



Photo credit: @Hardw.ck



Presents:

The Davis-Lacy

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.

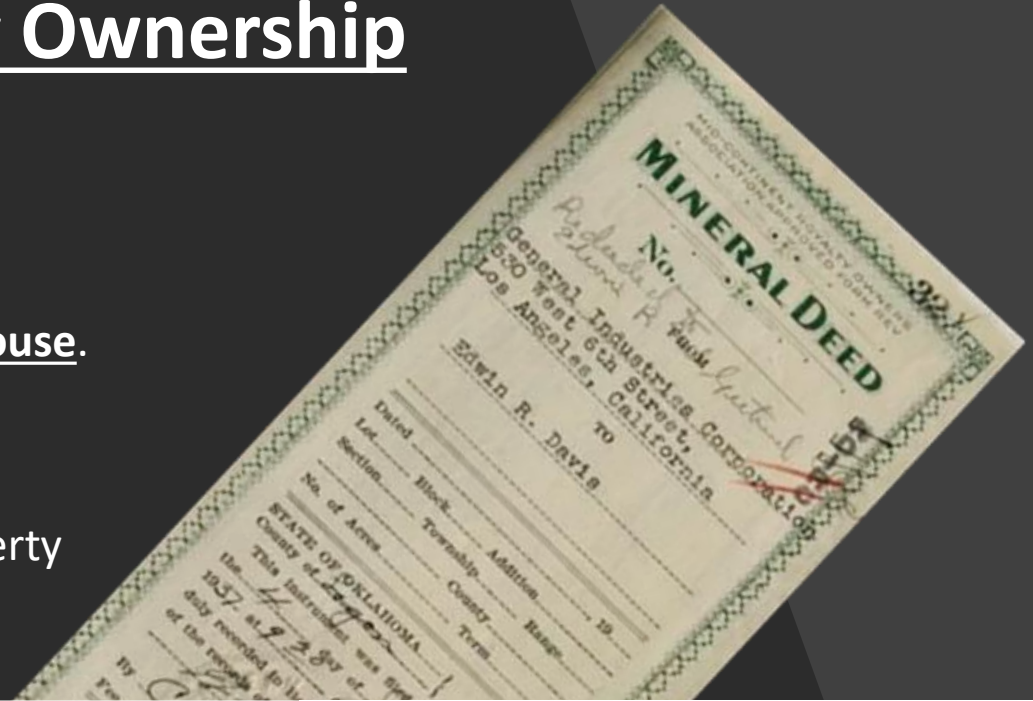
Keys to Mineral Property Ownership

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.

