

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