MINERAL RIGHTS REPORT

2026

TEXAS ROYALTY BROKERS

www.TexasRoyaltyBrokers.com | 866-239-7762 | Eric@TexasRoyaltyBrokers.com

WHY
TEXAS ROYALTY BROKERS

Today, mineral owners have more information available than ever before, but finding the right partner to help you understand your mineral ownership is still difficult.

A quick search online can lead to dozens of companies, buyers, brokers, and AI-generated answers, all claiming to help.

If you have received an offer in the mail, inherited minerals from family, or simply want to understand what your mineral rights may be worth, it can be hard to know who to trust.

CLEAR GUIDANCE IN A CONFUSING MARKET

At Texas Royalty Brokers, our goal is to help mineral owners make informed decisions with confidence. We believe mineral owners deserve straightforward answers and transparent guidance.

Since 2012, our team has helped mineral owners across Texas understand the value of their mineral rights, evaluate offers, and navigate the selling process when the time is right. Whether you are actively considering a sale or simply trying to learn more, we want Texas Royalty Brokers to be the place you turn to when you have questions about your mineral rights.

A BETTER PROCESS WHEN YOU ARE READY TO SELL

Your mineral rights may be worth far more than the offers you have received. At Texas Royalty Brokers, we help you pursue maximum value by bringing buyers together to compete. Clients are often surprised by how much more their mineral rights are really worth.

The difference is competition. A few offers only tell you what a few buyers are willing to pay. Listing with Texas Royalty Brokers exposes your mineral rights to a broad network of buyers, creating the competitive bidding environment that helps reveal their true market value.

Before accepting an offer, give the market a chance to compete. We help you compare bids, understand your proceeds after commission, and choose the offer that works best for you.

At Texas Royalty Brokers, we help mineral owners navigate the process of selling mineral rights. We make everything simple and transparent. We will guide you through each step of the process and ensure you sell for maximum value.

Whether you are considering a sale or simply have questions, we hope Texas Royalty Brokers can be a trusted resource for you now and in the future.

Sincerely,

Eric Winegar
Managing Partner

ACCREDITED BUSINESS
BBB
BBB Rating: A+

Google

Free Consultation

Scan the QR code with your phone camera to contact us.

MARKET UPDATE 2026

As we enter the second half of 2026, the mineral rights market is in an interesting position. As a mineral owner, it's important to keep an eye on world events and how they may impact your mineral rights.

There are two primary themes at play.

The conflict with Iran continues to be a major driving force. The headlines change the story daily, but the impact on oil prices has been notable. We have seen oil prices surge above $100 per barrel, fall back to pre-conflict levels, and then rise again as the conflict continues.

While the conflict with Iran is creating supply constraints in the oil market, the other major story is AI-driven power demand. This demand is likely to push the natural gas side of the market. We expect this trend to develop gradually, as the AI infrastructure buildout will take years.

What does this mean for mineral owners in 2026 and 2027?

We expect oil prices to remain volatile until the conflict with Iran is resolved and supply through the Strait of Hormuz is fully restored. Once supply normalizes, we expect volatility to decline and oil prices to move lower until the market finds equilibrium.

While oil prices may move lower in response to the supply side of the market returning to normal, we believe there is a natural floor on oil prices. This is due to the Strategic Petroleum Reserve (SPR) being depleted during the conflict. If oil prices are depressed, we would expect the government to take advantage of that and start refilling the reserve. This should create a natural floor on oil prices.

As power demand from AI continues to increase, we expect natural gas prices to also benefit over time. Natural gas prices have historically been volatile, but we believe natural gas is positioned well for the future.

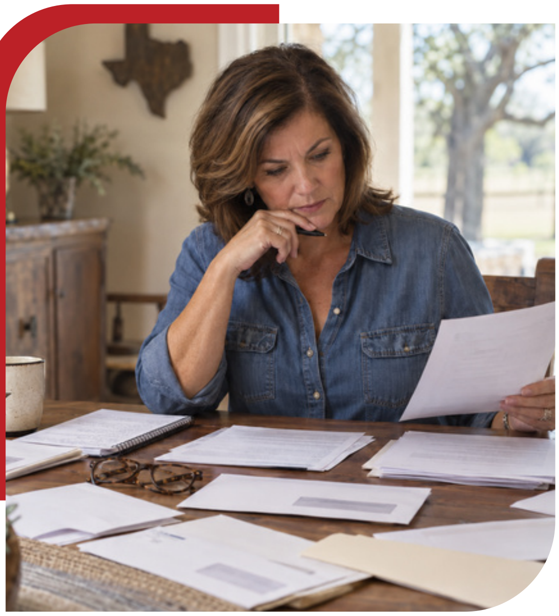
Is 2026-2027 going to be a good time to sell mineral rights?

