

MID-CONTINENT ENERGY EXCHANGE

Oil & Gas Asset Auctions



Lot 6133 Data Packet

Belclaire (AW) #1H

Cotton Valley Production

Royalty Interest in
Rusk County, TX

In this Document:

[Lot Summary](#)
[Income and Expenses](#)
[Production](#)
[Misc.](#)
[Outgoing Conveyance](#)



Summary

BidEx Lot #6133

Lease Name:	Belclaire (AW) #1H
County/State:	Rusk, TX
Asset Type:	Royalty Interest
Legal Description:	A. Miller survey, A-549 Oak Hill Field/ Bottom hole location TJ Martin Survey
API:	42-401-35482
Decimal Interest:	0.00007952
Net Monthly Income:	\$101.51
Operator:	RFE West Rusk LLC

Disclaimer: Bidders must conduct their own due diligence prior to bidding at the auction. Bidders shall rely upon their own evaluations of the properties and not upon any representation either oral or written provided here. This is a summary of information provided by the seller to Mid-Continent Energy Exchange.



Income and Expenses

Summary

5 months income info

Net Income: \$507.55

Per Month: \$101.51

For Inquiries about your account, please email royalty@roarfork.com.

Owner#:	Check#/Date	Gross Revenue:	Working	Royalty	Deductions	Withholding	Pmt Amount
1068	1880	Check Totals:		115.27	13.01		102.26
	05/19/2025	2025 Totals:		567.63	60.08		507.55

From: RFE WEST RUSK, LLC
To:

For Checks Dated 05/19/2025
Account: Page 1

Prd Date	Prod	Price Per	Volume/Share	Description	Property Amt	Your Share
Property: (WR2001) Belclaire (AW) #1H County: RUSK, TX						
03/2025	GAS	\$/MCF:3.53	198,852 /15.81	Gas Sales:	702,258.67	55.84
	Roy NRI:	0.00007952		Gas Production Tax:	45,744.06-	3.64-
	033125 Westmont Statement			Gas Gathering:	53,546.52-	4.25-
				Gas Dehydration:	3,937.78-	0.32-
				Gas Marketing Charge:	7,063.33-	0.56-
				Gas Processing:	29,608.13-	2.35-
				Net Income:	562,358.85	44.72
Property: (WR2001) Belclaire (AW) #1H County: RUSK, TX						
03/2025	NGL	\$/BBL:27.16	8,480.74 /0.67	NGL Sales:	230,341.40	18.32
	Roy NRI:	0.00007952		Net Income:	230,341.40	18.32
	033125 Westmont Statement					
Property: (WR2001) Belclaire (AW) #1H County: RUSK, TX						
03/2025	OIL	\$/BBL:66.26	7,802.03 /0.62	Oil Sales:	516,988.26	41.11
	Roy NRI:	0.00007952		Oil Production Tax:	23,781.46-	1.89-
				Net Income:	493,206.80	39.22

For Inquiries about your account, please email royalty@roarfork.com.

Owner#:	Check#/Date	Gross Revenue:	Working	Royalty	Deductions	Withholding	Pmt Amount
	1880	Check Totals:		115.27	13.01		102.26
	05/19/2025	2025 Totals:		567.63	60.08		507.55



Production





BELCLAIRE (AW) 1H

Lease #: 4206298518

Lease and Production Information

State	County	Operator				
TX	Rusk	RFE OPERATING, LLC				
Location	Meridan	Quarter	Call	Formation	Horizontal	Production Months
API: 42-401-35482 { Survey: MILLER, A · Abstract: 549 }	42			OAK HILL (COTTON VALLEY)	Yes	4
	Oil			Gas		
First Prod Date	2024-10-01			2024-10-01		
Last Sale	2025-01-01			2025-01-01		
Daily Rate	312.94			9140.77		
MoM Change	1205			48081		
YoY Change	24877			710748		
Cumulative	24877			710748		

