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Real Estate Coal Royalties Timber

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ABSOLUTE AUCTION ESTATE OF MARY A. LEE

Pottersdale

Quehanna Hwy

Quehanna Hwy

West Branch Susquehanna River

**Clearfield County, Pennsylvania
(Auction To Be Conducted
in State College, PA)**

WEDNESDAY, JUNE 27, 2018 - 11:00AM

879

879

Karthus

ABSOLUTE AUCTION • NEVER A BUYER'S PREMIUM

NOTICE: Lori J. Cerato, Esquire, Executrix to the Estate of Mary A. Lee, has ordered these assets liquidated as part of the overall settlement. These assets will be sold as one lot, in entirety, and will sell to the highest bidder regardless of price!

LOCATION: The auction will be held at The Penn Stater Hotel and Conference Center, 215 Innovation Blvd, State College, PA 16803

DIRECTIONS (AUCTION VENUE): FROM EXIT #61 OF INTERSTATE 80: Follow Interstate 99 South to Exit #74 (Innovation Park), follow Innovation Boulevard to the Penn Stater.

TERMS: All registrants must provide a \$10,000 cashier's check made payable to Hunyady Auction Company at time of registration (By Order of Executrix-No Exceptions) Balance of 10% of purchase price, paid by high bidder via wire transfer by 4:00PM, Friday, June 29, 2018. Settlement within (60) days. Deposit checks will be returned immediately following the auction.

INSPECTION: By appointment only. Please contact Auction Company for Real estate location and to schedule an appointment.

Sale Site Phone: (215) 361-9099 • Sale Site Fax: (215) 361-9212

HIGHLIGHTS

31.25% interest in 1,037.834 acres (with subsurface rights) situate in Karthaus Township, Clearfield County, Pennsylvania

31% interest in 152 acres of subsurface rights

18% interest in 141 acres of subsurface rights

Ongoing, transferrable, active coal mining lease with a 15.5% interest in royalty stream

2017 Royalties in excess of \$67,000 with (6) year average approximately \$30,000 per year

Harvestable Timber

Total surface and subsurface tax liability: \$1,246.21 per year

DETAILED DESCRIPTION SURFACE AND SUBSURFACE

31.25% Interest in 1,037.834 Surface & Subsurface (coal, gas, & oil) Acres (324.3231 Acres), situate in Karthaus Township, Clearfield County, Pennsylvania, in (4) different parcels, namely:

Tax Parcel I.D. Numbers: 121-U02-000-00030 (313.38 Net Acres) • 121-U02-000-00070 (1.56 Net Acres) • 121-U02-000-00073 (2.61 Net Acres) • 121-U02-000-00074 (6.75 Net Acres)

SUBSURFACE RIGHTS (COAL ONLY)

31% Interest in 152 Acres (47.2 Acres), situate in Karthaus Township, Clearfield County, Pennsylvania, in (3) different parcels, namely:

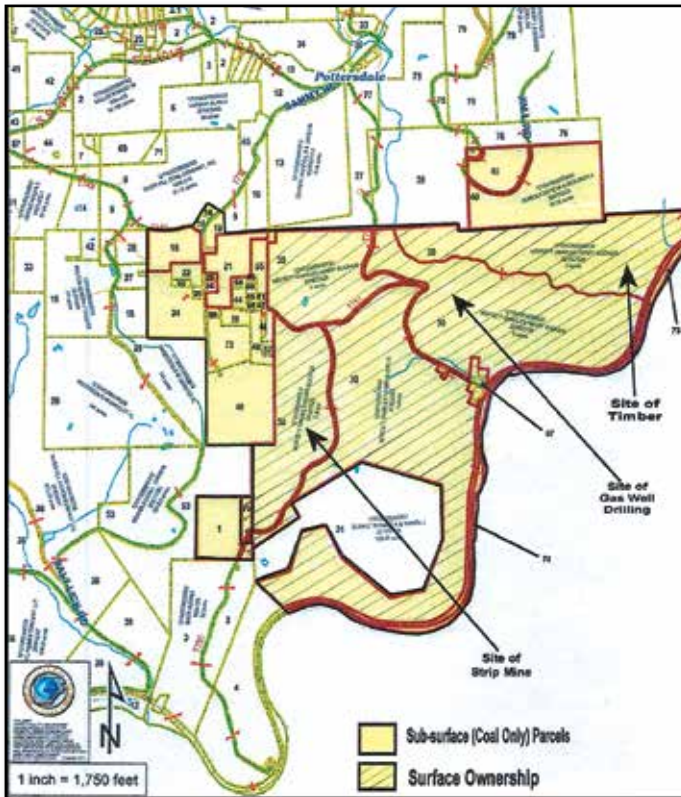
Tax Parcel I.D. Numbers: U03-000-00001MN (3.12 Net Acres) • U03-000-00016MN (17.84 Net Acres) • U03-000-00040MN (26.58 Net Acres)

18% Interest in 141 Acres (26.5 Acres), situate in Karthaus Township, Clearfield County, Pennsylvania, namely:

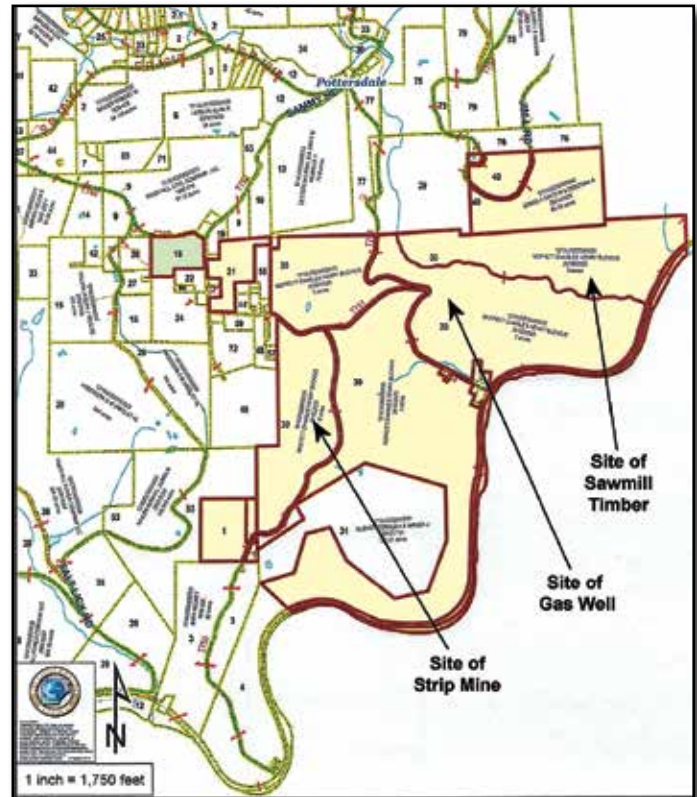
Tax Parcel I.D. Number: U03-000-00021MN

CONTACT AUCTION COMPANY FOR COPIES OF:

Maps • Taxes • Mining Lease Agreement • Royalty Stream • Ownership Report, etc.



SUBSURFACE AND SURFACE



SITE OF STRIP MINE, GAS WELL, AND TIMBER MAP

Additional information available at our website: www.hunyady.com