

Sale Name: BidEX Online Auctions 2025

LOT 6420 - Tim, Varner, Thomas Etal

Lot #6420
Tim, Varner,
Thomas Etal MI/RI
\$244.58/mo
Caddo Parish, LA



County Caddo Parish

State LA

Operator Expand Operating LLC & Diversified Production LLC

Legal Description Sec 3-14N-16W

Decimal Interest 0.00002962, 0.00009264

Monthly Net Income \$244.58

Additional Information This lot has a reserve.

Description

This lot contains various royalty interests of producing minerals in 5 wells located in Caddo Parish, Louisiana.

These wells are operated by Expand Operating LLC of Oklahoma City, Oklahoma and Diversified Production LLC of Birmingham, Alabama.

Legal Description:

Lot (204) 1.871 acres, more or less, located in Pecan Farms Subdivision in Caddo Parish, Louisiana, being more particularly described in the certain Cash Sale Deed dated November 6, 1997 from Bessie King Pace to Mary E. Pace as recorded in Conveyance Book 3213, Page 354 of the Deed Records of Caddo Parish, Louisiana. Lot (205) 1.873 acres, more or less, located in Pecan Farms Subdivision in Caddo Parish, Louisiana, being more particularly described in that certain Act of Donation dated June 15, 2001 from Mary Elizabeth Pace to Frances P. Moseley as recorded in Conveyance book 3468, Page 230 of the Deed Records of Caddo Parish, Louisiana. Lot (206) 1.873 acres, more or less, located in Pecan Farms Subdivision in Caddo Parish, Louisiana, being more particularly described in that certain Judgement of possession (Probate #517330-C) dated December 13, 2007 from Loyed Beverly Pace to Mary Elizabeth Pace, Naomi Ruth Pace DeMarco and Frances Elaine Pace Moseley as recorded in Conveyance Book 4002, Page 735 of the Deed Records of Caddo Parish, Louisiana.

API	Well Name	Operator	NRI	Conveyed 1/
17-017-36877	Tim 27&34&3-15-16 3HC	Expand Operating LLC	0.00029617	0.0000296
17-017-36875	Tim 27&34&3-15-16 1HC	Expand Operating LLC	0.00029617	0.0000296
17-017-36876	Tim 27&34&3-15-16 2HC	Expand Operating LLC	0.00029617	0.0000296
17-017-34918	Varner 3-14-16 H#1	Expand Operating LLC	0.00092640	0.0000926
17-017-35428	Thomas Et Al 3 H 1	Diversified Production LLC	0.00092640	0.0000926

Income represents 1/10th of seller's total interest. The monthly net revenue conveyed is \$244.58 based on 2 months of revenue. 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 Net Revenue		
Accounting Month	Net Revenue	Conveyed 1/10th
Mar-25	\$ 2,242.32	\$ 224.23
Apr-25	\$ 2,649.24	\$ 264.92
Monthly Average	\$ 2,445.78	\$ 244.58

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.

Effective Date: August 1, 2025

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 table above for conveyed interest.

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 service fee is \$200.00 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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