

Sale Name: BidEX Online Auctions 2025

LOT 3106.1 - Windham A Leases ORRI

Lot #3106.1

Windham A

ORRI

\$178.45/mo

Bee, TX



County Bee

State TX

Operator Warwick-Artemis, LLC

Legal Description Sec 121, W.T. Hatton Survey, A-174

Decimal Interest 0.0000586200

Monthly Net Income \$178.45

Additional Information This lot has a reserve.

Description

5-Well Overriding Royalty Package in Bee County, TX. Operated by Warwick-Artemis, LLC in Oklahoma City, OK.

Producing Formation: Eagle Ford Shale

Effective Date: March 1, 2025

Wells:

Windham A 5H - API: 42-025-34050 (Gas-Producing)

Windham A 4H - API: 42-025-34049 (Gas-Producing)

Windham A 2H - API: 42-025-34047 (Gas-Producing)

Windham A 3H - API: 42-025-34048 (Gas-Producing)

Windham A 1H - API: 42-025-33724 (Gas-Producing)

Income represents 1/12th of seller's total interest. The monthly net revenue conveyed averages \$178.45 per lot based on four months of revenue. The listed income is a historical monthly average based on paystubs from the operator, not a future prediction. MCEE does not predict or warrant future income. It is the buyer's responsibility to evaluate income during due diligence.

MONTHLY AVERAGE		
PRODUCTION MONTH	OWNER NET REVENUE	PER LOT
24-Dec	\$2,221.66	\$ 185.14
24-Nov	\$2,051.69	\$ 170.97
24-Oct	\$2,490.58	\$207.54
24-Sep	\$1,801.91	\$ 150.16
TOTAL	\$8,565.84	\$ 713.81
MONTHLY AVERAGE	\$2,141.46	\$ 178.45

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 charts in this lot description for conveyed amounts.

The conveyances will be recorded for the winning bidder. Once received the operator will be notified of the new ownership and provided a copy of the recorded conveyance. The original recorded instrument will be mailed to the buyer with operator contact info included. There are two deeds to be filed. The recording service fee is \$150.00 and will be added to the invoice.

Click on the Documents tab for the Data Package which includes a draft of the conveyances 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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