

Sale Name: BidEX Online Auctions 2025

LOT 5862 - Union Valley

Lot #5862

Union Valley

MI/RI

\$458.27/mo

Dawson & Martin, TX



County Dawson & Martin

State TX

Operator Apache Corp.

Legal Description SW/4 Sec 12, Blk 34, T-3-N, T&P Ry. Co., Survey No. A-983

Monthly Net Income \$458.27

Additional Information This lot has a reserve.

Description

7 Well Package (Producing MI/RI) - Union Valley Dawson and Martin Counties, Texas

Permian Basin – Spraberry Field

This lot contains various **royalty interests (producing minerals)** in seven (7) horizontal wells, all with a surface location in Section 12, Block 34, T&P RR Co. Survey, A-983 and a bottom hole location in Section 1, Block 34, T&P RR Co. Survey, A-35, Dawson County, Texas. Operated by Callon Petroleum Operating Co. of Houston, Texas.

Combined, these wells are currently producing an average of approximately **4,473 BOPD and 2,805 MCFPD**

Property/Well Name	API Number	INTEREST TYPE	Owner interest	Conveyed Interest 1/8TH
Union Valley A7 04AH	42-115-33930	MI/RI	0.00019171	0.000023964
Union Valley A5 03AH	42-115-33928	MI/RI	0.00019234	0.000024043
Union Valley A1 01AH	42-115-33922	MI/RI	0.00018073	0.000022591
Union Valley A6 10H	42-115-33929	MI/RI	0.00019207	0.000024009
Union Valley A4 09H	42-115-33931	MI/RI	0.00019233	0.000024041
Union Valley A3 02AH	42-115-33924	MI/RI	0.00017672	0.000022090
Union Valley A2 08H	42-115-33923	MI/RI	0.00018307	0.000022884

Income represents 1/8th of seller's total interest. The monthly net revenue conveyed averages \$458.27 based on three 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 - that is for the buyer to evaluate during their due diligence.

Monthly Revenue		
MONTH	OWNER NET REVENUE	CONVEYED 1/8TH
Jun-24	\$6,448.89	\$806.11
Jul-24	\$2,358.96	\$294.87
Aug-24	\$2,190.68	\$273.84
TOTAL	\$10,998.53	\$1,374.82
MONTHLY AVERAGE	\$5,499.27	\$458.27

Note: The revenue data 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: January 1, 2025

IRS Sec. 1031 EXCHANGE. The Seller intends that the sale of this property will qualify as a tax-deferred exchange under Section 1031 of the Internal Revenue Code. Buyer is hereby notified Seller has assigned its rights as Seller in Mid-Continent Energy Exchange LLC's ("Mid-Continent") online oil and gas market place, to Petroleum Strategies, INC. ("PSI"), in an Assignment of Rights in order to effect a like-kind exchange of property under IRS Section 1031 Regulations, as provided for in arrangements made a part of the Mid-Continent listing.

MCEE Land will record the conveyance 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. The recording, notifying and document fees are \$190.00 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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