

**Sale Name:** BidEX Online Auctions 2025

**LOT 6438 - Texas, OK Leased Minerals Sec 5 & 23-5N-13E**

**Lot #6438**

**Texas, OK**

**Leased Minerals**

Sec 5 & 23-5N-13E

100.35714 NMA

Texas, OK



**County** Texas

**State** OK

**Operator** Scout Energy Management, LLC

**Acres** Sec 5-5N-13E (22.85714) , 23-5N-13E (77.5 NMA)

**Legal Description** NE/4 SW/4 Sec 5-5N-13E; NW/4 Sec 23-5N-13E

**Monthly Net Income** ~\$2.16

**Additional Information** This is a No Reserve lot.

**Description**

**NO RESERVE!** This lot includes an leased minerals in the NW/4 of Section 23-5N-13E (77.5 NMA) including the H.J. Witt #1 well and the Welsh #1-5 well in the NE/4 SW/4

Section 5-5N-13E (22.85714 NMA), all in Texas County, Oklahoma. See the data package in the Documents tab for copies of the Oil & Gas Leases and unitization information.

Seller is currently receiving a shut-in gas well lease payment from Scout Energy Management on the H.J. Witt #1 well located in the NE/4 NE/4 SW/4 of Section 23. The shut-in gas payment is based on \$2.00 per net acre (77.5 NMA x 1/8th lease royalty = 9.6875 NMA x \$2.00 per acre = \$19.38 per year).

The Welsh #1-5 well, located in Section 5, received \$13.00 in 2024. Operator is Merit Energy Company.

Wells	API	Legal Description	Decimal Interest	Acres	Net Mineral Acres	Operator
Welsh #1-5	35-139-01299	NE/4 SW/4 Sec 5-5N-13E	0.004466	40	22.85714	Merit Ene
H.J. Witt #1	35-139-01317	NW/4 Sec 23-5N-13E	N/A	160	77.5	Scout Ene

Note: please see the Misc. section in the data package (located in the Documents tab) for more information regarding acreage. If there is a discrepancy in this write-up, the documents in the data package should be used.

Effective December 1, 2025.

MCEE Land will file the Mineral Deed for the winning bidder. The recording services 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 conveyance that will be recorded. When the auction is complete, please provide title information to [info@mceeauction.com](mailto:info@mceeauction.com) within 24 hours after the auction to start the filing process.

**Quantity: 1**



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