



Mineral Rights Xchange

FREE MINERAL OWNER DECISION GUIDE

Is Your Mineral Rights Offer As Good As It Sounds?

7 questions to ask before you commit.
Plus fillable worksheets and a free underwriter call.



START HERE

A big number is not the whole deal.

You open the letter. The offer looks good. Then the questions begin: Is that the amount you would actually receive? What rights would you give up? And what could change after the buyer checks your records?

Before you answer, make the offer explain itself.

You deserve more than a number and a deadline. You need to understand the property, assumptions and conditions behind that number. This book gives you seven questions to ask, a fillable comparison worksheet and a way to test income assumptions. Use them whether you plan to sell, keep your interest or simply learn.

The book gives you a starting point. Your conversation makes it personal.

A general guide cannot examine your particular ownership, records or offer. Bring your unanswered questions to a free educational phone appointment with an MRX underwriter. Discuss what is known, what remains uncertain and which records or qualified advisers you may need next.

You do not need to arrive with every answer.

Start with your state and county, what you are trying to understand, and any offer or royalty statements you already have. Missing information is a reason to ask for help, not a reason to guess. Use pages 10-12 to prepare.

You keep the decision.

MRX provides education only and does not buy mineral rights. The call is not a commitment to sell or a certified appraisal. Travis is a fictional AI guide; your underwriter appointment is with a human team member. Legal, tax, title and valuation conclusions need appropriately qualified review.

Have an offer in hand? Book your free underwriter phone appointment at MineralRightsXchange.com/book/ or call (432) 400-6198.

QUESTION 01

A price for which rights, exactly?

Before asking whether the price is good, ask what the price is buying. A wrong ownership assumption can change the entire comparison.

Start with the record, not the label.

Write your state and county, the name shown on your documents, and any legal description or well/unit identifiers you have. Mark inherited or transferred interests that still need ownership review. Keep the source beside each number.

Acres and payment decimals answer different questions.

Surface acres, net mineral acres, net royalty acres and a payment decimal are not interchangeable. Ask which measure the offer uses, what it means and where it came from. Do not paste a royalty decimal into an acreage field.

Ask one question that can expose a bad comparison.

Which deed or other instrument describes the interest being priced? Is it a mineral interest, royalty interest or something else? Does the buyer want all of it or a portion? What is still uncertain about the ownership chain?

Make this a question for your call.

Bring the records you have and the ownership figure used in the offer. Ask your underwriter to help you identify which assumptions need evidence and when a qualified title professional or attorney should take over. A worksheet does not prove ownership.

Put this on your call list: What interest is being priced, and which record supports it?

QUESTION 02

Their deadline is not your goal.

A buyer may want an answer. You may want clarity, a lump sum, simpler inherited interests or reassurance about an unsolicited offer. Start with your reason.

Name the result you want to understand.

Finish this sentence: Before I decide, I need to understand _____. You might want to compare keeping the interest with selling, discuss a partial sale if available, or understand what a proposed transaction includes. You do not need to choose today to ask useful questions.

Keep the alternatives on the page.

List the options you want explained and the tradeoffs you do not understand. A headline price does not show future uncertainty, the rights you would retain or how the choice fits your circumstances. Discuss those topics with the appropriate advisers.

Separate your timing from theirs.

Write your preferred timing and the buyer's stated deadline separately. Ask whether that deadline is contractual, negotiable or simply part of the offer. Do not assume that asking for more time changes an obligation you already have.

Bring your objective to the underwriter.

Tell the human reviewer what matters most to you and which decision you are considering. Ask for help identifying the questions that belong in a tax, legal or financial conversation. MRX does not supply a tax plan or a recommendation to sell.

You can book a free conversation while you are still exploring. You do not have to decide to sell first.

QUESTION 03

What would you give up for that check?

The offer letter is only part of the story. The proposed agreement, deed and exhibits describe the deal you are being asked to accept.

Compare the same transaction.

Keep the offer, purchase agreement, proposed deed and every exhibit together. Save each version and date. Ask a qualified reviewer whether they describe the same asset and what happens if their wording differs.

Look beyond the well you discussed.

List the counties, legal descriptions, interest type, acreage basis, depths or formations, and rights you intend to retain. Flag broad language or references to property you cannot identify. A conversation about one well does not settle the written scope.

Ask who keeps which payments.

What effective date is proposed? Who receives payments attributable to periods before and after that date? Are unpaid or suspended proceeds included? Request an explanation tied to the actual documents.

Use the call to locate the next review.

