

FOR SALE: MANISTEE COUNTY MICHIGAN MINERALS

These minerals are under lease with **3D SEISMIC**. The Lease primary term expires 7/8/28 and has a 2 year option to extend.

The targeted formation is the Niagaran Formation which is one of the most prolific oil formations in Michigan.

Drilling unit size is 80 acres. The Michigan Energy Department limits oil production on the Niagaran Formation to 200 BPD.

(200 BPD at \$60.00 on a 3/16 lease = \$2,835.00 per mo. / \$34,020.00.00 per yr. for 10.00/NMA)

Adjoining this tract to the West there are 2 producing Niagaran oil wells, each on 80 acre drilling units.

Adjoining this tract to the East there are 2 producing Niagaran oil wells, each on 80 acre drilling units.

Adjoining this tract to the South there is another producing Niagaran oil well on an 80 acre drilling unit.

One quarter mile Southwest there is another producing Niagaran oil well on an 80 acre drilling unit.

There is a new drilling permit ½ mile West (see attached map).

These are exceptional minerals; they are perpetual and include all formations.

There is no cost whatsoever in owning minerals in Michigan. No property taxes, etc. Also, there is no Michigan Income Tax on Royalty Income. Severance Tax is in lieu of Michigan Income tax.

NOTE: 10.00 mineral acres on an 80 acre drilling unit equates to 160.00 mineral acres on a typical 2 section drilling unit in western states, or 240.00 mineral acres on some of the more common 3 section drilling units. That makes these minerals very cheap.

A Little Background

I have been doing Oil & Gas for 45 years specializing in mineral ownership. I'm 80 years old and have never sold any of our minerals. My wife and I have no one left in our family to leave our mineral estate to, so we decided to sell our entire mineral estate to get our affairs in order. We had over 18,000 net mineral acres and these are the best of the best. I am more than confident that wells will be drilled on this project. **We have sold 105.1009 acres at \$2,000.00 per acre.** There are 133 acres left to sell.

It's time to get our affairs in order with our Estate Attorney, so any fair and reasonable offer on purchasing 10.00 acres or more will be considered.

T. 22 N. - R. 17 - 16 W.

SEE PAGE 37
R.17 W. 34 - R.16 W.
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Michigan Department of
Environment, Great Lakes, and Energy
Geologic Resources Management Division

PERMIT LIST

08/18/2025 THRU 08/22/2025



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Permit Number	Issue Date	Permittee Number	Permittee Name
61861	8/18/2025	8299	REEFWORKS LLC 333 W GRANDVIEW PKWY SUITE 502 TRAVERSE CITY, MI 49684

API Well No: 21-101-62005-00-00

Prev Permit:

Well Name: SAND PRODUCTS 3-7

Surface Owner: Sand Products

Well Type: Oil Well

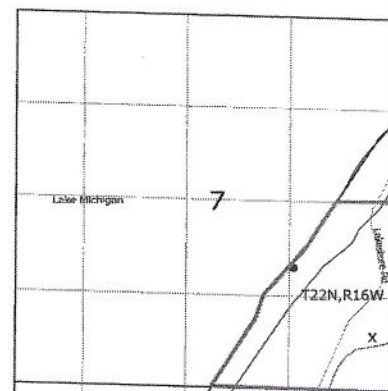
True Vertical Depth: 4050FT

Permit Type: Drill

Target Formation: NIAGARAN BROWN

H2S Present? No

Deepest Formation: NIAGARAN GRAY



95.29-acre Drilling Unit (Order 06-2025), SE/4 Sec 7, only that portion upland from Lake Michigan

Location:	QT QT QT	Sec	Township	Range	Township Name	County	Feet From Section Line	Feet From DRLG Unit Line
SL:	NESESE		7 22N	16W	MANISTEE	MANISTEE	810 S 350 E	
BHL:	SWNESE		7 22N	16W	MANISTEE	MANISTEE	1792 S 1245 E	1792 S 62 W