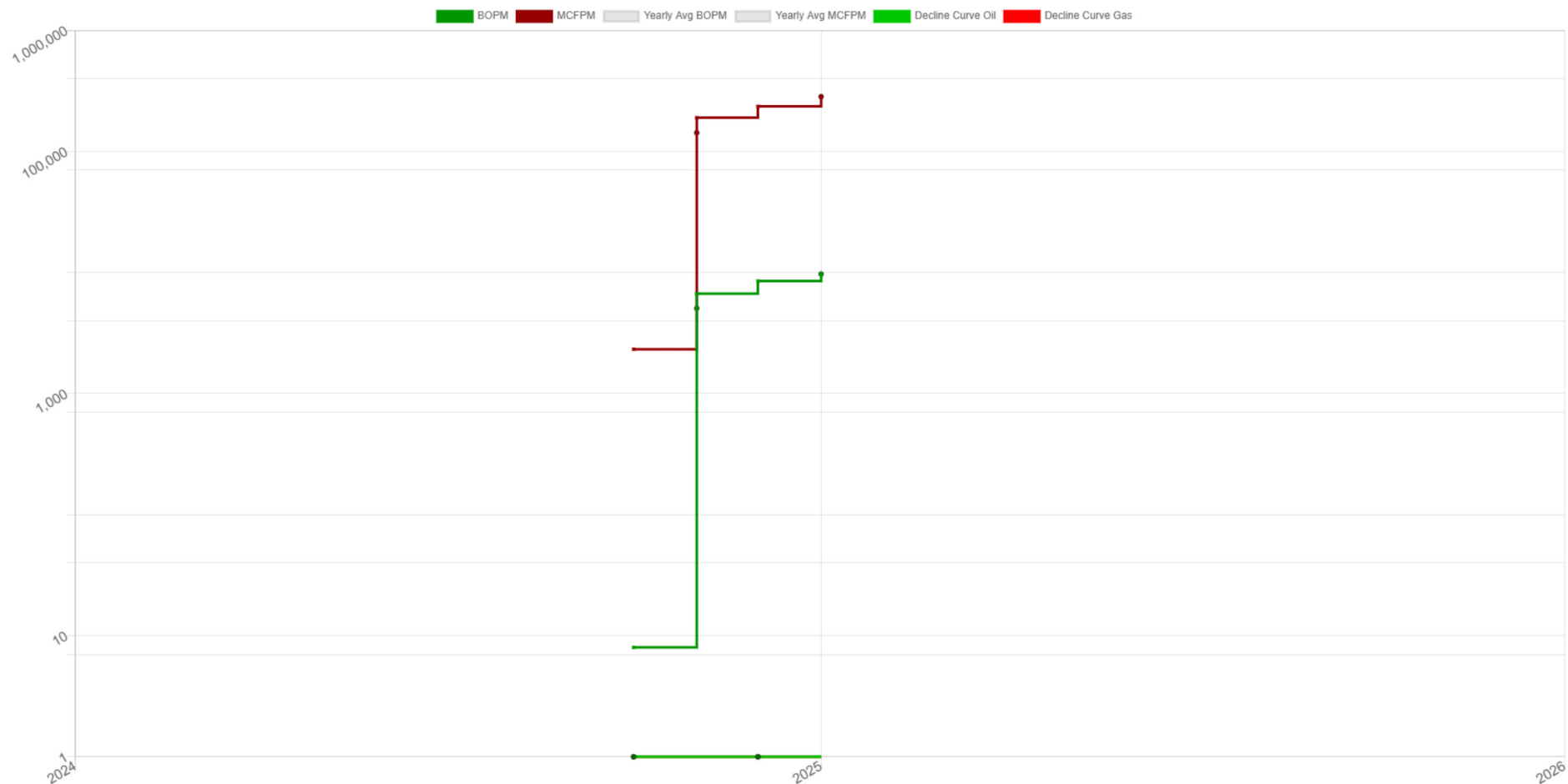
Production Snapshot

Month	BOPM	MCFPM
10-2024	8	2323
11-2024	6672	189778
12-2024	8496	235283
01-2025	9701	283364
Average	6219	177687

Annual Averages

Year	Avg BOPM	Avg MCFPM
2024	5059	142461
2025	9701	283364

BELCLAIRE (AW) 1H - Production Plot



Associated Wells

Total Well Count: 1

Well Name	API		Operator			Type	Status
BELCLAIRE (AW) 1H	4240135482		RFE OPERATING LLC			O&G	PRODUCING
Location	Spot	Foot-NS	Foot-EW	Foot-ref	Zone		
Survey: MILLER, A · Abstract: 549		715	1487	W S	OAK HILL (COTTON VALLEY)		
Spud	Completion		First Production				
2024-10-30							
Elevation	MD	TV-TD	Cmpl-Top	Cmpl-Btm	PBTD	Drill-Dir	Lateral
484		11130					

Prod Csg	csg 1: 10 3/4" @ 3402' w/ 1490 sx cmt toc @ 0 csg 2: 7 5/8" @ 9901' w/ 1840 sx cmt toc @ 0 csg 3: 5 1/2" @ 19984' w/ 1695 sx cmt toc @ 6400 csg 4: 5" @ 19984' w/ 1695 sx cmt toc @ 6400
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Misc. Info



