

REAL ESTATE AND EQUIPMENT AUCTION

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TUESDAY, MARCH 10 • 11:00 AM

**New \$60 Million Dollar / 60 Million Gallon per Year
Partially Completed Biodiesel Plant on 508± Acres,
Real Estate & Equipment • Construction Started in 2007
\$38 Million Spent To Date • Real Estate Selling in Tracts or as Entirety**



508± ACRES WITH RAIL ACCESS



\$2.2 MILLION DOLLARS WORTH OF NEW BOILER EQUIPMENT



TINA (CARROLLTON), MISSOURI 64682 USA

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BIODIESEL AUCTION

REAL ESTATE & EQUIPMENT AUCTION

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TUESDAY, MARCH 10 - 11:00 AM
16749 Highway 65, Tina (Carrollton), MO 64682

New \$60 Million Dollar/ 60 Million Gallon per Year
PARTIALLY COMPLETED BIODIESEL
PLANT ON 508± ACRES
With Plans to Add 35 Million Bushel Per Year
Soybean Processing Facility

Reason for Sale: American Energy Producers, Inc.(AEPI), is a New Generation Producer Cooperative Made Up of 989 Members. The Goal was to be 100% Owned by Agricultural Producers. The Cooperative Raised \$35,000,000+ and Began Construction in Order to take Advantage of Incentives at the Time. However, AEPI was Unable to Obtain Additional Financing During Construction. Work at the Site Has Been Halted and Members Have Now Voted to Put the Plant Up for Sale via Auction. AEPI Would Consider Partnership/ Financing Opportunities to Complete the Plant. Contact Auction Company for Details.

Plant Summary: The American Energy Producers Inc. Facility started construction in 2006/2007, with \$38 Million spent to date. It is one of nine biodiesel plants in the state of Missouri, which ranks number 3 for total biodiesel production capacity. The plant is located in North Central Missouri (Carroll County) where there is an abundance of soybeans, water and natural gas. A new 42 inch natural gas pipeline passes through the site. The site sits 2.5 miles southeast of Tina and 9 miles north of Carrollton. There is railroad access to the BNSF line and excavation work is mostly done to support the installation of a 110 car oval track; two rail spurs are currently waiting installation at the site. New turn lanes on Highway 65 have been installed to support the new truck traffic to the site.

AEPI planned to focus on biodiesel production initially and then move forward with construction and operation of soybean processing operations. The plant utilized continuous refining with silica pretreatment and Methyl ester transesterification equipment designed and manufactured by Crown Iron Works. Much of the biodiesel equipment has been installed in the steel building structure, including chemical reaction vessels, soy oil storage tanks, methanol storage tanks, glycerin storage tanks, biodiesel storage tanks and other process equipment. Other equipment like two 95 MMBTU/hr Johnston Boilers capable of running on natural gas or #2 fuel oil and their related pieces are either stored in the onsite warehouse or at other locations around the site. The primary feedstock for the biodiesel plant was refined and bleached soy oil, with plans to supplement with animal fat and waste cooking oil. The proposed capacity for biodiesel production was 164,383 gallons/day or roughly 60 million gallons per year.



Auction will be held at Rupe Community Center, 710 Harvest Hills Drive, Carrollton, MO

INSPECTIONS: Tuesday, February 17 9 am - 5 pm
 Tuesday, March 3 9 am - 5 pm
 Monday, March 9 9 am - 5 pm
 Other times by Appointment

DIRECTIONS TO PLANT SITE: From the City of Carrollton, go North on Highway 65 approximately 9 miles; the site will be on the west side of the road. Access to the plant is off of CR 170. The south portion of the property can be viewed off of CR 180. The plant is at the intersection of Hwy 65 & CR 170.

TAKE VIRTUAL TOUR AT MAASCOMPANIES.COM
REQUEST BIDDER KIT FOR COMPLETE TERMS AND DETAILS!

TUESDAY, MARCH 10 – 11:00 AM

TRACT 1: MAIN PLANT SITE ON 489± ACRES, 250-300± ACRES TILLABLE, (131± TILLABLE/150± HAY LAND CURRENTLY LEASED THROUGH 2015)



TRACT 1: 7,200± SQ. FT. WAREHOUSE BUILDING



TRACT 1: 1,000± SQ. FT. OFFICE/SHOP BUILDING



LOCATION

The plant is located in Carroll County, which is in the North Central portion of Missouri. It sits between Chillicothe and Carrollton, approximately 9 miles north of Carrollton on Highway 65 and 2 miles Southeast of Tina. Carrollton is approximately a 1½ hour drive NE of Kansas City. The site has rail access to the BNSF rail line.