The best time to sell mineral rights is always when it makes the most sense for you on a personal level. Trying to time the market is impossible, especially in a volatile market like oil and gas.

Right now, we see buyers aggressively purchasing. Buyers see the conflict with Iran, a depleted Strategic Petroleum Reserve, and AI demand as strong support for the market, making them optimistic. If the conflict resolves, the SPR is refilled, and AI demand fades, that picture could change. For now, we believe market conditions are favorable for mineral owners considering a sale, particularly when selling fits into their broader financial plans.

Free Consultation

Scan the QR code with your phone camera to contact us.



MINERAL RIGHTS VALUE

YOU HAVE AN OFFER. IS IT ACTUALLY A GOOD ONE?

If you own mineral rights, you have probably seen plenty of offers over the years. We see these offers every day.

After receiving a few offers, some mineral owners will negotiate their highest offer even higher. If a buyer made you the best offer you have seen, and you negotiated the offer even higher, it must be the best price, right? **In our experience, there is nearly always a better offer. Often, significantly better.**

A lot of mineral owners believe their highest **unsolicited offer** represents the best price. The only way to get true market value and ensure maximum value for your mineral rights is **competition!**

COMPETITION IS THE KEY TO MAXIMUM VALUE

When mineral owners contact Texas Royalty Brokers, they nearly always have an offer in hand. Often, they have received multiple offers and want to know whether a better price is possible. After listing, we are able to obtain a higher offer 95% of the time. Why?

Allowing mineral buyers to compete for your mineral rights drives the price higher. When you accept an offer after receiving just a few bids, you're nearly always selling below market value. In many cases, you are selling **significantly below** market value.

Mineral buyers who send unsolicited offers know they may be able to buy off-market at a price below what competition could produce. Savvy mineral owners understand that getting competitive bids is the key to maximum value.

HOW AI COSTS MINERAL OWNERS MONEY

More mineral owners are using AI to evaluate offers and estimate mineral rights value. AI can be very useful for understanding your ownership, reviewing documents, and comparing the offers you already have.

What AI cannot tell you is what other buyers are willing to pay.

If you show AI offers of $275K, $300K, and $350K, it may conclude that $350K is a strong offer. It has no way of knowing that another buyer might pay $400K **or more**. The only way to discover that is to create competition.

At Texas Royalty Brokers, we know from experience that competitive bidding is the best way to determine true market value.

HOW TO SELL MINERAL RIGHTS

Thinking about selling mineral rights in Texas?

At Texas Royalty Brokers, we can guide you through the entire process of selling mineral rights. We'll ensure you get the absolute highest price and make the process simple.

The number one mistake mineral owners make when selling mineral rights in Texas is not using a broker. **Without an experienced broker who knows the industry, you simply can't reach enough buyers to get a fair price.**

When you sell mineral rights in Texas on your own, you are almost always going to sell below market value. Why? There is no competition. You're allowing a few mineral buyers to compete for your minerals when there are thousands of mineral buyers.

A lot of mineral buyers reach out directly with offers. Owners may negotiate with a few of them and accept the best price they can find, without realizing they sold far below market value.

Finding an offer to sell mineral rights is easy. Locating the mineral buyer who is willing to pay the absolute highest price is the difficult part.

An offer you have negotiated higher can still be far below market value. Texas Royalty Brokers puts your mineral rights in front of competing buyers to help you pursue maximum value. Clients are often surprised by how much more their mineral rights are really worth.

REAL MINERAL OWNER - REAL RESULT

$1.6 MILLION	$2.3 MILLION	+$700,000 (+44%)
Existing offer	After commission	More for the owner

We can't guarantee results like this for every client, but this example highlights our ability to generate significant value for our clients.