OIL, GAS, MINERAL AND ROYALTY CONVEYANCE

For valuable consideration, the receipt of which is acknowledged, ROYALTIES OF AMERICA MARKETING LLC, PO BOX 13240, ODESSA, TX 79768, Grantor herein, grants, conveys, and assigns all of Grantor's interests in all oil, gas, minerals, royalty, overriding royalty, net profits, and other similar interests in the lands in Rusk County, TX, described in Exhibit A, unto the following Grantee(s), its/their successors and assigns:



This conveyance is effective as of October 1, 2015, and includes all executive rights, bonus, and delay rentals applicable to Grantor's interests conveyed herein.

Grantor agrees to pay any ad valorem taxes due on the interests herein conveyed for previous years. All ad valorem taxes attributable to the interests herein conveyed for the current and future years are the responsibility of Grantee(s), its/their successors and assigns.

Grantor makes no warranty express or implied to the title to the interest herein conveyed.

GRANTOR SIGNATURE:

Date: 9/8/15

Grantor Signature:

[Redacted Signature] *Manager - Royalties of America Marketing LLC*
 JAMES JONES, MANAGER-ROYALTIES OF AMERICA MARKETING LLC

NOTARY PUBLIC ACKNOWLEDGMENT

State of: Texas

County of: Travis

(Notary seal here)

This Oil, Gas, Mineral and Royalty Conveyance was acknowledged before me on September 8, 2015,

By JAMES JONES, MANAGER-ROYALTIES OF AMERICA MARKETING LLC

Notary Public Sign Here: [Redacted Signature]

My commission expires: February 16, 2019

Notary's Printed Name: Jacelyn Ritchie

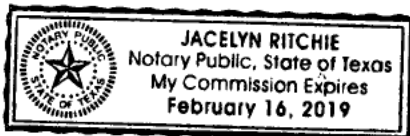


EXHIBIT A

It is the intent of Grantor to convey Grantor’s following described interests in oil, gas, minerals, royalty, overriding royalty, net profits, and other similar interests, whether properly described or not, ONLY INSOFAR as Grantor acquired said interests by way of the document included in Exhibit B. It is further Grantor’s intent to retain the following: (i) any and all interests acquired by Grantor by way of any document other than that included in Exhibit B, (ii) any and all interests acquired by way of the document listed in Exhibit B that are not listed below in this Exhibit A, and (iii) any revenues attributable to the interests conveyed herein that accrued prior to the effective date.

LEASE	COUNTY	STATE	DESCRIPTION	INT	DOI
R. T. CAMERON	RUSK	TX	MARTIN, T J A-519	RI	0.00104200
AM1-R A MOORES -C-	RUSK	TX	CADENA, J B A-3	RI	0.00067930

EXHIBIT B

2

00140370 VOL: 3281 PG: 274

OIL, GAS, MINERAL AND ROYALTY CONVEYANCE

For valuable consideration, the receipt of which is acknowledged, LLOYD A. HEJTMANCIK, [REDACTED] Grantor herein, grants, conveys, and assigns all of Grantor's interests in all oil, gas, minerals, royalty, overriding royalty, net profits, and other similar interests in Rusk County, TX, INCLUDING BUT NOT LIMITED TO the lands described in Exhibit A, unto the following Grantee(s), its/their successors and assigns:

ROYALTIES OF AMERICA MARKETING LLC
P.O. BOX 13240
ODESSA, TX 79768-3240

It is the absolute intent of Grantor to convey all Grantor's interests in all oil, gas, minerals, royalty, overriding royalty, net profits, and other similar interests in Rusk County, TX, whether properly described in Exhibit A or not.

This conveyance includes all claims to any underpayment of past royalties and overriding royalties and any unpaid bonus, delay rentals, royalty and production payments under any existing leases affecting the interests herein conveyed. This conveyance also includes all executive rights, bonus, and delay rentals applicable to Grantor's interests conveyed herein.

Grantor agrees to pay any ad valorem taxes due on the interests herein conveyed for previous years. All ad valorem taxes attributable to the interests herein conveyed for the current and future years are the responsibility of Grantee(s), its/their successors and assigns.

Grantor warrants and agrees to defend the title to the interests herein conveyed against the lawful claims and demands of all parties claiming or to claim the same, or any part thereof.