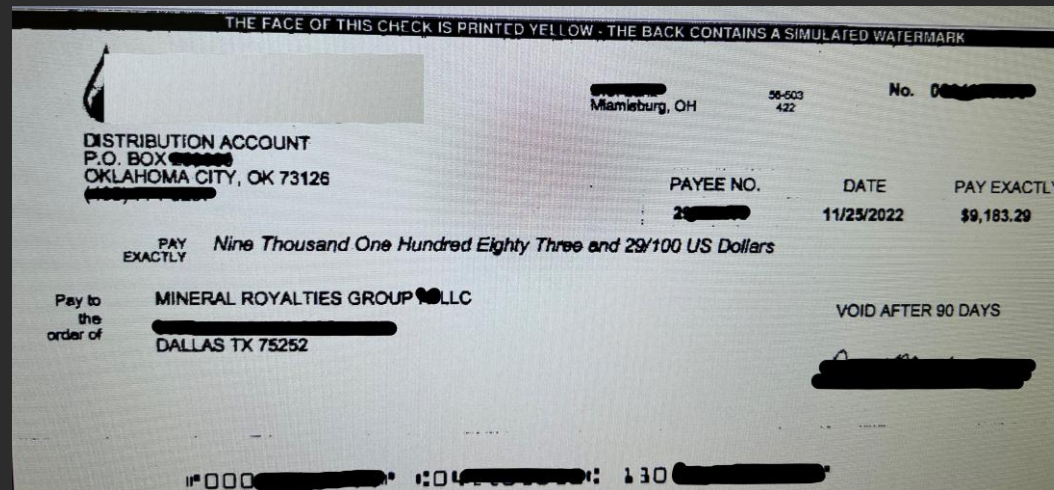
The 3 Cs for Mineral Property Ownership



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 Total Well Costs			
# of Wells	Well Name*	Total Depth*	Total Cost**
1	Davis-Lacy Unit	10650	\$ 9,052,500.00
11	Davis-Lacy Unit	10650	\$ 99,577,500.00
	Total Estimate for 12 Wells		\$108,630,000.00
	Number of Pooled Acres		947.20
	Estimated Investment Per Acre		\$ 114,685.39
MRG Offering Price per Net Mineral Acre**			\$ 45,000.00
Plus Closing & Filing Fees of \$450 for the first NMA**			
*Data From the Railroad Commission of Texas			
**Estimated Well Costs: \$1,000 Delaware / \$850 Midland (DC&E per foot)			

Note:

Below are quotes a multi-billion-dollar, publicly traded, mineral company has published regarding mineral rights.

- ✓ Mineral ownership provides surest form of security in the oil industry.
- ✓ Royalty assets offer organic growth without any capital costs or operating expenses, therefore limiting exposure to cost inflation.