Your underwriter conversation can help organize the scope questions you want answered. A salesperson's summary, AI explanation or educational call cannot replace an attorney's review of your particular conveyance and obligations.

Ask: Show me what I would sell, what I would keep, and where each is written.

QUESTION 04

What has to be true for that price to hold?

A landman checks the interest, title and lease terms. A buyer may also use production, price, cost and risk assumptions. Ask to see the difference between a documented fact and a forecast.

Make the offer show its math.

Is the quote a total, a per-acre amount or another measure? Is it gross or after stated deductions? Which interest and quantity support it? Ask for the calculation in writing before comparing two headline numbers.

Here is how an assumption can change a total.

Hypothetical example: \$5,000 per net mineral acre times 10 assumed acres equals \$50,000. At the same per-acre price, 6 documented acres equals \$30,000. These are made-up numbers, not typical prices or a valuation. The point is to ask why an input changed and which evidence supports it.

Try the calculator, then challenge the inputs.

At MineralRightsXchange.com/mineral-rights-calculator/, change royalty income, decline, discount and time assumptions. The limited income scenario changes when those inputs change. It excludes undeveloped and terminal value and does not predict a buyer's bid. No single royalty multiple fits every interest.

Bring the assumptions to a human.

Ask your underwriter which records are missing and which questions need an engineer, valuation professional, title specialist or attorney. The useful next step is a clearer evidence trail, not a calculator number mistaken for market value.

A scenario shows what your assumptions produce. Book a call to discuss what still needs evidence.

QUESTION 05

A lower offer deserves an explanation.

The first number may be conditional. Find out what can change before you treat it as the check you will receive.

Find the adjustment rules before relying on the total.

Can the buyer revise the price after ownership, title or other diligence? Who decides? Which calculation applies? How are you notified, and what choices do you have if you disagree? Have a qualified reviewer identify the relevant language.

A change is not automatically bait-and-switch.

Diligence may reveal a different interest than expected. What deserves scrutiny is an unexplained reduction, a previously undisclosed condition or pressure to accept a revision. Ask for the original assumption, new finding, calculation and supporting records.

Watch the terms around the price.

Record diligence, exclusivity or option periods, extension rights, closing dates and notice deadlines. Ask what happens to a deposit, signed deed or other documents if the transaction does not close. Do not assume you can leave without obligations.

Do not let an unanswered question disappear.

Save the original offer and every revision. Bring the change you cannot explain to your underwriter conversation. Ask which issue needs document-specific professional review before you decide how to respond.

If the amount changed, bring both versions. Your first question is: What changed, why, and where is the evidence?

QUESTION 06

Who will actually pay you?

A polished pitch does not establish who is signing, funding or closing the transaction. Make the parties and payment steps explicit.

Name the parties.

Who made the offer? Who will sign and fund it? Does the representative act for someone else? Can the agreement be assigned, and does closing depend on finding another buyer? Ask how you can independently verify each answer.

Understand the order of events.

Who handles closing? When are documents delivered or recorded? When is payment expected to be final? Ask your adviser how the proposed sequence protects your interests. An educational checklist is not certification of a closing arrangement.

Treat changed payment instructions as a separate check.

Use a previously verified contact method to confirm changes. Do not rely only on the contact information in the message announcing a change. Keep banking details, signatures and account numbers out of public chat.

Bring the gaps, not just the company name.

An entity registration or familiar brand alone does not establish funding, authority or reliability. Ask your underwriter to help organize the counterparty and closing questions that still need an answer from the relevant parties or advisers.

Before your call, write down the buyer, signer, funding party and closing contact. Mark what you cannot verify.

QUESTION 07

Turn seven questions into your next step.

You do not need another pile of information. You need to know which unanswered question matters next and who can answer it.

This book solves one useful problem.

You now have a way to compare the stated asset, price assumptions, adjustments and closing terms. Fill out the offer worksheet using the actual written terms. Unknown is a valid entry; a guess can make a comparison look stronger than it is.

Your offer creates the next question.

How do these topics apply to my particular records and proposed deal? That is the reason to book an educational phone conversation with a human MRX underwriter. Bring the worksheet and discuss the gaps instead of starting with a vague price question.

Ask for the right kind of help.

Use the call to discuss known facts, unresolved assumptions and the next record or reviewer you may need. Individualized legal, tax, title and valuation conclusions belong with appropriately qualified professionals. Clarify any transaction interests of a person supplying an analysis.

You remain in control.

The appointment is free and creates no obligation to sell. MRX provides education only and is not a buyer. A call does not certify an offer as fair, establish ownership or produce a guaranteed value. Its purpose is a clearer, better-prepared next step.

