

2025 MLTA Spring Education Seminar • May 14-16

Braiden Burns, Meadowlark Search, Inc.

(406) 461-2407 | burns@meadowlark-search.com

Mineral Ownership - Split Estates

INTRODUCTION: This course will be presented under Mineral Rights law. 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, is contained in a tract of land. A mineral right is a real property interest and can be conveyed independently of the surface estate, as an asset it can be listed as a corporate asset and can be “lost” if the corporation is defunct, and the minerals were not transferred out.

Do-diligence Stage

- Mineral Ownership

- Search for the mineral owner if severed from the surface

Access

- Mineral ownership and rights of mineral holders

Historically Significant Events

- Patented Mining Claims

- Public Minerals on Private Land

Mineral Severances

- Search (prior to patent, search for grantor in gran\tor/grantee recorded books in that county)

- Mineral Potential if there are there are minerals present

Access

- Case Masolo V. Thomas

Question and Answer