

Sale Name: BidEX Online Auctions 2025

LOT 5843 - Cottonwood A&B (WBO) ORRI

Lot #5843 Cottonwood A&B ORRI

\$163.64/mo

Karnes, TX



County Karnes

State TX

Operator Baytex Energy USA, Inc.

Acres WBO

Legal Description J.W. Fannin Survey, A-111

Monthly Net Income \$163.64

Additional Information This lot has a reserve.

Description

This lot contains various overriding royalty interests in the wellbores of the Cottonwood A 1H and B 2H wells located in the J.W. Fannin Survey, A-111, Karnes, TX.

Producing Formation: Eagle Ford-2
Field Name: Eagleville

Operated by Baytex Energy USA, Inc. in Houston, Texas.

Combined, these wells are currently producing an average of approximately 1,490 BOPD and 549 MCFPD.

Seller is conveying 1/4th of their interest in this lot. Additional lots are available to the winning bidder.

Well Name	API Number	Owner Decimal	Conveyed 1/4
Cottonwood A 1H	42-255-37984	0.00016890	0.000042225
Cottonwood B 2H	42-255-37985	0.00017080	0.000042700

The average monthly net revenue is \$163.64 based on 3 months of income. The listed income is a historical monthly average based on paystubs from the operator/purchaser, not a future prediction. MCEE does not predict or warrant future income - it is the buyer's responsibility to evaluate future income during due diligence.

Monthly Revenue		
Accounting Month	Owner Net Revenue	Conveyed 1/4
July 2024	\$971.06	\$242.77
June 2024	\$504.19	\$126.05
May 2024	\$488.38	\$122.10
TOTAL	\$1,963.63	\$490.91
MONTHLY AVERAGE	\$654.54	\$163.64

Note: The Revenue Statement included in the data package is for information purposes and is not representative of the interest owned by the seller or what is being conveyed in this lot. See chart above for the conveyed decimal interest.

Effective Date: December 1, 2024

THIS LOT IS SUBJECT TO WITHDRAWAL OR SALE WITHIN THREE DAYS OF THE PREVIOUS AUCTION. THAT AUCTION'S WINNING BIDDER HAS THE OPTION TO ADD ANY REMAINING LOTS TO THEIR BID FOR UP TO 72 HOURS.

MCEE Land will record the conveyance for the winning bidder. The operator will be notified of the new ownership and the recorded instrument will be mailed to the buyer with operator contact info included. The recording services fee is \$135.00 and will be added to the invoice.

Click on the Documents tab for the Data Package which includes a draft of the conveyance that will be recorded. When the auction is complete, please provide title information to info@mceeauction.com within 24 hours to start the filing process.

Quantity: 1



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