**Book your free underwriter phone appointment:
MineralRightsXchange.com/book/ | (432) 400-6198.**

WORKSHEET 01

Put the offers side by side.

Use the actual written terms. Write unknown when information is missing. Bring this comparison to your underwriter call; it organizes questions, not a valuation or a winner score.

TERM TO CHECK	OFFER A	OFFER B
Buyer / offer date		
Interest type and location		
Exact rights and depths		
Headline total and basis		
Stated acres and unit		
Assumptions / records used		
Possible price adjustments		
Diligence / extensions		
Closing / final payment		
Effective date / receivables		
Rights retained / obligations		
Questions still unanswered		

Compare the same asset and conditions before relying on totals. Neither this table nor a per-acre calculation determines value or which offer you should accept.

WORKSHEET 02

You do not need a perfect file to call.

Bring what you have. A county, a clear question and a few relevant records are a useful starting point. Do not delay just because you cannot fill every box.

Offer and transaction papers

Offer letter; proposed purchase agreement; proposed deed; all exhibits and revisions; written clarifications; stated deadlines and any existing commitments.

Ownership and location records

Relevant deeds, reservations or assignments; inheritance or estate records if applicable; county and state; legal descriptions; well, lease or unit identifiers you can connect to a document.

Lease and payment records

Leases and amendments you have; division orders; recent royalty statements; notices about suspended or unpaid amounts; useful correspondence with a payor or operator.

A note about what is missing

Write the item, where you looked, and who might have it. The purpose is a useful conversation, not to declare your title complete. Use the existing MRX ownership guide if your first question is which interests you may own.

Share only through the right channel

Do not put account numbers, signatures, banking details or private document images in a public chat or the guide request. Ask the team for the appropriate secure process if document review is needed.

Your first preparation step: write the one offer question you most want answered.

WORKSHEET 03

Bring these questions to your appointment.

Choose the three questions that would make your next decision clearer. Use general descriptions here; keep private document details in your secure records. Book at MineralRightsXchange.com/book/.

My objective and preferred timing

What I know - and which record supports it

Question 1: the biggest uncertainty

Question 2: the terms I need explained

Question 3: what I need before deciding

Who can answer / my next action

YOUR NEXT STEP

Get help applying this to your offer.

Reading the guide is a good start. If you still cannot explain what supports the number, what could change it or exactly what you would transfer, make that the subject of your underwriter call.

Book a free educational phone appointment.

Go to MineralRightsXchange.com/book/ and choose Find available phone times, or call (432) 400-6198. Elena is the fictional AI scheduling guide; the scheduled educational conversation is with a human MRX team member. A time is confirmed only after the appointment is successfully booked.

Give the conversation a clear agenda.

Ask to discuss three things: the records and assumptions behind your question; the terms or changes you cannot explain; and the next records or qualified review needed. Bring your worksheet and the offer versions you have. This is a proposed discussion agenda, not a promise that every issue can be resolved on the call.

Still exploring? Start with that.

You can ask about ownership records, royalty statements or how offers are evaluated without agreeing to sell. You do not need a buyer's letter to ask an educational question. Phone appointments are free. There is no obligation to sell or accept ongoing marketing.

What you should not expect.

MRX does not buy mineral rights, make a purchase offer, certify title or provide a certified appraisal. The call cannot guarantee a price, higher offer or sale. Use appropriately qualified professionals for your individualized legal, tax, title, valuation and financial decisions.

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REFERENCE DESK

Sources, terms and publication notes.

This guide turns common offer-review topics into questions. It does not reproduce a state's complete law. Check the current source and involve a qualified professional for your situation.

Terms to clarify

Net mineral acres, net royalty acres and payment decimals are different measures. Ask for each definition and its source. Effective date controls the allocation described by the agreement. Diligence is the review described by the transaction documents. These are orientation notes, not legal definitions.

Texas public-record reference

Railroad Commission of Texas, Royalties FAQ: county-record direction, production/permitting data and the agency's limits on lease/royalty advice. Texas-specific; other states have different agencies and procedures.

MRX companion resources

Offer-review framework; private in-browser comparison worksheet; methodology and role; Travis's fictional-guide profile; existing ownership guide; editorial and correction policy. Use the links below.

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Edition 2.0 | October 4, 2026. By Travis, fictional MRX AI Guide. Published by Mineral Rights Xchange; MRX Editorial Team retains publication responsibility. AI-assisted educational material, not a claim of independent professional review. For a correction, use the editorial-policy contact route.

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