MANNER OF SALE

The AEPI Real Estate will be offered in 3 Individual Tracts followed by Piecemeal Equipment Lots. Bidders will have the opportunity to bid on **TRACT 1- MAIN PLANT SITE ON 489± ACRES (200-300± TILLABLE) WITH: 7,200± SQ. FT. WAREHOUSE, 1,000± SQ. FT. OFFICE/SHOP, TRACT 2- LAND 19± TILLABLE ACRES (NE Portion of the Property North of the RR Tracts), TRACT 3- ENTIRETY PURCHASE OF TRACTS 1 & 2.** The Real Estate will sell whichever way brings the highest dollar. Piecemeal Equipment will follow Tracts 1-3.
LAND LEASE: Tracts 1 & 2 Currently have 150± Acres Tillable and 150± Acres Hay Land Leased Out Until December 2015.

PRE-AUCTION ENTIRETY OFFERING: The plant is available for purchase prior to auction as an entirety, including both real estate and equipment. Potential buyers are encouraged to explore this option in a timely manner and submit their bids prior to Wednesday, February 25th at 5:00pm Central Time; after this date, the plant will be sold piecemeal at auction. Contact the Auction Company for additional information.

EQUIPMENT REMOVAL SUMMARY: NO REMOVAL ON DAY OF AUCTION! Due to the nature of this facility, one rigging company will be contracted to oversee all removal aspects of this plant. The rigging company will provide a price guideline prior to auction estimating removal costs for each piece of equipment. In addition to paying for the equipment, buyers will also pay for removal costs, which will include the item being removed from the facility and loaded onto a truck/trailer. The rigging company will provide a forklift and removal assistance for all small items based on an hourly fee. A price guideline will be available prior to auction. Small items are those not attached to the real property. Buyers will have 7 days to remove all their small purchases; after this date, all remaining items are subject to forfeiture. Buyers of larger items will be required to contract for removal within 7 days of the auction; actual removal deadlines will vary by lot. Companies may petition for a rigging exception; these requests will be evaluated on a case by case basis.

TERMS OF SALE

REAL ESTATE TERMS: 10% Buyer Premium. Persons must show \$20,000 Certified Deposit at time of registration to obtain a bidding number. 10% Minimum Certified Deposit/Tract due on day of sale, with a deposit equal to 20% due within 48 hours, and balance due at closing in 30 days. The Deposit Money shall become Earnest Money and is non-refundable. Attorney Joe Thompson, Barnes & Thornburg, LLP is coordinating the closing. Real Estate is selling AS-IS, WHERE-IS WITH NO WARRANTIES OR GUARANTEES, EXPRESS OR IMPLIED. Subject to Prior Sale. See Bidder Kit for complete terms. Valid Government Issued Photo ID required to obtain bidding number.

EQUIPMENT: 10% Buyer Premium. 13% Internet Buyer Premium. All funds due and payable on day of sale via cash, wire transfer (posting within 24 hours) or certified check. No equipment can be removed from the site without full payment. Sales tax may apply. Buyers with exemption status must document this AT OR BEFORE REGISTRATION. Small items must be removed within 7 days or are subject to forfeiture. Larger items require a rigging commitment within 7 days. Items left longer than 45 days are subject to forfeiture. Removal, packaging and transportation costs are the responsibility of buyer. All sales are final. Everything is sold AS-IS, WHERE-IS WITH NO WARRANTIES OR GUARANTEES, EXPRESSED OR IMPLIED. Subject to Prior Sale. In all transactions, Auctioneer is acting as an Agent for the Seller. Buyers are urged to inspect items prior to purchase. Seller and Auctioneer are not responsible for items. All information received from reliable sources believed to be correct, but not guaranteed by the Auction Company. Any announcement made at the auction takes precedence over any material published about this event. In the event of a dispute, Auctioneer has final decision. Valid Government Issued Photo ID required to obtain bidding number. Terms of Sale and Sale Transaction Subject to Owner Approval.

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MAAS
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BIODIESEL AUCTION

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Tyler J. Maas 03122014, Ronald R. Kirby 3-15.



NEW \$60 MILLION
DOLLAR/60 MILLION
GALLON PER YEAR
PARTIALLY COMPLETED
BIODIESEL PLANT
ON 508± ACRES, REAL
ESTATE & EQUIPMENT

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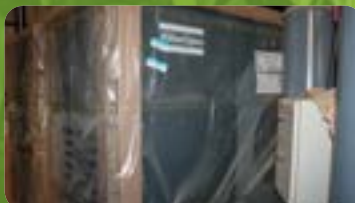
\$38,000,000
*Spent on
Construction/
Equipment
to Date!*

BIODIESEL PLANT AUCTION

BRAND NEW ROSEMOUNT INSTRUMENTATION EQUIPMENT, KICE BAG HOUSES, GOULDS PUMPS



NEW ALFA LAVAL HEAT EXCHANGERS, ATLAS COPCO COMPRESSORS, KICE AIR POWER UNITS, JAMESBURY ACTUATORS/VALVES



STAINLESS PROCESS EQUIPMENT/PIPES, STRUCTURAL STEEL/DECKING, SCRAP STAINLESS/CARBON STEEL



BIODIESEL AUCTION