

Mineral Ownership, a Split Estate

Course Outline

- Introduction:
 - ❖ Meadowlark History
 - Past Owner Bio
 - Current Owner Bio
 - Significant Projects
 - Current Projects
 - ❖ Definition of Mineral Estates and Rights

- Split Estates:
 - ❖ Severed Estate Law
 - ❖ Who Ownes the Minerals afer Severance
 - Examples of Case Law
 - ❖ Definition of Royalties

- Reservations:
 - ❖ Documentation in the Clerk & Recorder
 - ❖ Mineral Legal Definitions
 - ❖ Fee Simple Ground
 - Access Law
 - ❖ Legal Descriptions of Minerals
 - ❖ Mineral Law

- Ownerships and Rights of each:
 - ❖ Explanation of Dominants
 - ❖ Access
 - ❖ Exploration
 - ❖ State Minerals
 - ❖ Federal Minerals

- Types of Mining Claims:
 - ❖ Unpatented Claims
 - Unpatented Claim Types
 - BLM Land
 - Fee Simple Land
 - Access Laws
 - ❖ Patented Claims
 - Ownership Law
 - Access Laws

- Discussion & Questions: 10 – 60 Minutes

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Course Objectives

Understanding the ownership of Minerals is generally very misunderstood. This course will give Real Estate Agents an understanding of the laws associated with mineral ownership vs. surface ownership of fee simple land, state owned land, federally owned land, and mining claims.

A portion of this course will be presented under Mineral rights. Mineral ownership is the superior ownership of the land and they include the right to sell all or part of the interest, the right to enter the land to produce and carry on production activities, the right to lease the mineral rights to others, and the right to create fractional shares of the mineral interest. Also referred to as a “mineral interest” or a “mineral estate.” The ownership of rights to minerals, including oil and gas, contained in a tract of land. A mineral right is a real property interest and can be conveyed independently of the surface estate. Real Estate Agents will gain the understanding of these nuances to help them navigate conversations about minerals and stand them apart from the competition through knowledge and understanding of mineral estates.

After completing this course a Real Estate agent will be able to understand the question: “Who owns the minerals and why does it matter?” Since a seller can convey only property that he or she owns, each sale of the land after the minerals are separated automatically includes only the land. Deeds to the land made after the first separation of the minerals will not refer to the fact that the mineral rights are not included. Giving a Real Estate Agent the ability to understand severed estate and the importance of each will give them more confidence when looking at larger tracts of land. This course will navigate the rights and laws associated with mineral owners and surface owners.