



TURN-KEY  
OIL BUSINESS  
INVESTMENT  
OPPORTUNITY

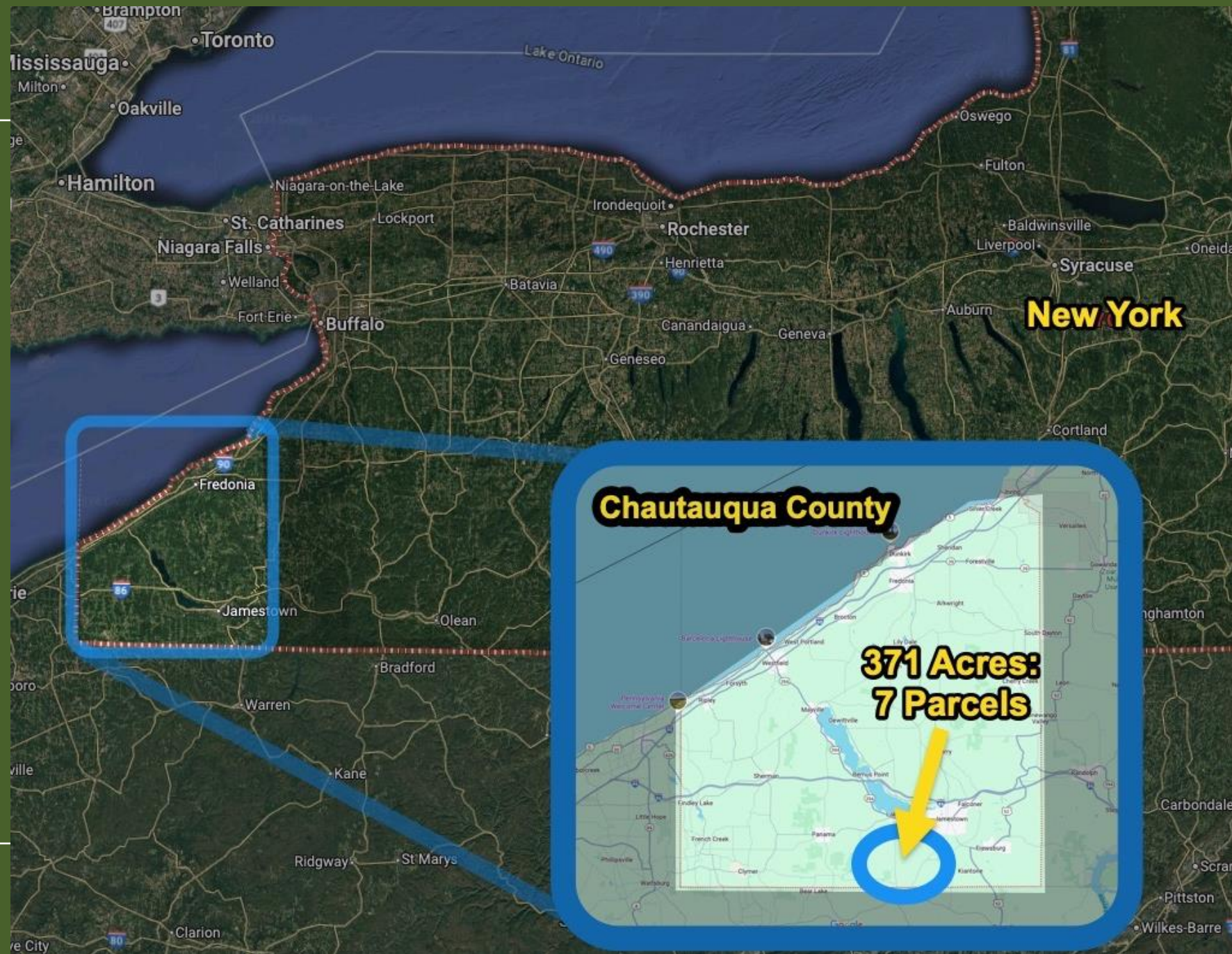


# BUSINESS LOCATION

- Located in Chautauqua County, NY

## Includes:

- 7 Parcels with 371 Acres conveying in sale
- Operations covering 16 Parcels on 1,036 acres of land with leases and existing Oil-Producing Assets
- Ready for Expansion with leases in place and room for 95 or more oil wells



# COMPANY OVERVIEW



## FULLY OPERATIONAL OIL WELLS PRODUCING STEADY INCOME

- 114 Active Wells
- Existing roadways and support building including water well
- Piping/Tanks in place and actively shipping barrels
- Low monthly expenses: mainly taxes & electricity



## 100% OF ESTABLISHED OWNERSHIP ACROSS MULTIPLE PARCELS CONVEY

- Almost 100% of all royalties convey
- 7 New York Parcels included in sale totaling 371 Acres
- Clean title history for easy transfer of land and royalties



## POTENTIAL FOR EXPANSION WITH UNDEVELOPED LEASES AND DRILL-READY SITES

- Potential for an additional 95+ oil wells
- Untouched Timber potential
- Demand for small homestead parcels for re-sale or solar fields
- Pennsylvania properties available for future sale

# INFRASTRUCTURE IN PLACE



Roads, Pipelines, and Utilities Installed



Cleared Building Areas for Equipment and Operations



Water, Septic, and Electricity Available on Key Parcels



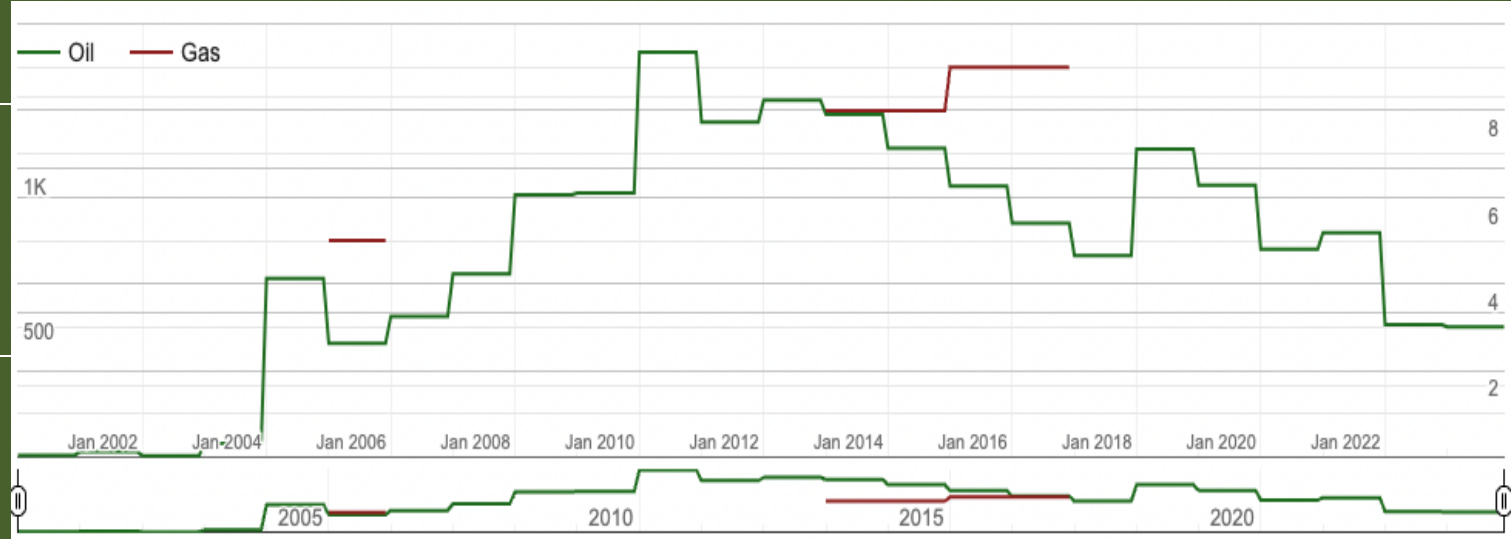
Ready for Immediate Drilling and Expansion