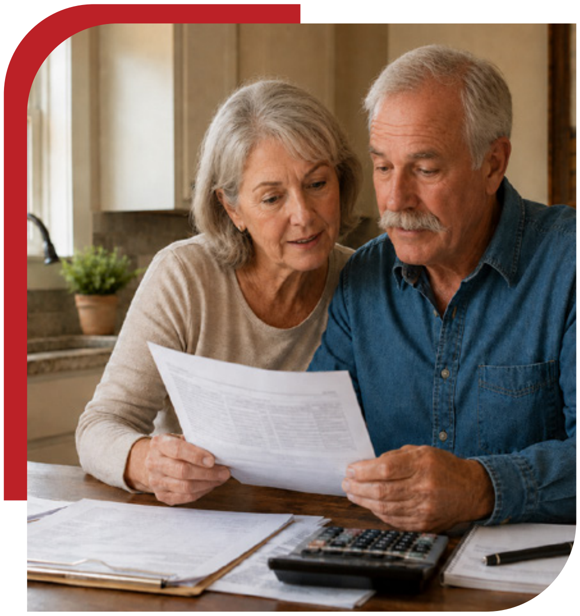
If you are going to sell mineral rights, you need buyers to compete to ensure maximum value. Visit our website or call for a free consultation about listing your mineral rights.

Free Consultation

Scan the QR code with your phone camera to contact us.

ACCREDITED BUSINESS
BBB Rating: A+

Google



SHOULD YOU SELL MINERAL RIGHTS?

Remember that each situation is unique. Deciding whether you should sell is personal. Never let anyone put pressure on you to sell mineral rights or hold onto mineral rights. Take a look at your situation and make the right decision for you.

Many mineral owners hear the advice to “never sell mineral rights” and feel conflicted about selling.

While we are biased toward selling, there are two important reasons every mineral owner should at least consider.

1. TAXES

For many mineral owners, taxes are one of the strongest reasons to consider selling. Royalty income is generally taxed as ordinary income, while selling mineral rights can be more tax-efficient.

If you inherited mineral rights, selling may be especially attractive because of the step-up in tax basis. In many cases, that can significantly reduce the tax burden compared to collecting royalty income over time.

If you have drilled but uncompleted wells on your acreage that may come online soon, it may also make sense to think about selling before that future income is realized. Timing can matter, and planning ahead may help you sell in a more tax-efficient way.

2. DIVERSIFICATION

If mineral rights represent more than 5% of your net worth or retirement savings, diversification is worth considering. Holding too much of your wealth in a single asset can create unnecessary risk.

Mineral owners also have very little control over the asset. The operator decides when the property is developed, while income and value can fluctuate with oil and gas prices. It is a little like owning a rental property where someone else controls the rent, timing, and management decisions.

Mineral rights can make sense as a smaller part of a diversified portfolio. For many owners, selling can reduce risk and free up capital for investments that may provide more predictable returns.

Free Consultation

Scan the QR code with your phone camera to contact us.

ACCREDITED BUSINESS
BBB
BBB Rating: A+

Google

MINERAL RIGHTS TAXES

While taxes are a boring topic, it is also a topic that can save you thousands of dollars if you understand how mineral rights are taxed.

The most important thing to understand is how a sale is taxed vs how collecting royalty income is taxed. If you collect royalty income, that income is taxed at **ordinary income** tax rates. When selling mineral rights, they will be taxed at **capital gains** tax rates. If you inherited the mineral rights, they will be taxed at **capital gains** tax rates **using a step-up basis**.

These topics are too in depth to cover here, but let's look at how taxes play a role in collecting royalty income and selling mineral rights:

COLLECT ROYALTY INCOME	
Gross Income:	$1,000,000
Tax Rate:	25%
Tax Paid:	$250,000
Net Income:	$750,000

SELL – CAPITAL GAINS	
Gross Income:	$900,000
Tax Rate:	15%
Tax Paid:	$135,000
Net Income:	$765,000

SELL – STEP-UP BASIS EXAMPLE	
Gross Income:	$900,000
Tax Rate:	5%
Tax Paid:	$45,000
Net Income:	$855,000

Important: In the "Step-up basis" example above, we are simply providing a hypothetical situation that would result in a 5% effective tax rate. Some mineral owners will owe 0% and some will owe 10%+. It depends on the price of oil and/or gas at the time you inherited. Contact us for a free consultation and we can provide you with an estimate.

In the scenario above, we assume the sales price will be lower than the royalty income collected over time to account for mineral buyer profit. Even with this taken into account, you will still collect more money today due to tax savings.

