Benefits for Surface Buyers Even Without Mineral Rights

Buyers gets paid $1 per ton of coal mined from beneath their land without having to manage operations, negotiate mining contracts, or take on liability.

If coal is mined – buyer earns passive income.

If nothing is ever mined – no disruption, and you still own valuable land.

The surface rights stay 100% with the buyer — you can hunt, farm, build cabins/homes, subdivide, timber, lease for recreation — without mineral ownership complicating financing or zoning.

Minerals Are Speculative — Surface Is Real Value

Most long-term land value in this region comes from:

- **Recreation**
- **Timber**
- **Homesites**
- **Views and access**
- **Water features / natural resources**

Mineral extraction is possible but usually unpredictable.

You are buying tangible value with optional upside.

Surface Lease = Protection + Income

Terms are spelled out - Buyers have

- **Legal clarity**
- **Compensation for disturbance**
- **No surprise mining activity**
- **Passive royalty-style payments**

This is way better than a typical split-estate scenario where the mineral owner could come in without agreed protections or compensation.

WOLTZ & ASSOCIATES INC.
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