Above quotes are from

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

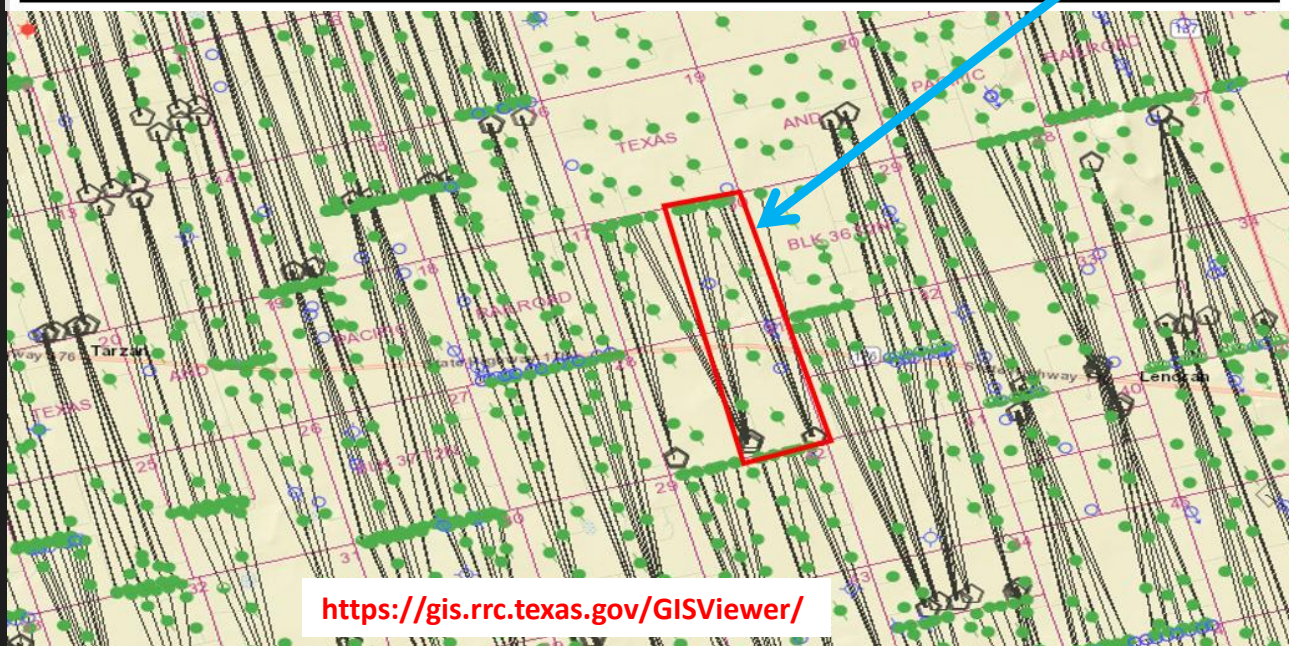
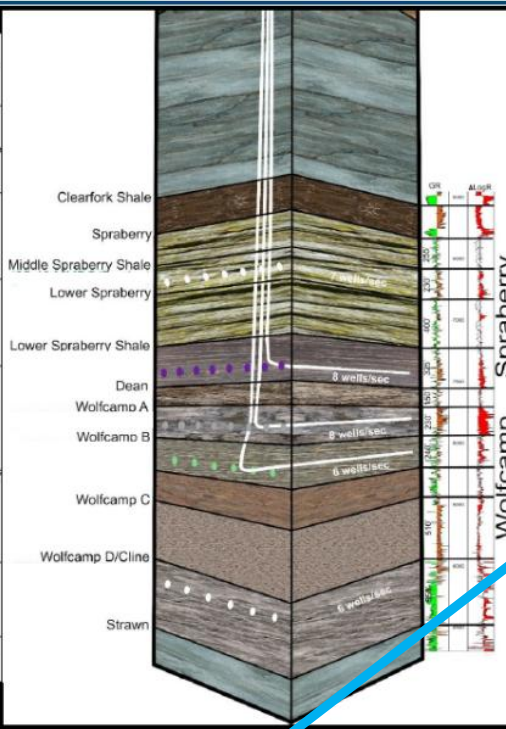
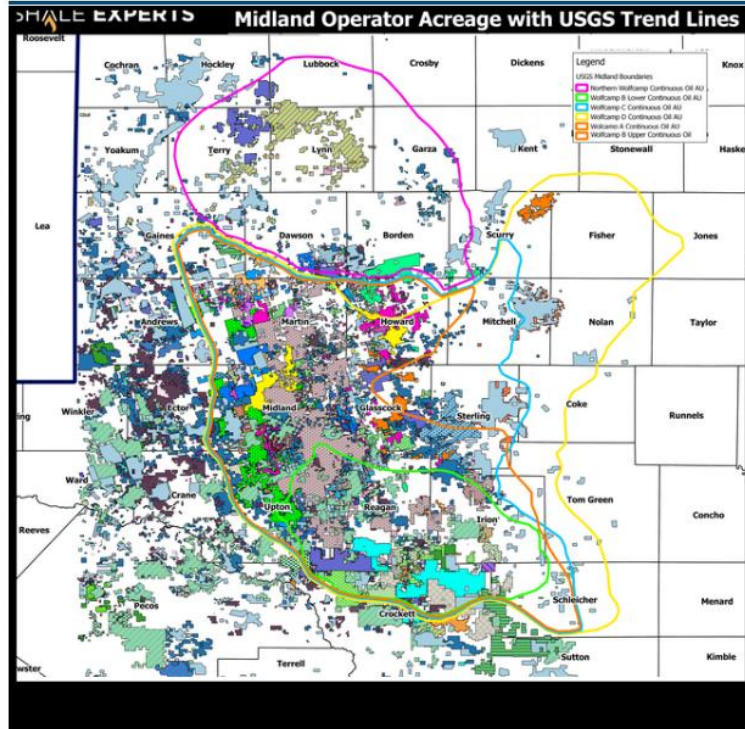
Investor Presentation on page 17

REMEMBER!

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Wolfcamp Map - Midland Basin

Permian Basin Map, acreage map, company map



<https://gis.rrc.texas.gov/GISViewer/>

Property Description

We are excited to present to you the **Davis-Lacy Property**, located in Martin County, Texas, within the Midland Sub-Basin, which forms part of the Eastern section of the world-renowned Permian Basin.

This property is associated with **ExxonMobil/Pioneer** (NYSE: XOM) and falls within the Davis-Lacy Survey, Abstract A-166, SE/4 Section 31, Block 36 T2N. The Davis-Lacy Lease covers a total of 947.2 gross acres.

