

Representative Rates — Oil & Gas, Right-of-Way & Land Trust Title Work

Figures below are typical ranges, not fixed prices — every engagement is scoped to the specific project and confirmed in writing before work begins (a Master Service Agreement and work order for O&G/ROW work, or a fee-for-service contract/scope letter for land trust and conservation title work).

OIL & GAS LAND SERVICES

Day-rate, billed under an MSA and work order.

Title research & curative work

\$550 – \$750 / day

Lease acquisition & negotiation

\$500 – \$650 / day
or per-lease flat fee

Division order title work

\$500 – \$650 / day
or per-instrument fee

Mineral & royalty ownership verification

\$500 – \$700 / day
or per-project flat fee

RIGHT-OF-WAY & EASEMENTS

Day-rate or per-parcel, by campaign size.

Pipeline & utility easement acquisition

\$550 – \$750 / day
or \$750 – \$2,500 / parcel

Landowner relations, multi-parcel campaigns

\$550 – \$750 / day

Haul-road & access easements

\$500 – \$1,500 / parcel

LAND TRUST & CONSERVATION TITLE WORK

Fee-for-service or scope letter; often grant/budget-funded.

Conservation easement due diligence & title work

\$85 – \$150 / hr
or flat project fee

Baseline documentation reports (BDR)

\$1,500 – \$4,000 / report

Land trust ownership research

\$75 – \$125 / hr

HOW RATES ARE SET

Final pricing depends on project scope and volume, geography and travel, timeline/urgency, and data availability (a clean courthouse index moves faster than a rural county still on paper). Larger campaigns and standing/retainer relationships are priced accordingly — ask for a project-specific quote.

Net-30

Standard Payment Terms

Written Scope

Confirmed Before Work Begins

MSA-Based

Work Order Structure

Nationwide

Multi-State Coverage

Active in Texas, New Mexico, Arizona, Nevada, Utah, Colorado, Oklahoma, South Dakota, Wyoming, Montana & Idaho — national reach beyond that.