

Sale Name: BidEX Online Auctions 2025

LOT 6154 - Warbler Unit

Lot #6154
Warbler Unit
MI/RI/NPRI
\$432.52/mo
Adams, CO



County Adams

State CO

Operator Civitas Resources, Inc.

Decimal Interest 0.000006368 RI; 0.000013283 NPRI

Monthly Net Income \$432.52

Additional Information This lot has a reserve.

Description

17 Well Package (Producing MI/RI & NPRI) - Warbler Unit Adams County, Colorado

NIOBRARA SHALE - WATTENBERG FIELD

This lot contains a **royalty interest (producing minerals)** and a **non-participating royalty interest** in the Warbler Unit, consisting of seventeen (17) horizontal wells, all with a surface location in Section 13-T1S-R66W, Adams County, Colorado. Operated by Extraction Oil & Gas Inc. of Denver, Colorado.

Combined, these wells have produced an average of approximately **9,127 BOPD and 10,752 MCFPD** over the past five (5) month reported period.

Well Name	Well Number	API number	Owner RI	Owner NPRI	1/10th conveyance RI	1/10th con NPRI
WARBLER	13W-27-01	0500110546	0.00006368	0.00013283	0.000006368	0.00
WARBLER	13W-27-02	0500110536	0.00006368	0.00013283	0.000006368	0.00
WARBLER	13W-27-03	0500110543	0.00006368	0.00013283	0.000006368	0.00
WARBLER	13W-27-07	0500110533	0.00006368	0.00013283	0.000006368	0.00
WARBLER	13W-27-08	0500110544	0.00006368	0.00013283	0.000006368	0.00
WARBLER	13W-27-09	0500110545	0.00006368	0.00013283	0.000006368	0.00
WARBLER	13W-27-10	0500110539	0.00006368	0.00013283	0.000006368	0.00
WARBLER	13W-27-13	0500110538	0.00006368	0.00013283	0.000006368	0.00
WARBLER	13W-27-15	0500110540	0.00006368	0.00013283	0.000006368	0.00
WARBLER	13W-27-17	0500110530	0.00006368	0.00013283	0.000006368	0.00
WARBLER	13W-27-19	0500110547	0.00006368	0.00013283	0.000006368	0.00
WARBLER	24W-27-05	0500110535	0.00006368	0.00013283	0.000006368	0.00
WARBLER	24W-27-06	0500110534	0.00006368	0.00013283	0.000006368	0.00
WARBLER	24W-27-11	0500110542	0.00006368	0.00013283	0.000006368	0.00
WARBLER	24W-27-12	0500110529	0.00006368	0.00013283	0.000006368	0.00
WARBLER	24W-27-21	0500110548	0.00006368	0.00013283	0.000006368	0.00
WARBLER	24W-27-22	0500110549	0.00006368	0.00013283	0.000006368	0.00

Legal Description:

Township 1 South, Range 66 West, 6th P.M., Adams County, Colorado

Section 14

1. The Northwest Quarter (NW/4), EXCEPT one acre, more or less, in the Northwest corner conveyed in Book 244, page 279 of the Adams County Records; ALSO EXCEPTING 6.62 acres conveyed to the Farmers Reservoir and Irrigation Company; ALSO EXCEPTING 5.12 acres conveyed to the Oasis Water Supply Park & Improvement Company; ALSO EXCEPTING 1.07 acres to Adams County recorded in Book 225, page 268 of the Adams County Records;

2. That part of the NE/4, more particularly described by metes and bounds in Warranty Deed, recorded at Reception No. C0886302 (2001030886302) on November 13, 2001, also described as Parcel A of the Conigliaro Exemption from Subdivision, recorded at Reception No. C0482902 on December 21, 1998;

3. Lot 2 of Carson Subdivision, recorded at Reception No. C0119202 on October 27, 1995, lying in the NE/4;

Section 13

4. Lot 1 of the Rock Tract, according to plat recorded in File No. 13, Map No. 129 at Reception No. 984961 on December 27, 1972, being a part of the SW/4;

5. Lot 3 of the Rock Tract, according to plat recorded in File No. 13, Map No. 129 at Reception No. 984961 on December 27, 1972, being a part of the SW/4; and

Section 22

6. That part of the NW/4 of Section 22, T1S, R66W, 6th P.M., lying North and West of the Chicago, Burlington, and Quincy Railroad right-of-way, excepting therefrom that parcel of land being more particularly described in that certain Deed, dated June 13, 1952, at Reception No. 387730 on July 18, 1952.

Income represents 1/10th of seller's total interest. The monthly net revenue conveyed averages \$432.52 based on the four months of income. The listed income is a historical monthly average from operator statements and is not a future prediction. In making a bid or offer, Buyer has or will rely solely on Buyer's independent examination of the properties offered for sale, taking into consideration variables such as the type and age of wells, their location, their future decline, etc. MCEE does not predict or warrant future income to be derived from the properties offered for sale.

Monthly Revenue		
PRODUCTION MONTH	OWNER NET REVENUE	CONVEYED 1/10TH
Oct-24	\$4,287.84	\$428.78
Nov-24	\$4,539.23	\$453.92
Dec-24	\$4,454.33	\$445.43
Jan-25	\$4,019.37	\$401.94
TOTAL	\$17,300.77	\$1,730.08
MONTHLY AVERAGE	\$4,325.19	\$432.52

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 July 1, 2025

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 \$150.00 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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