Twelve wells on this property were completed and began producing oil in July 2023.

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 947.2-acre section benefits equally from the oil and gas extracted and sold, meaning that each acre receives payments based on the same production volume.

These maps are for illustration purposes only.

Cost Per Acre: \$45,000

Property Details: Minimum 1/2 Acre + \$450 Fees

Location: Martin County, TX Davis-Lacy unit

Net Royalty Acres (NRA): 13.33

May 2025 Income /NRA : \$1,145.00

April Production / May Revenue: Oil: \$63.26 / NatGas: \$2.53 / NGL: \$23.49

Operator: ExxonMobil / Pioneer

Total Wells Producing: 12 Horizontals - Spraberry Pay Zone

Closing Costs & Filing Fees: \$450 First Purchase & \$100 Each Add'l Acre

Annualized Estimated Returned: ~30% Year 1
(based on current production staying flat)

The day you take ownership is the day you begin earning a Royalty Income.

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

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)

API #	Well Name
42-317-44055	DAVIS-LACY 31K 211H
42-317-44056	DAVIS-LACY 31J 210H
42-317-44057	DAVIS-LACY 31I 209H
42-317-44058	DAVIS-LACY 31H 208H
42-317-44059	DAVIS-LACY 31G 207H
42-317-44067	DAVIS-LACY 31F 206H
42-317-44068	DAVIS-LACY 31E 205H
42-317-44069	DAVIS-LACY 31D 204H
42-317-44070	DAVIS-LACY 31C 203H
42-317-44071	DAVIS-LACY 31B 202H
42-317-44072	DAVIS-LACY 31A 201H
42-317-44407	DAVIS-LACY 31L 212H