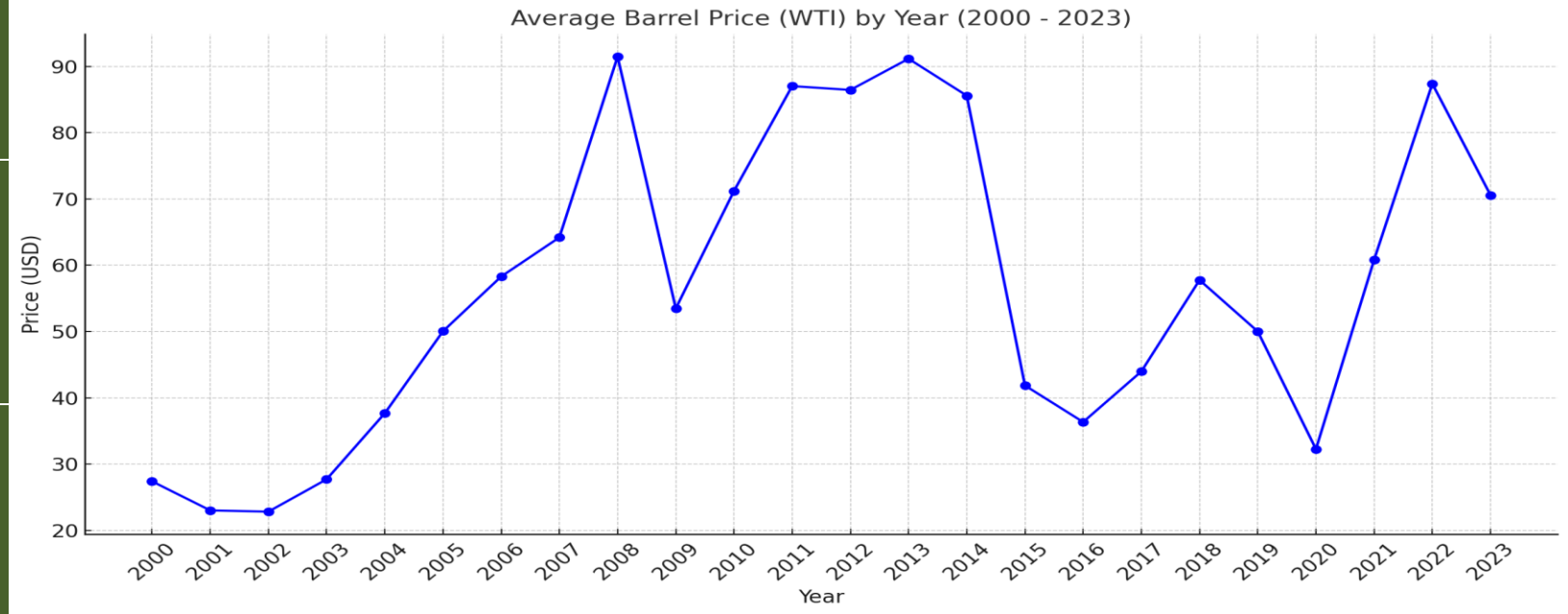
# OIL PRODUCTION

## Johnson Wells Trend with Barrel Price

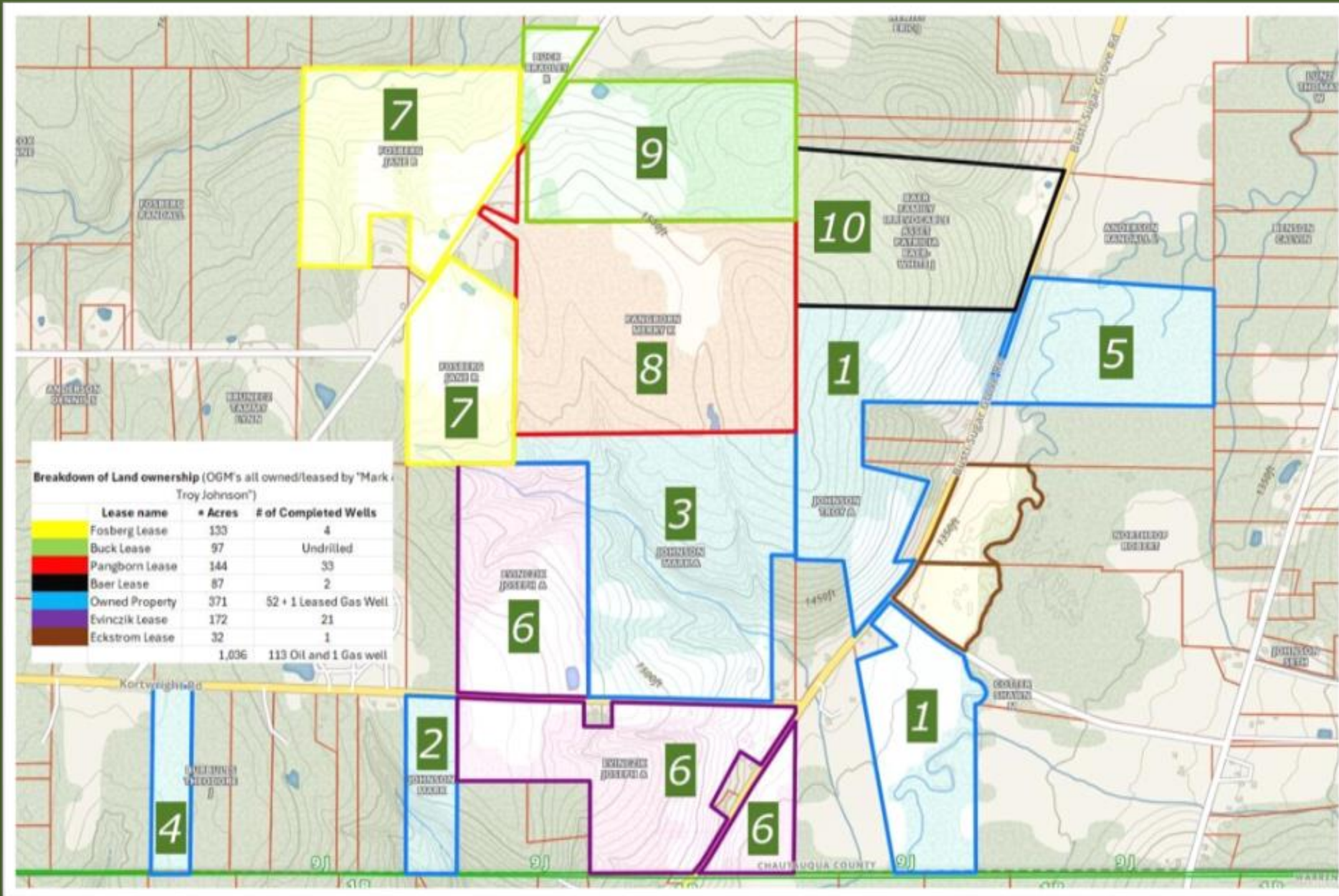
Johnson  
Production  
2000-2023



Market Cost  
Per Barrel  
2000-2023



# PROPERTY OVERVIEW



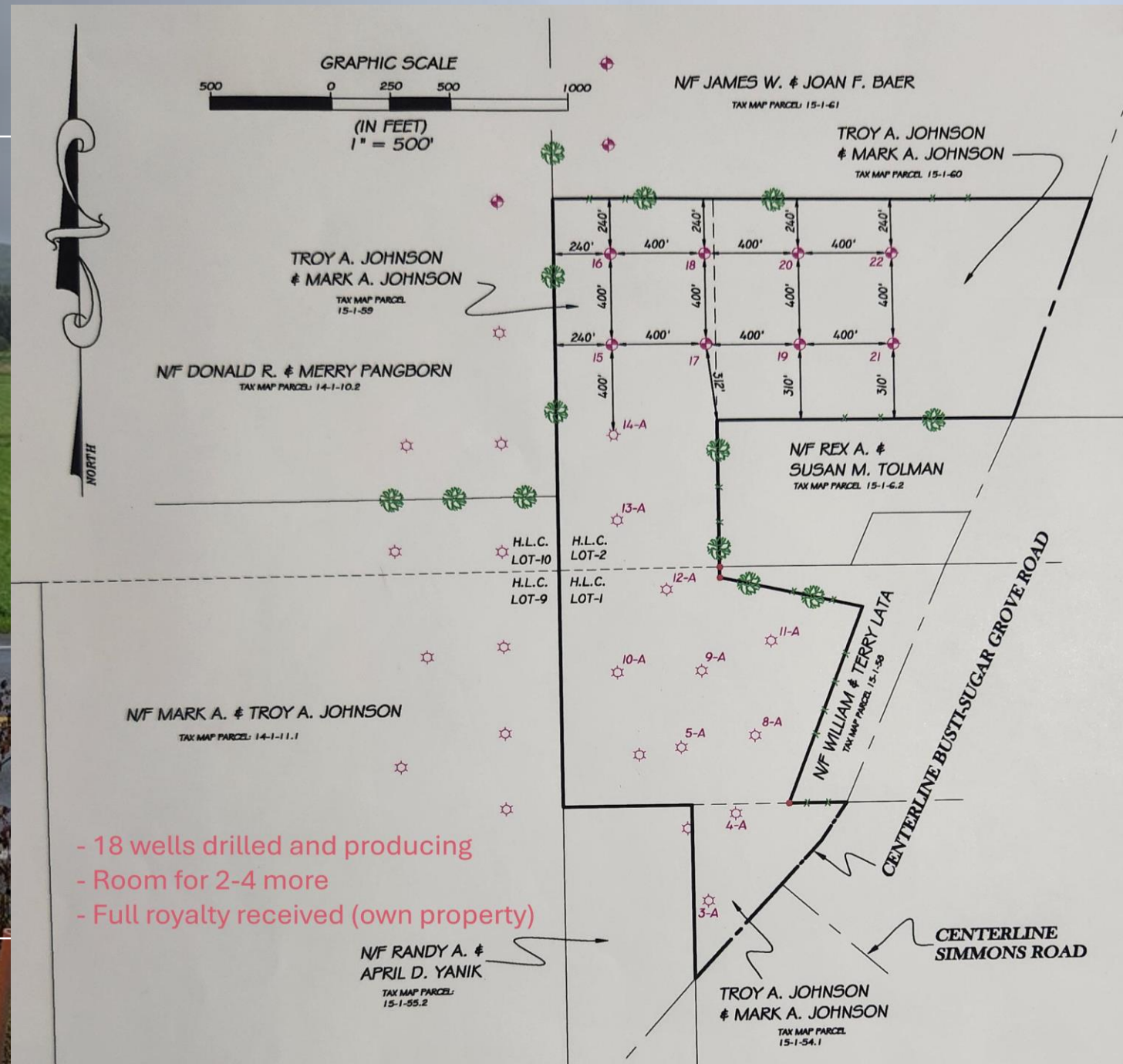
## PROPERTIES:

# **1**: ECKSTROM LEASE  
JOHNSON LAND  
134 ACRES  
18 WELLS  
SPACE FOR 2-4 MORE  
100% ROYALTIES

## LAND INCLUDED IN SALE:

### APN'S:

454.00-1-31.2  
453.00-2-5  
453.00-2-6



# PROPERTIES:

## # 2: JOHNSON LAND

21 ACRES

3 WELLS

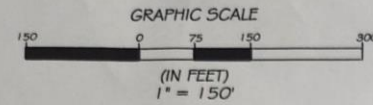
SPACE FOR 2 MORE

100% ROYALTIES

LAND INCLUDED IN SALE:

APN'S:

453.00-2-20



LEGEND:  
● EXISTING IRON PIPE  
● N/F NOW OR FORMERLY OWNED BY

N/F JIB HOLDINGS, INC. INSTRUMENT No. DE2015005533

N/F JOSEPH A. & KATHLEEN A. EVINCZIK LIBER 2105, PAGE 360



- 3 wells drilled and producing
- Room for 2 more
- Full royalty received (own property)

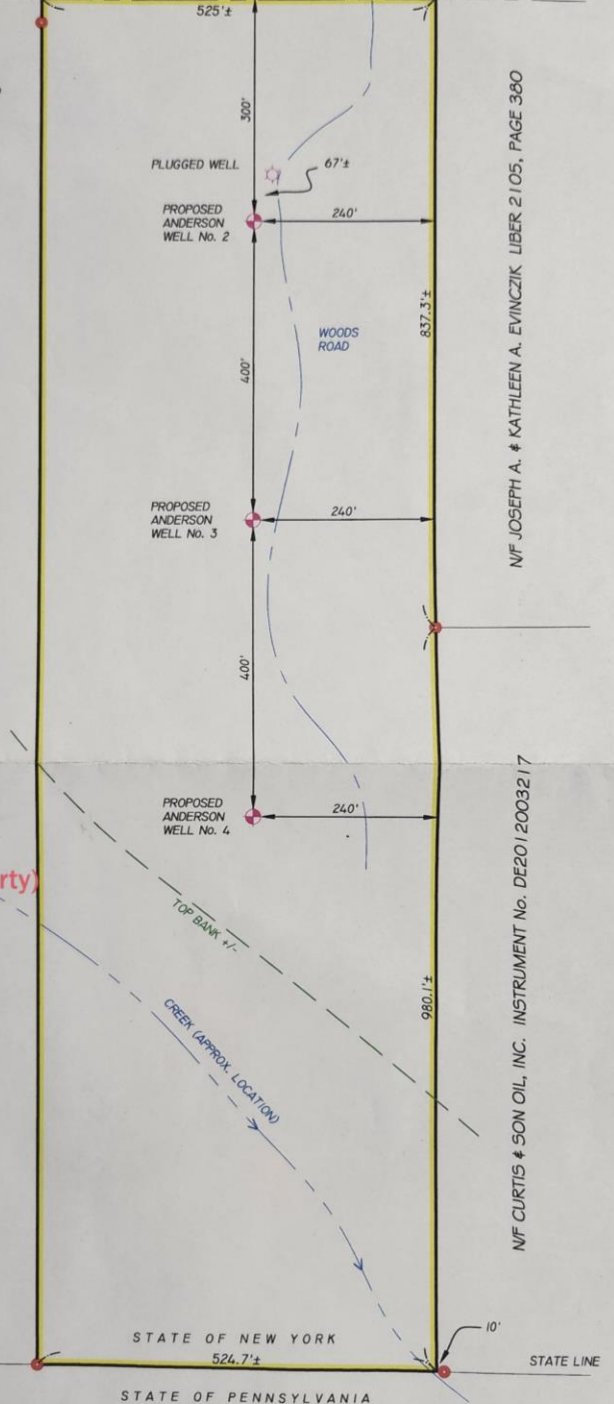
LOCATIONS LIE:

ANDERSON WELL No. 2  
14,090' SOUTH OF 42°02'30"  
8,850' WEST OF 79°17'30"  
ELEV. = 1636' (TOPO)  
TRUE LAT. 42.002914°  
TRUE LONG. 79.324036°

ANDERSON WELL No. 3  
14,490' SOUTH OF 42°02'30"  
8,850' WEST OF 79°17'30"  
ELEV. = 1633' (TOPO)  
TRUE LAT. 42.001749°  
TRUE LONG. 79.324034°

ANDERSON WELL No. 4  
14,890' SOUTH OF 42°02'30"  
8,950' WEST OF 79°17'30"  
ELEV. = 1585' (TOPO)  
TRUE LAT. 42.000763°  
TRUE LONG. 79.324086°

LAKEWOOD QUAD. (7.5' SERIES)



STATE OF PENNSYLVANIA



PROPERTIES:

# 3: JOHNSON LAND

128 ACRES

29 WELLS

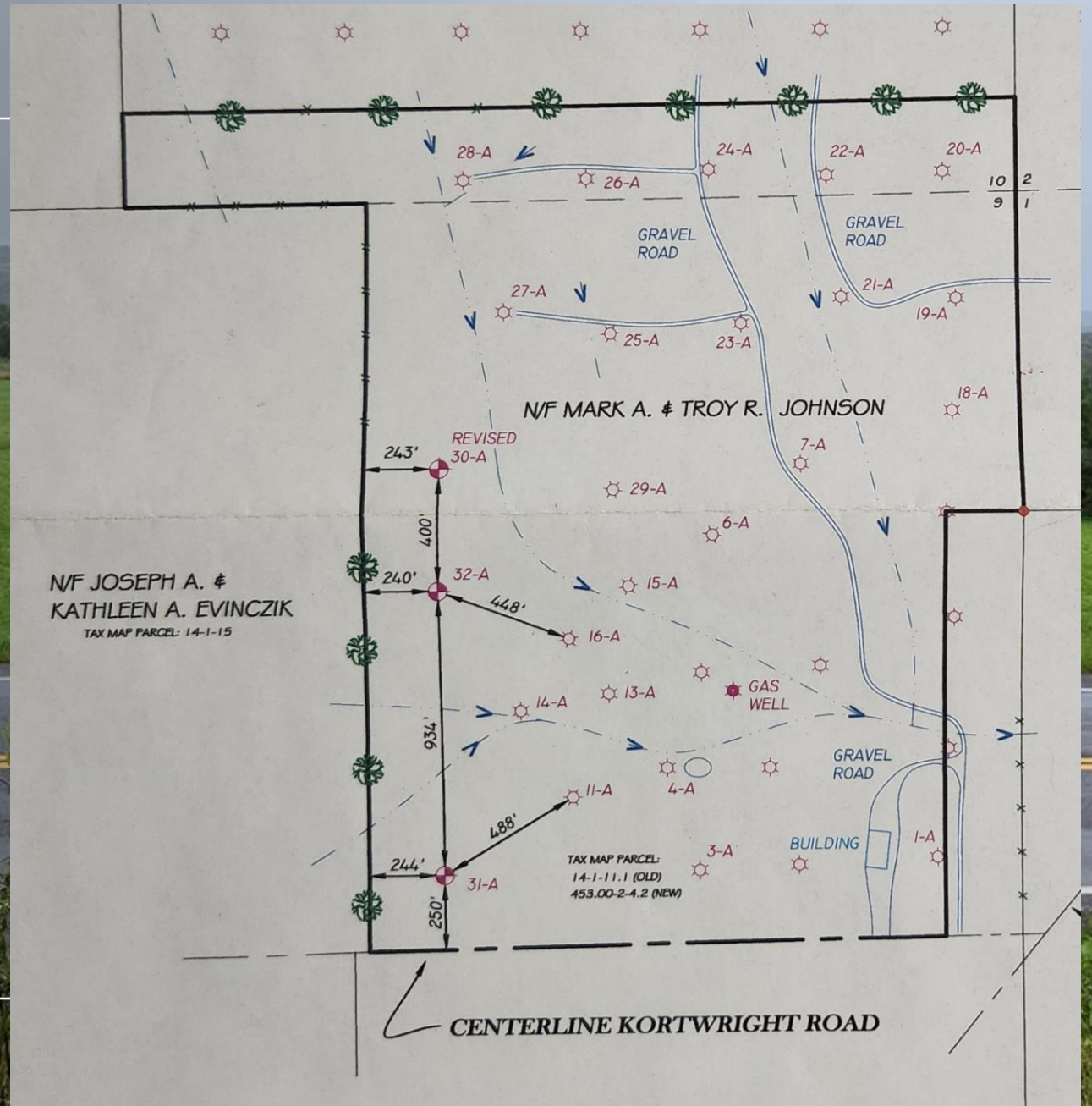
SPACE FOR 2 MORE

7/8 ROYALTIES

LAND INCLUDED IN SALE:

APN'S:

453.00-2-4.1



PROPERTIES:

#4: JOHNSON LAND

17.5 ACRES

0 WELLS

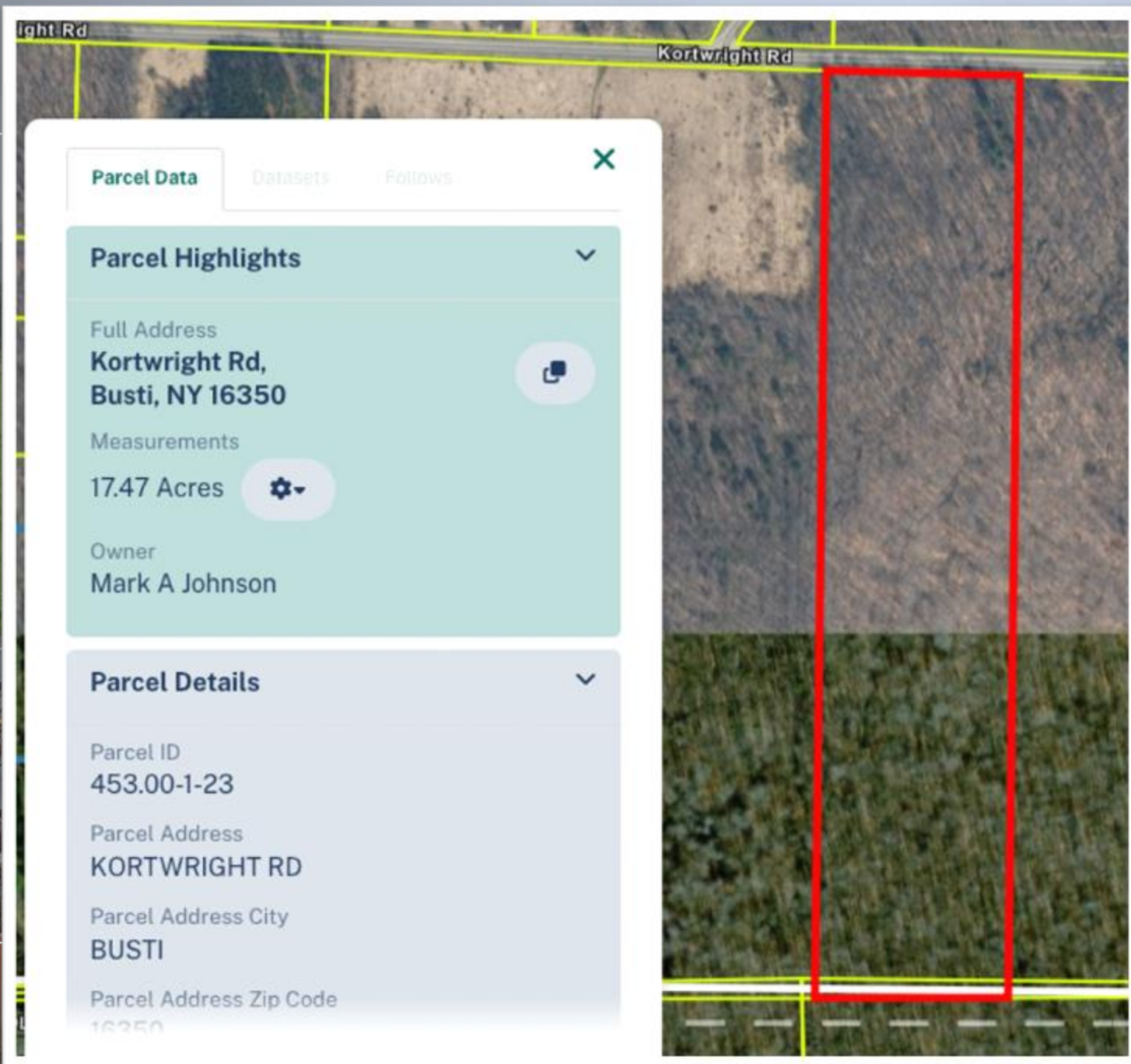
SPACE FOR 5

100% ROYALTIES

LAND INCLUDED IN SALE:

APN'S:

453.00-1-23

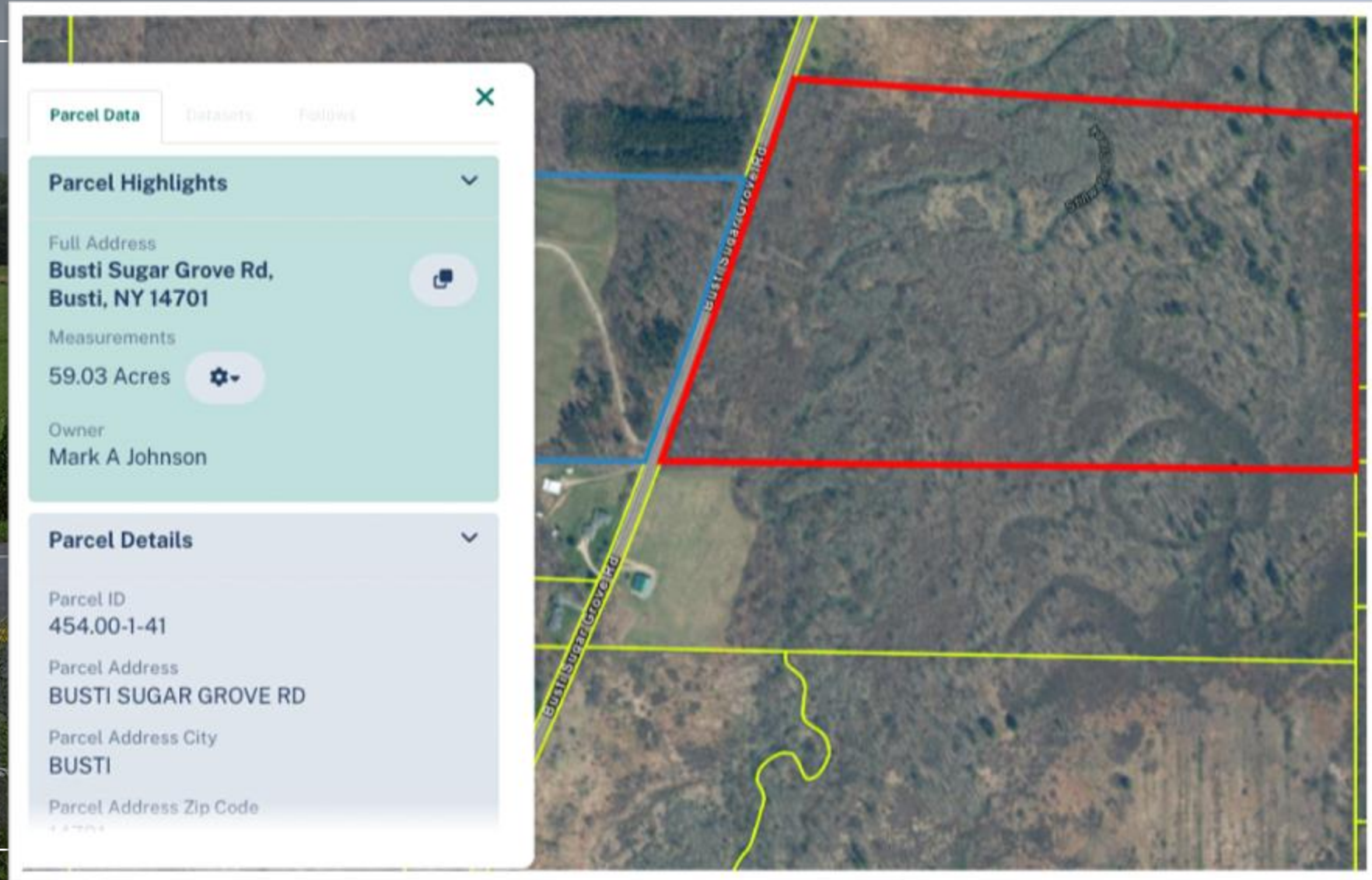


PROPERTIES:

# **5**: JOHNSON  
LAND  
59 ACRES  
0 WELLS  
SPACE FOR 15+  
100%  
ROYALTIES

LAND INCLUDED  
IN SALE:

APN'S:  
454.00-1-41



**Parcel Data** Datasets Followed

**Parcel Highlights**

Full Address  
**Busti Sugar Grove Rd,  
Busti, NY 14701**

Measurements  
**59.03 Acres**

Owner  
**Mark A Johnson**

**Parcel Details**

Parcel ID  
**454.00-1-41**

Parcel Address  
**BUSTI SUGAR GROVE RD**

Parcel Address City  
**BUSTI**

Parcel Address Zip Code  
**14701**

PROPERTIES:

# 6: EVINCZIK LEASE

172 ACRES

19 WELLS

SPACE FOR 3 MORE + 15  
ON THE NORTH SIDE OF  
KORTWRIGHT RD.

7/8 ROYALTIES

LAND NOT INCLUDED IN  
SALE:

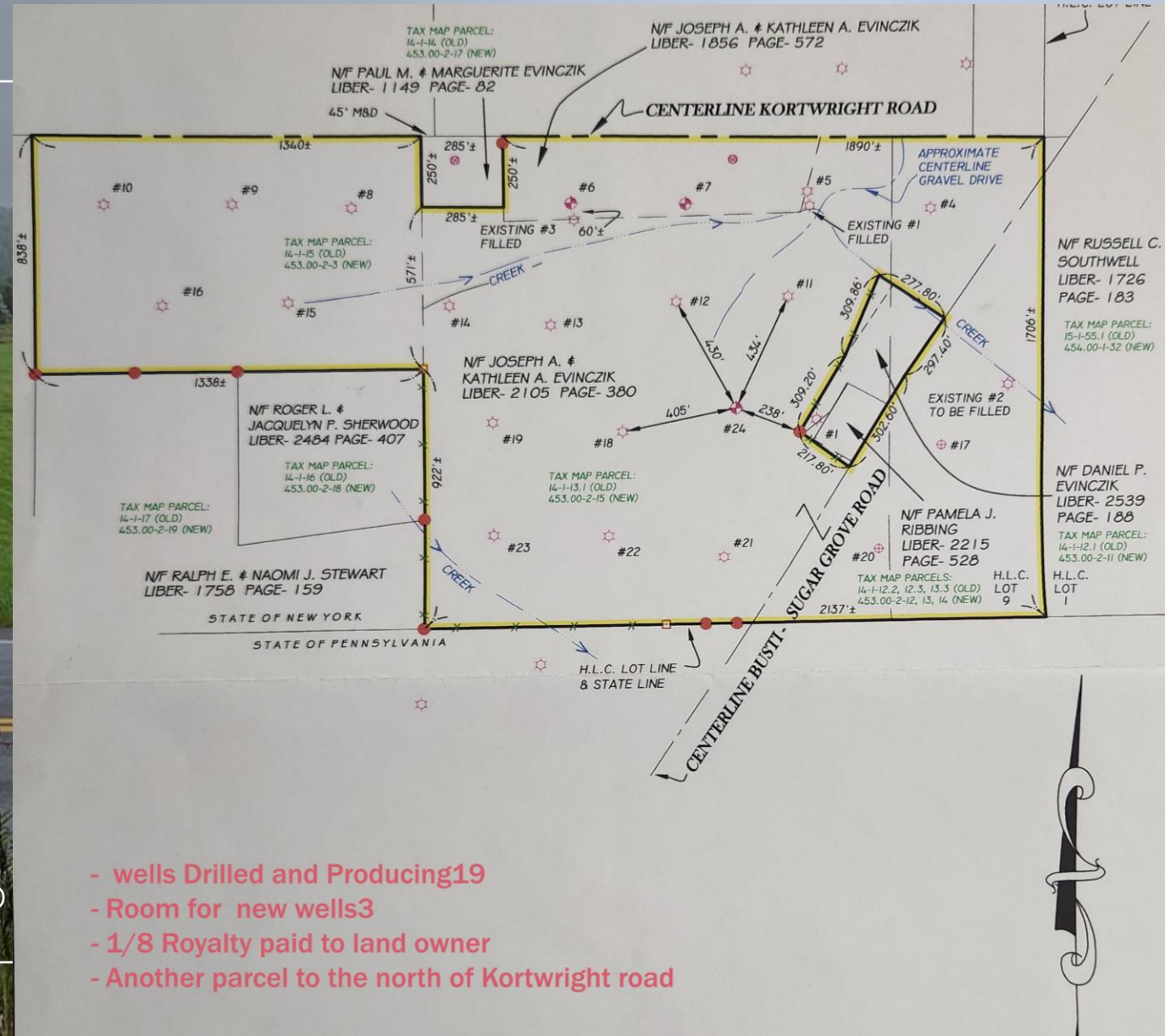
APN'S:

453.00-2-15

453.00-2-15

453.00-2-3

\* OWNER'S MAY CONSIDER LAND  
SALE IN NEAR FUTURE



- wells Drilled and Producing 19
- Room for new wells 3
- 1/8 Royalty paid to land owner
- Another parcel to the north of Kortwright road

## PROPERTIES:

### #7: FOSBERG LEASE

133 ACRES

4 WELLS

SPACE FOR 10-12 MORE

7/8 ROYALTIES

## LAND NOT INCLUDED IN SALE:

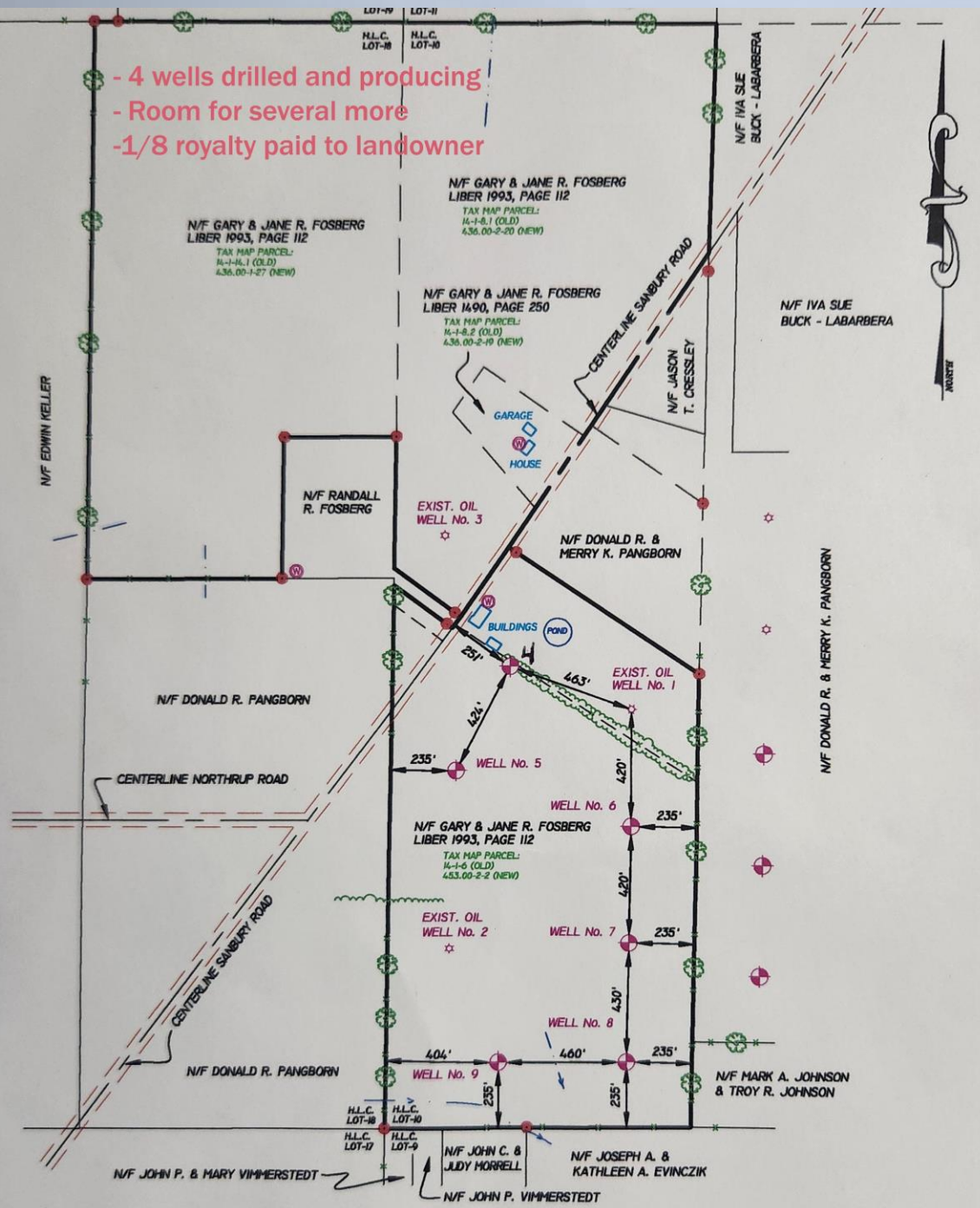
### APN'S:

436.00-2-20

436.00-1-27

453.00-2-2

\* OWNER'S MAY CONSIDER LAND SALE IN NEAR FUTURE



PROPERTIES:

# 8: ECKSTROM LEASE

142 ACRES

33 WELLS

SPACE FOR 0 MORE

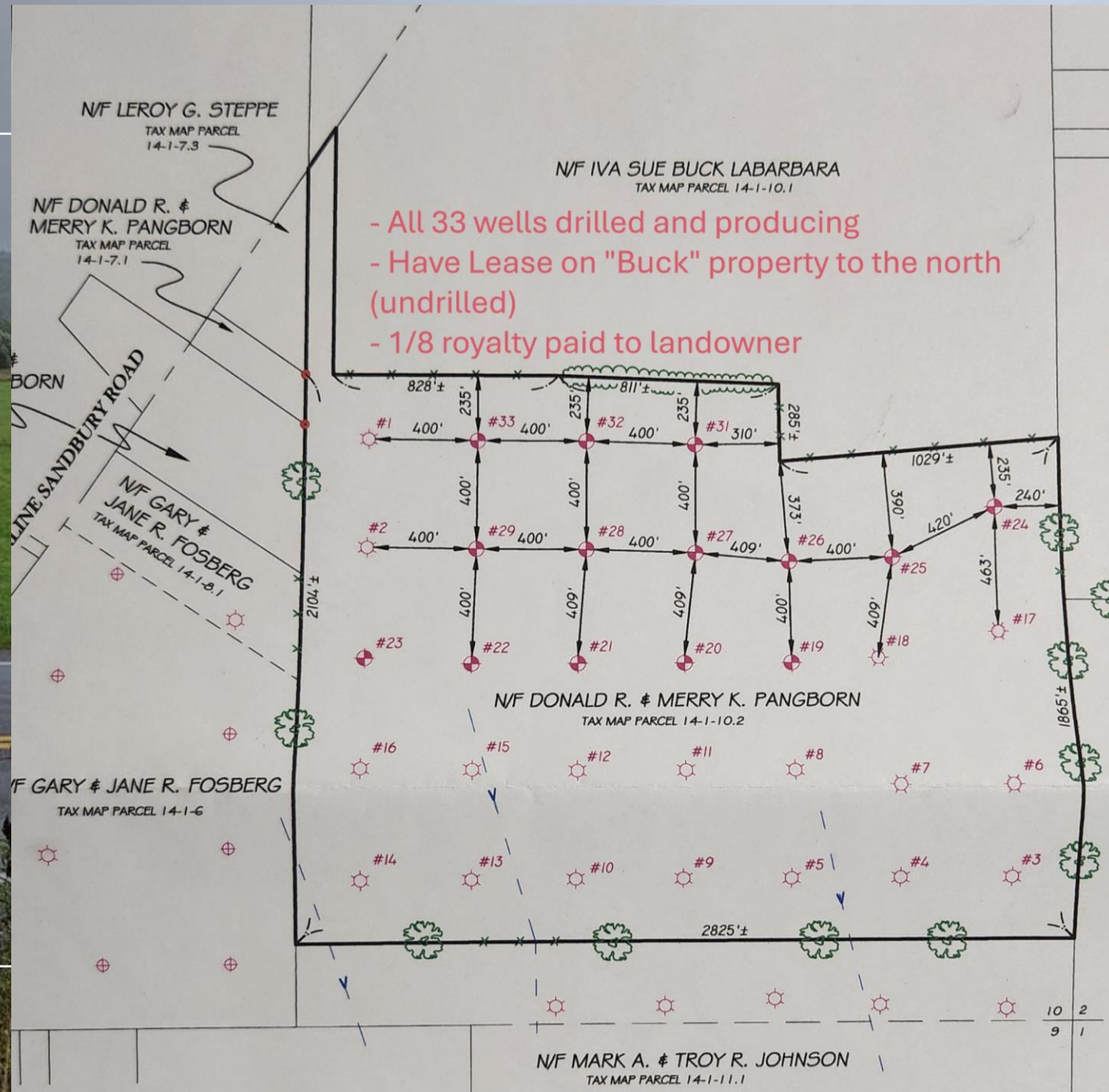
7/8 ROYALTIES

LAND NOT INCLUDED IN SALE:

APN'S:

436.00-2-17

\* OWNER'S MAY CONSIDER LAND SALE IN NEAR FUTURE



PROPERTIES:

# 9: BUCK LEASE

97 ACRES

0 WELLS

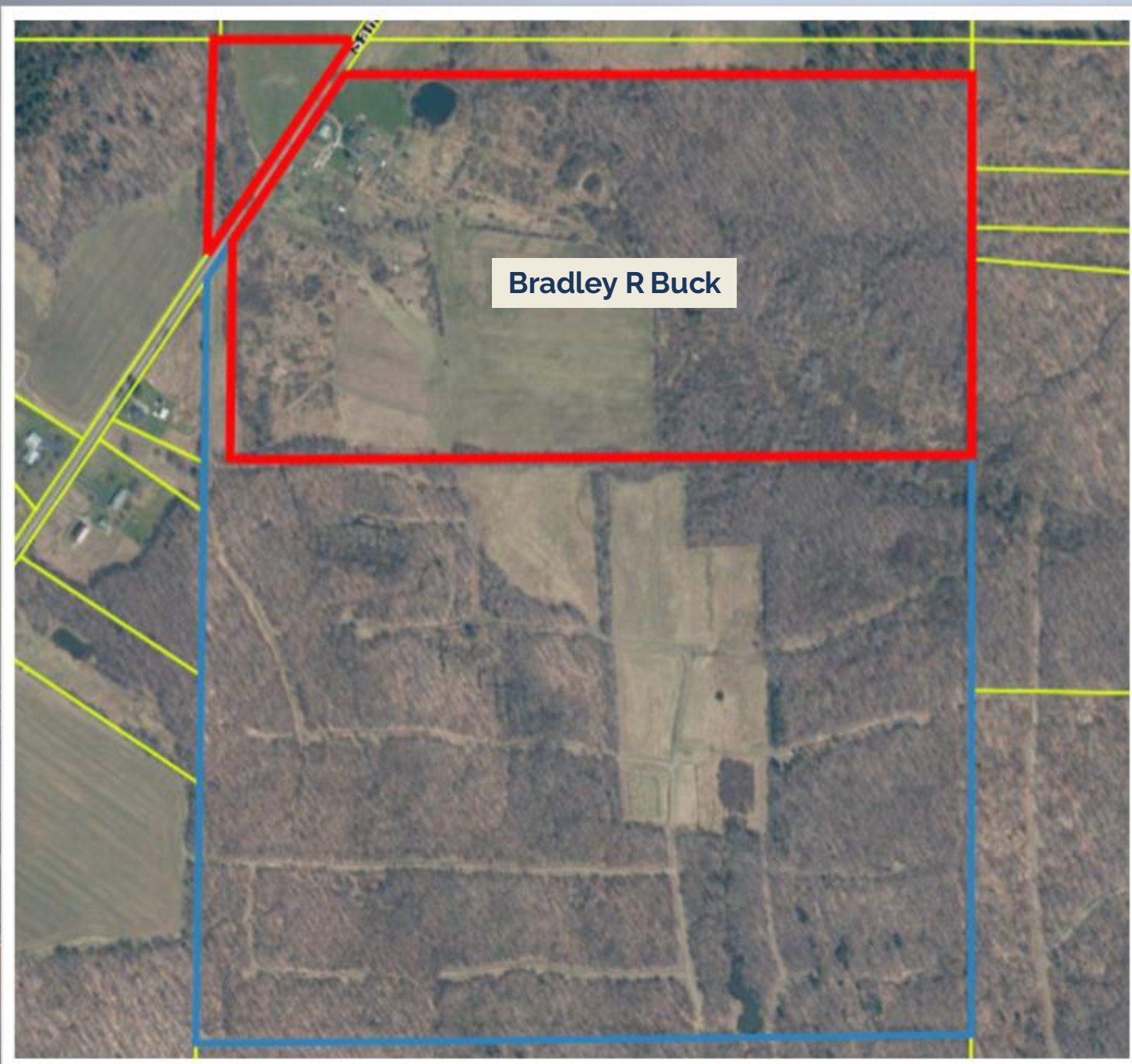
SPACE FOR 20

UNDRILLED

LAND NOT INCLUDED IN  
SALE:

APN'S:

436.00-2-22



PROPERTIES:

# **10**: BEAR LEASE

87 ACRES

2 WELLS

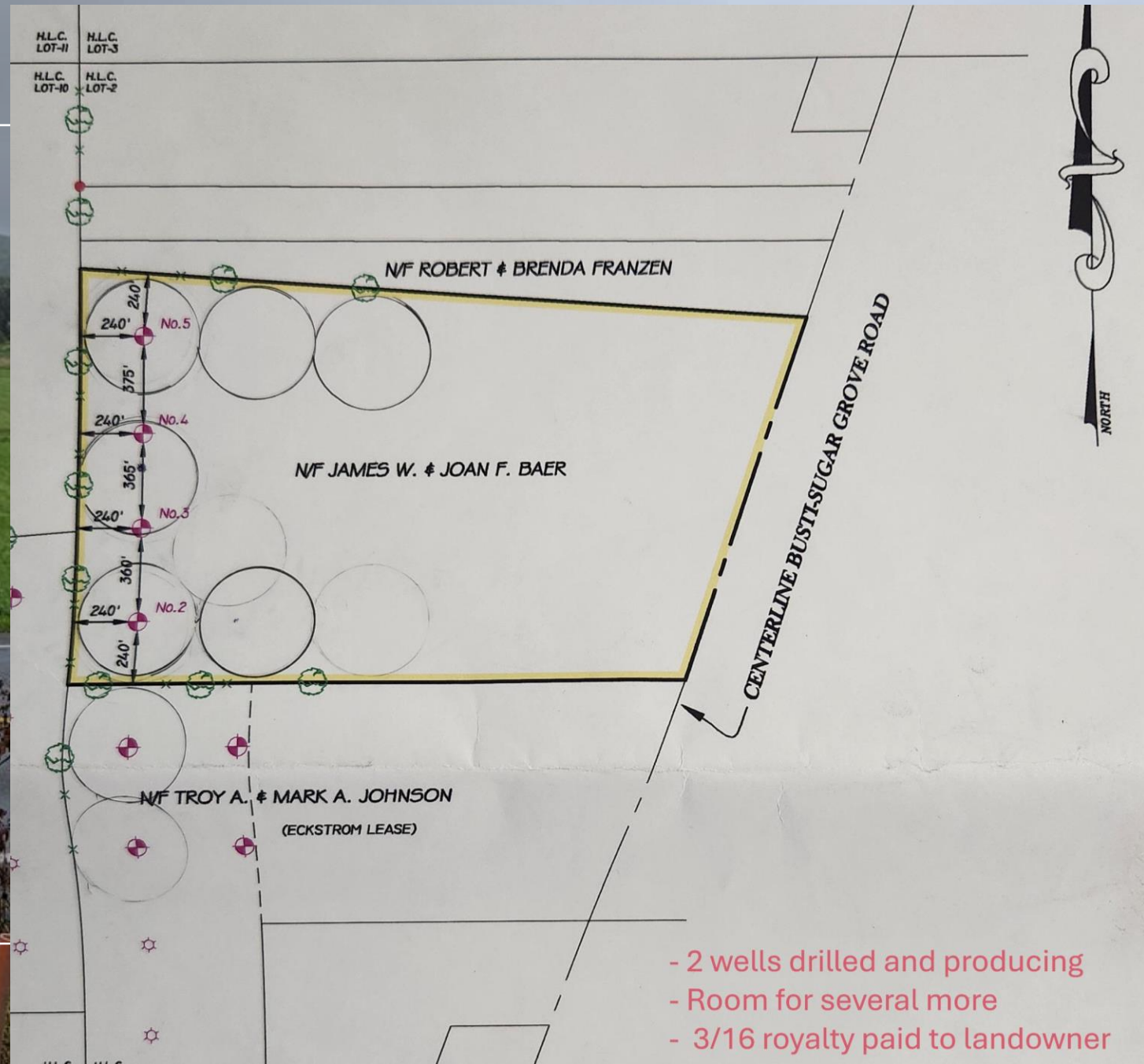
SPACE FOR 20 MORE

13/16 ROYALTIES

LAND NOT INCLUDED IN  
SALE:

APN'S:

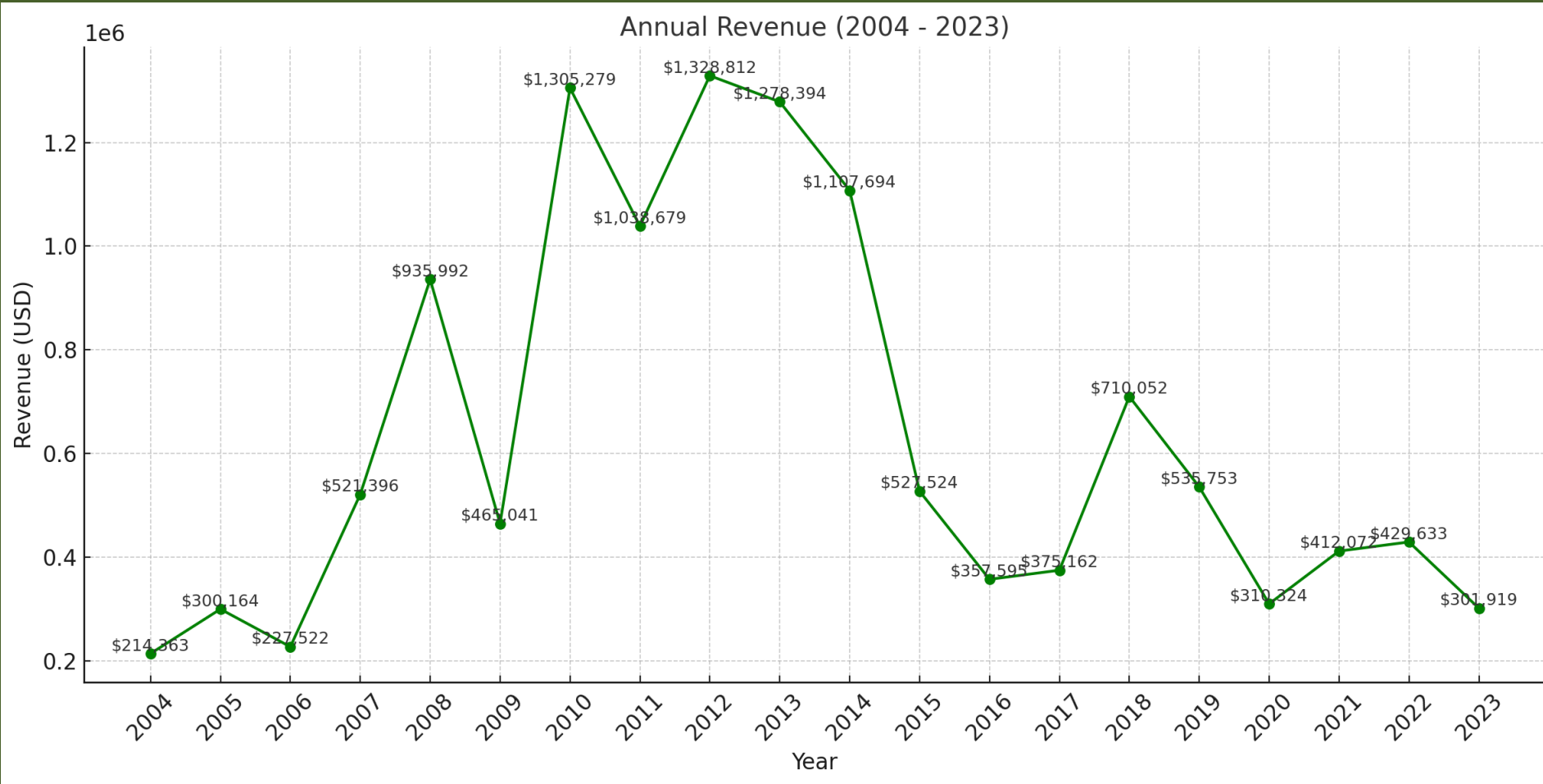
436.00-2-16



- 2 wells drilled and producing
- Room for several more
- 3/16 royalty paid to landowner



# HISTORICAL REVENUE



- Income statements available upon request



# SNAPSHOT OF RECENT EXPENSES

	<u>2023</u>	<u>2022</u>
<b>Revenues</b>		
Oil and gas revenues	<u>377,635</u>	<u>492,704</u>
<b>Operating Expenses</b>		
Depreciation	23,199	1,760
Property taxes	13,203	12,555
Electric	2,500	3,500
Permits	960	-
Licenses	150	150
Fuel	10,957	17,254
Wages	25,151	25,058
Payroll taxes	1,983	2,003
Repiars	<u>127</u>	<u>823</u>
<b>Total Operating Expenses</b>	<u>78,230</u>	<u>63,103</u>
<b>Operating Income (Loss)</b>	<u>299,405</u>	<u>429,601</u>
<b>Other Income (Expense)</b>		
Interest income	<u>2,514</u>	<u>32</u>
<b>Total Other Income (Expense)</b>	<u>2,514</u>	<u>32</u>
<b>Net Income (Loss)</b>	<u>\$ 301,919</u>	<u>\$ 429,633</u>

# COMPETITIVE ADVANTAGES

- **Turn-Key Solution with Infrastructure in Place**
- **Multiple Income Streams from Oil and Gas Production, Royalties, Timber, Solar potential, Land Value**
- **Experienced Team for Operations and Management**
- **Favorable Market Trends for Domestic Oil Production over the next 10 years:**
  - U.S. Energy Information Administration (EIA): The EIA forecasts that Brent crude oil prices will average \$82 per barrel in 2024 and \$79 per barrel in 2025, indicating relatively flat prices due to a balanced global supply and demand for petroleum liquids.
    - [U.S. Energy Information Administration](#)
  - CAPEX.com: Analysts at CAPEX.com suggest that Brent crude oil prices could average \$89 per barrel for the remainder of 2024 and \$91 per barrel in the first quarter of 2025. They also project that prices may decrease to \$61 per barrel in 2025 and rise to \$73 per barrel by 2030
    - [Capex](#)
  - Longforecast.com: This source provides monthly Brent oil price forecasts, predicting a gradual decline from \$82.55 per barrel in March 2025 to \$59.05 per barrel by August 2027, followed by a rebound to \$90.11 per barrel in December 2028.
    - [Long Forecast](#)
  - J.P. Morgan Research: J.P. Morgan forecasts that oil prices will average \$80 per barrel in the last quarter of 2024, suggesting a sustained geopolitical premium in crude prices until tensions resolve.
    - [JPMorgan Chase](#)

# NEXT STEPS

Contact Bryan TODAY! 209-200-8332 or [Bryan@manymansionsllc.com](mailto:Bryan@manymansionsllc.com)  
Invest in these 7 Parcels with 371 Acres and 1,036 Acre Oil Business with 114  
Active oil wells and existing infrastructure.

1

Schedule a Site  
Visit if needed to  
View Operations

2

Discuss Financials  
and Projections in  
Detail

3

Secure Your  
Investment in This  
High-Return  
Opportunity

4

**Invest in a Proven,  
Income-  
Generating Oil  
and Gas Business  
Today!**