



Call today at 724-359-5035 and one of our representatives will guide you through taking the first steps towards obtaining a new lease.



Founded for the sole purpose of heightening Oil & Gas Lease Values through Landgroup start-ups. Only one item will give landowners power in the Oil & Gas Leasing process and that is acreage position. Building large contiguous acres has proven to increase values significantly.

Many mistakes can be made when signing an Oil & Gas Lease and many individuals and families have already made them. Not only may you be leaving huge amounts of money on the table, there are many other areas that may need to be covered in protecting your families health and well being.

Northeast can and will be very helpful for you and your family even if there is no activity in your region. Our ability to attract offers and drive up prices through the landgroup building process are only certain aspects of our knowledge. This process has also proven to increase landowner friendly lease terms. Please understand that we are only one facet of the leasing process and advise all of our clientele to seek legal counsel before completing the Oil & Gas leasing process.



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**At Northeast, We Make Oil & Gas Landgroups...
Gas Leasing Simple... A Proven System...**

Northeast's Landgroup Start-Up Benefits

- Higher Signing Bonus
- Higher Royalty Percentage
- Enhanced Oil & Gas Lease Terms
- Water Contamination Concerns
- Land Surface Protection
- Setback Limitations
- Right-of-Way Terms
- Compression Station Clauses
- Processing Facility Clauses
- Hold Harmless Clause
- Well Shut-In Limitations
- Timber Clauses
- Depth Restrictions
- Warranty of Title Concerns
- Compliance Clauses
- Assignment Clauses
- Government Tax Reimbursements
Including CREP, CRP, Clean & Green, etc.
- Production Auditing
- And Much More...

Why Should I Use an Oil & Gas Lease Consultant

Pennsylvania and Ohio have recently been hit with a wave of leasing frenzy caused by the Marcellus and Utica shale. The natural gas drilling activity has caused lease rates to be raised from several dollars per acre to several thousand dollars per acre. This new upsurge has created a number of questions and concerns for landowners.

The competitive environment of Natural Gas leasing requires current knowledge of the regions well production to better assess the landowners Oil & Gas value. Leasing is a serious market. A gas lease requires significant understanding of the market and direct involvement as the values being offered to acquire a lease will constantly change. Our process has been proven in some areas to double current values and in one situation it sextupled the previous offer from \$500 per acre to \$3,000 per acre.

To find out the next step in achieving an Oil & Gas Lease offer, please contact Northeast at 724-359-5035 and one of our representatives will be more than glad to guide you through our simple Oil & Gas Lease Landgroup process.



Clean Energy Starts Here

Frequently Asked Questions

Q. What is important about the terms in the oil and gas and mineral lease?

Answer. Remember that leases are provided on the terms of the oil and gas companies. In almost all cases, lease terms are negotiable. Production of minerals is a complex process, and lease clauses are frequently filled with very technical and confusing terms. Lease terms are numerous and complex, and the increase in the quality of technology is leading to more complex terms all the time. Undoubtedly, some convoluted lease terms are a function of the complexity of the process, but sometimes such clauses are written in a confusing manner by design so that the average mineral owner understands only a fraction of what the lease actually says.

Q. How much more money will your firm get for me on my oil and gas lease?

Answer. Each situation is different, and a variety of factors play into each individual mineral owner's negotiations. We cannot, of course, guarantee that you will receive more money as a result of our representation, but the likelihood of receiving a better deal is substantially better if you are adequately represented by experienced oil and gas consultants.

Q. What is driving the interest in gas drilling in the area?

Answer. Three factors are driving the interest: 1. The presence in the region of the Marcellus & Utica Shale formations and the natural gas reserves many believe it contains; 2. New technologies that make it possible to capture the gas; 3. The close proximity of the formations to the nation's largest natural gas market, which is the metropolitan corridor running from Boston to Washington, D.C.

Q. What are the different types of leases?

Answer. Leases can be either development or non-development. The difference is that a development lease will allow encroachment on the surface of the land for drilling and operating the well. A non-development lease is for use of the subsurface minerals only and no surface trespass is involved. Both types share equally in the landowner royalty of a unit, but non-development lessors typically do not receive as high of a royalty and a lower signing bonus.

Q. What if a landman is putting pressure on me to sign an oil and gas lease now?

Answer. Of course we cannot guarantee that waiting to execute a lease will not result in an operator or lessee losing interest in your minerals for the time being, but in the vast majority of cases, waiting to execute a lease until you have all of the facts regarding your specific situation greatly works to your benefit. Generally speaking, oil, gas and mineral leases almost always contain a primary term allowing oil and gas companies a specific amount of time to drill for and produce minerals, but also contain a habendum clause that allows the oil and gas companies to continue your lease in force and effect for so long as minerals are produced. Consequently, a mineral lease may hold your minerals for long-lasting periods of time (it is not unheard of for mineral leases to hold minerals for fifty-plus years) amplifying the importance of obtaining the best possible lease for your situation. Realize that frequently oil and gas companies are in competition for the right to your minerals. If a landman is pressuring you to execute something immediately, such pressure is quite possibly a result of the landman attempting to tie up the leasing rights to your minerals before you are approached by competition. In any event, executing a lease for your minerals is a business decision, so if you're feeling pressured to execute something quickly, take a moment to question why such pressure tactics are being employed.