royalty Acres in Oklahoma, Texas, & Louisiana.



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