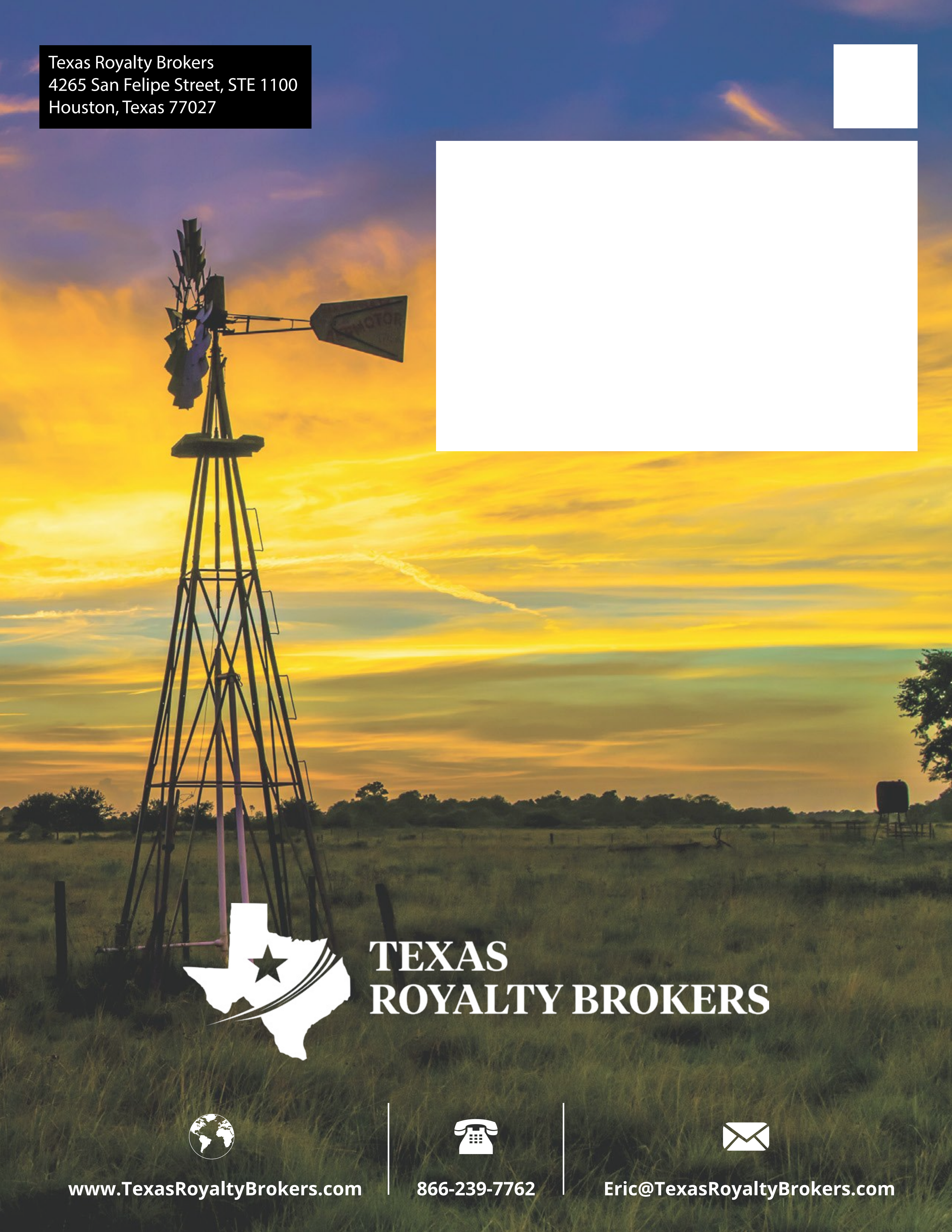
If you inherited mineral rights, you will get a step-up basis when you sell. This is a huge tax break for mineral owners that most are not aware of.

There is no reason to collect royalty income and be taxed at 25%+ for years, when you could collect that money today and gain a significant tax savings. If you are in a tax bracket that is higher than 25% the tax savings is even larger than our example.

Free Consultation

Scan the QR code with your phone camera to contact us.

ACCREDITED BUSINESS
BBB Rating: A+



Texas Royalty Brokers
4265 San Felipe Street, STE 1100
Houston, Texas 77027

TEXAS ROYALTY BROKERS

www.TexasRoyaltyBrokers.com | 866-239-7762 | Eric@TexasRoyaltyBrokers.com