GRANTOR SIGNATURE:

Date: 1-30-2014

Grantor Signature: [REDACTED]
LLOYD A. HEJTMANCIK

NOTARY PUBLIC ACKNOWLEDGMENT

State of: Texas This Oil, Gas, Mineral and Royalty Conveyance was acknowledged
County of: Harris before me on January 30, 2014,

(Notary seal here) By LLOYD A. HEJTMANCIK



Notary Public Sign Here: [REDACTED]
My commission expires: 12/2/15
Notary's Printed Name: Maria Martha Orozco

EXHIBIT B (continued)

EXHIBIT A

All of Grantor's interests in all oil, gas, minerals, royalty, overriding royalty, net profits, and other similar interests in Rusk County, TX, INCLUDING BUT NOT LIMITED TO the lands described below and whether or not properly described:

Lease Name	County	State	Description
R.T. CAMERON	RUSK	TX	MARTIN, T J A-519
AM1-R A MOORES -C-	RUSK	TX	CADENA, J B A-3

STATE OF TEXAS

COUNTY OF RUSK

FILED FOR RECORD

I hereby certify that this instrument was filed on

the date and time stamped hereon by me and

was duly recorded in the volume and page of the

named records of Rusk County, Texas as stamped

hereon by me.

OFFICIAL PUBLIC RECORDS

Mar 10, 2014 01:15P

JOYCE LEWIS-KUGLE, COUNTY CLERK

RUSK COUNTY, TEXAS

Mar 10, 2014 01:15P

JOYCE LEWIS-KUGLE,

COUNTY CLERK

RUSK COUNTY, TEXAS

Kathleen Andrews

DEPUTY

STATE OF TEXAS	COUNTY OF RUSK	FILED FOR RECORD
I hereby certify that this instrument was filed on		Oct 19, 2015 04:03P
the date and time stamped hereon by me and		
was duly recorded in the volume and page of the		
named records of Rusk County, Texas as stamped		TRUDY MCGILL,
hereon by me.	OFFICIAL PUBLIC RECORDS	COUNTY CLERK
		RUSK COUNTY, TEXAS

Oct 19, 2015 04:03P

TRUDY MCGILL, COUNTY CLERK
RUSK COUNTY, TEXAS

By: Savannah Sweeney, DEPUTY



Conveyance Document

Please note the following draft deed/assignment has been prepared by the seller in advance of sale. The successful buyer agrees to accept title to the lots pursuant to said deeds or assignments. Seller shall not be obligated or required to modify or change said deeds or assignments unless a correction is required to properly convey the interests being sold.

ASSIGNMENT AND CONVEYANCE

STATE OF TEXAS)
)
COUNTY OF RUSK)

For one hundred dollars (\$100.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, [REDACTED] (“Grantor”) hereby assigns, conveys, grants, transfers, and quit claims unto [REDACTED] (“Grantee”), all of Grantor’s right, title and interest, in and to the oil and gas leases covering the Lands (defined below), including any and all royalty interests, overriding royalty interests, net profits interests, and other interests arising under or derived from the leasehold estate, and all of Grantor’s right, title and interest, in and to the oil, gas and other minerals underlying the Lands:

“Lands”

Lease Name	County	State	Description
R. T. Cameron	Rusk	TX	Martin, T J A-519
AM1-R A Moores-C	Rusk	TX	Cadena, J B A-3

This Assignment and Conveyance shall include all lands and leases unitized or pooled with the Lands and any leases covering the same, and all executive rights, bonus, and delay rentals applicable to Grantor's interests assigned and conveyed hereby, including all rights in and to the Belclaire (AW) #1H well, API No. 42-401-35482. It is the intent of Grantor to assign and convey to Grantee, and Grantor does hereby assign and convey to Grantee, all rights, titles and interests acquired by Grantor pursuant to that certain Oil, Gas, Mineral and Royalty Conveyance dated September 8, 2015, but effective October 1, 2015, recorded as instrument #00160213, Vol. 3407, Pg 518.

TO HAVE AND TO HOLD unto Grantee, its heirs, successors and assigns forever. This Assignment is made without covenants of warranty either express or implied, and Grantor expressly disclaims any and all warranties, implied or express, and whether by common law or statute, including warranties of title.

IN WITNESS WHEREOF, Grantor has executed this Assignment and Conveyance as of the date of the acknowledgment below, but effective for all purposes as of July 1, 2025.

Coal Creek Energy, LLC

By: _____
Print Name: _____
Print Title: _____

ACKNOWLEDGMENT

STATE OF KANSAS)
) ss.
COUNTY OF _____)

This instrument was acknowledged before me on this ____ day of June, 2025, by _____, as _____ of _____, on behalf of said company.

My Commission Expires:

Notary Public
Print Name: