



WILLIAM H. BRAWAND ESTATE



William H. Brawand Estate & Brawand Oil & Gas Highlights

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Natural Resources

Oil and Natural Gas Production & Reserves

- The property is comprised of approximately 320 acres with rights to oil, gas, minerals, stone, Marcellus and Utica shale Reserves. All mineral rights are owned and not subject to any lease, timber rights, or pool unitization.
- There are currently 90 wells on the property, with 80 wells drilled from 1996 to the present. Oil, electric, and natural gas lines for the majority of the wells run underground to two banks of holding tanks at the north and south ends of the property to facilitate easy pick-up for tankers.
- There are approximately 40 locations available for new shallow wells.
- Wells drilled prior to 2010 contained only 4 to 10 fracture stages, providing the possibility of adding new stages to existing wells. A new level of sand was discovered at approximately 2,000 feet with additional stages identified for the two new wells which are pending completion.

- The natural gas produced by the wells is primarily used on the property. The excess, approximately 1,000 MCFs per month, is conveyed to a distribution line.
- At the height drilling shallow wells, the field produced 10,000 to 17,000 barrels of crude per year, with an estimated revenue of \$8,500,000. There is an estimated 2-4 million barrels still available for recovery.
- One test Marcellus well was drilled vertical to 6,300 feet and the log indicated 130 to 160 feet of shale. Plans are available for lateral drilling in this location.
- Utica reserves have not been explored.
- There is separate lease of 30 acres on the adjacent real estate with three operating oil and natural gas wells. The lease permits use of natural gas by the leaseholder on adjacent lands at no charge. Natural gas production of this lease is significant. Additional well locations are available for drilling.

Stone

- The Estate has two stone pits on the property which are used for on-site road maintenance.

Geological Evaluations

- **Halliburton/Piper Well Service** – A log and study was completed in 1967 in preparation to drill Brawand #1 well. The study estimated that the formation known as Cooper Sand (1674 ft. to 1712 ft.) had an estimated 13,380 barrels of crude oil per acre. Records indicate that only 2 stages were fractured for the Brawand #1 well.
- **Burghardt & Associates** – Evaluated the natural gas reserves on the 30-acre adjacent lease in 1983 and 1989. Estimates projected 23,000 barrels of oil per well.
- Natural gas pressure on wells have been observed reaching in excess of 300 psi since 1968.

Land, Buildings, and Equipment

- A survey was completed in 2024.
- There are 25 buildings located on the property. The structures include equipment and storage buildings, homes (including a newer hunting/well-tenders' cabin); barns, and out-buildings. The property also contains two working shops and a pipe/supply shop.
- Approximately 200 of 320 acres is cleared land, with the remaining wooded.
- There are approximately 75 miles of well-maintained shale and gravel roadways throughout the property.
- The property borders approximately 6,000 acres of land for public hunting.

Utilities

- 3-phase electric.
- Water wells and springs at home locations.
- Natural gas from well locations provides heat to all homes and buildings.
- There is an area for RV/Mobile home connections with 30-amp electricity.
- 4 freshwater ponds are located on the property and were previously used for livestock. The water sources can also be used for well-fracturing.
- Homes and buildings are equipped for standard services such as internet, cable, and telephone.

Major Utility Suppliers

- New York State Energy (NYSE) – A high-level transportation line which traverses the property North to South.
- First Energy – High-level electric transportation line which traverses the property North to South. Provides both home services and 3-phase electricity to the property.
- Berkshire Hathaway Energy (BHE; Easter Gas Transmission and Storage, Inc.) – A natural gas transmission line which traverses the property Northeast to South. Previously named Dominion Energy.
- Buffalo & Pittsburgh Railroad (BPRR) has a right of way and traverses one of the property plats on the eastern side. This line transports petroleum products and other commodities.

Amenities

- 150-foot communication tower and equipped building with connection to electricity and natural gas.
- Select areas within the property are suitable for helipad service.

Regional Information

- The property is located in a very active development area in Northwestern Pennsylvania, known for its oil/gas reserves and for twenty-first century development of natural gas deep reserves. Within a 10-mile radius there are large scale solar farms being constructed, cryptocurrency/super computers use, and Marcellus and Utica shale drilling. The surrounding area hosts the U.S. Army Corp of Engineers and has many active businesses which support these industries, from stone/shale, oil & gas supplies, trucking needs, heavy equipment, banking, an experienced workforce, and shipping routes. The area has a 100-year history of growth in the energy sector and supports traditional as well as renewable energy exploration.
- Elk County hosts approximately 50 powdered metal factories, refineries nearby, and has an active logging/paper industry.