<https://gis.rrc.texas.gov/gisviewer/>

Clearfork Pay Zone

Spraberry Pay Zones

Spraberry Pay Zones

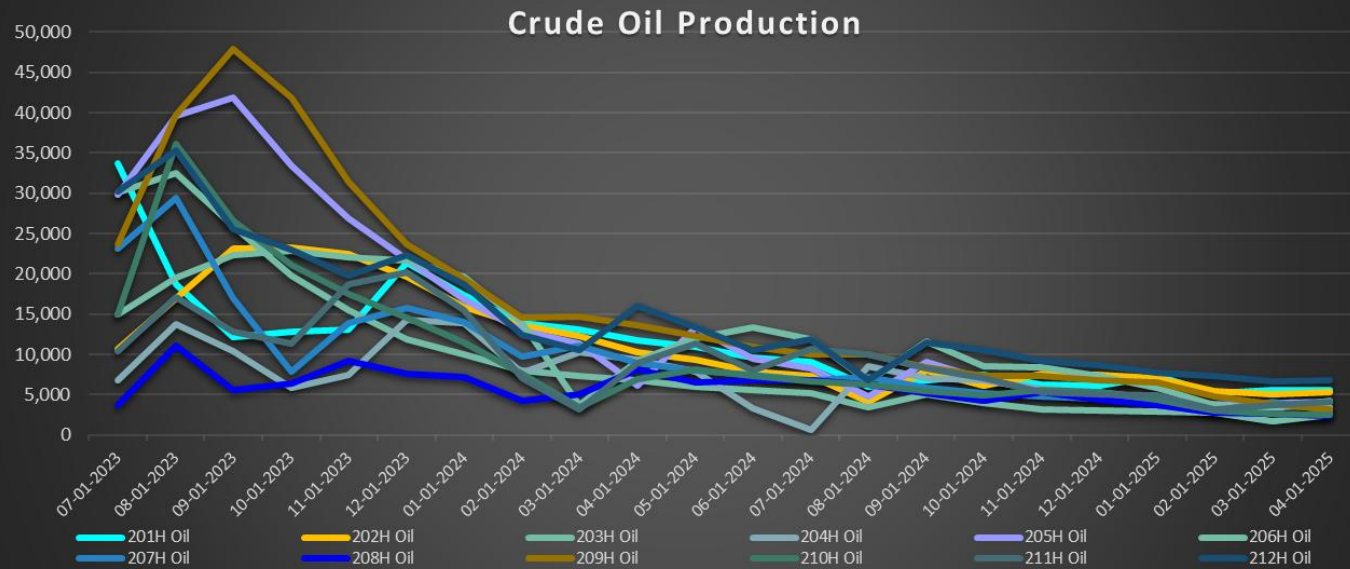
Spraberry Pay Zones

Wolfcamp Pay Zones

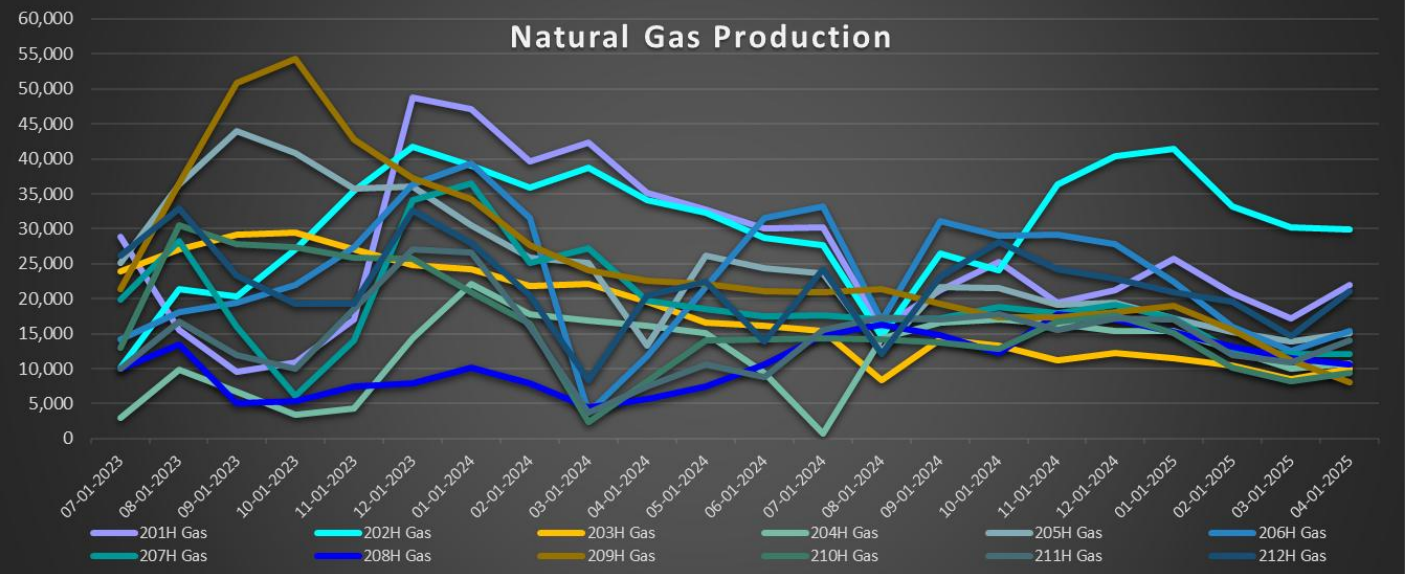
Wolfcamp Pay Zones

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.



As of March 2025		
	% OF WHOLE	COMMODITY \$
OIL	81.40%	\$ 63.26
GAS	6.73%	\$ 2.53
NGL	11.87%	\$ 23.49



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.

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 15 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 (Trad. IRA)



Build for Your Beneficiaries

Scan to schedule
a consultation
and learn more!



Schedule Consultation
Scan above or Click Here!



The Mineral Royalties Group
team has over 100 years of
combined experience.

REMEMBER!

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



[You Tube](#)



[LinkedIn](#)



[Facebook](#)



[Tik Tok](#)



[Twitter](#)

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



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