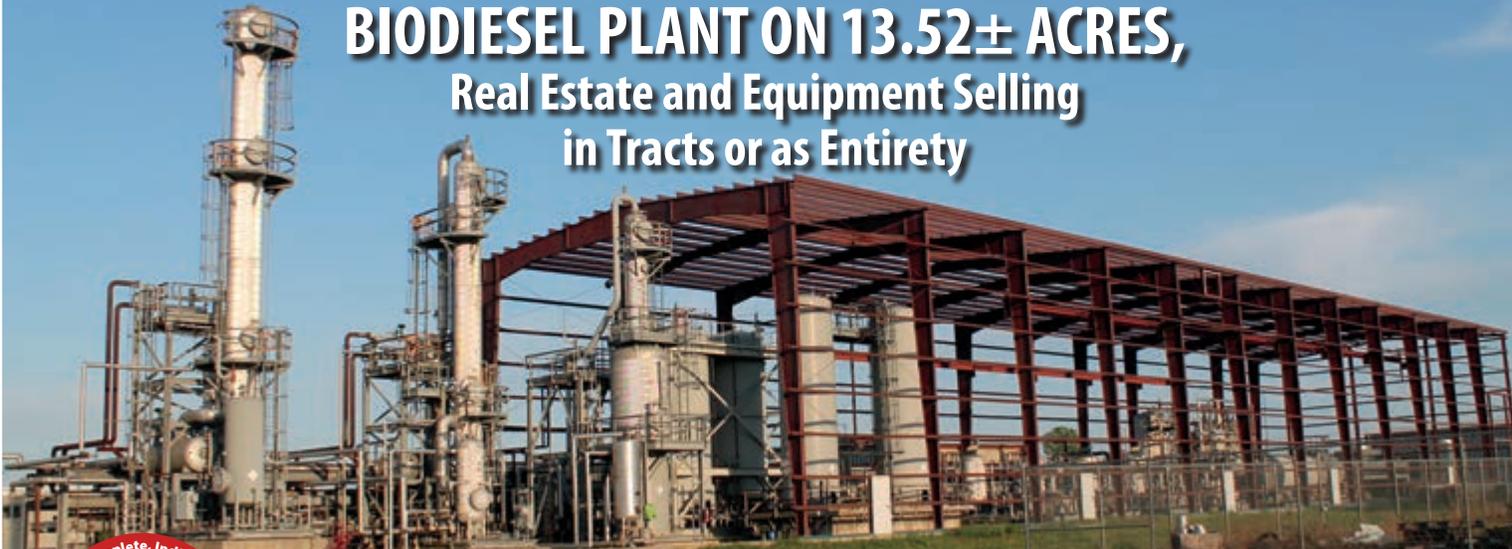


LENDER OWNED SEALED BID AUCTION

www.maascompanies.com

THURSDAY, JULY 22 • SEALED BID DEADLINE 4:00 PM CT

**50 MILLION GALLON PER YEAR PARTIALLY COMPLETED
BIODIESEL PLANT ON 13.52± ACRES,
Real Estate and Equipment Selling
in Tracts or as Entirety**



A&E STEEL PROCESS BUILDING: 68' x 292' (45' EAVE) INSTALLED & 68' X 77' (74' EAVE) UNINSTALLED,
25,092' SQ. FT. TOTAL, 8" FLOOR WITH INDIVIDUAL CONCRETE PADS FOR SKIDS AND COLUMNS



VIEW OF THE FUTURE TANK FARM LOCATION



THE MAJORITY OF ALL PROCESS EQUIPMENT IS INSTALLED



NEWTON, ILLINOIS 62448 USA

IUKA STATE BANK - SELLER

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BIODIESEL AUCTION

LENDER OWNED SEALED BID AUCTION

www.maascompanies.com



BIODIESEL PLANT AUCTION
THURSDAY, JULY 22
SEALED BID DEADLINE 4:00PM CT
8810 Commercial Ave, Newton, Illinois 62448

PARTIALLY COMPLETED 50 MILLION GALLON PER YEAR BIODIESEL PLANT ON 13.52± ACRES

MODULAR UPGRADABLE DESIGN WITH PARTIALLY COMPLETED RAIL SPUR

Reason for Sale: BN National Trail Biodiesel LLC., purchased and planned to complete an unfinished scalable 50 million gallon per year multi-feedstock capable biodiesel plant in Newton, Illinois. During construction of the plant the company fell behind on payments to the lender and eventually lost ownership of the site and equipment through foreclosure. The land and all equipment is now owned by Iuka State Bank. Iuka State Bank has now decided to sell the site and auction all equipment via Sealed Bid Auction.

Plant Summary: The plant is located in an Enterprise Zone, TIF District and an Opportunity Zone in one of the busiest trucking corridors in the country. The 13.52± acre site has room to expand in several directions with land owned by the city and a municipal economic development group. The majority of the infrastructure has already been installed. Several buildings have been completed along with extensive pipe racking in the process plant to the future tank farm. The main process building has 75% of the structural steel installed. The remaining framing/wall/roof components for completion are staged onsite. A partially completed private rail spur with scale sits adjacent to three tracks owned by Indiana Railroad Company. Two truck scales have been installed at the North and East end of the property. The plant consists of process equipment designed by Kreido Biofuels and includes spinning tube-in-tube (STT) reactors, distillation columns and modular process skids. An additional reaction skid could be added to boost production to 62+ MMGY. Electrical equipment and control system was supplied by Siemens and Allen Bradley. The boiler was supplied by Superior, cooling towers by Evapco, chiller by McQuay. The plant has been online and produced biodiesel. The lines and tanks have been drained while the plant has been idle.

Utilities: City of Newton Water/Sewer, Heavy Power to Site, Natural Gas Available from Ameren. All water lines, fire loop water main, sanitary sewer lines, storm sewer lines and detention basin are installed. An oil water separator is located in the basement of the process support building. Digital waste water sensor with meter located in office.



AUCTION WILL BE SEALED BID ONLY, NO LIVE AUCTION WILL TAKE PLACE AT THE FACILITY ON JULY 22

INSPECTIONS: Tuesday, June 29 9 am - 3 pm
 Tuesday July 20 9 am - 3 pm
Other times by Appointment

DIRECTIONS TO THE PLANT SITE: The plant is located in an Industrial Park in the S.E. portion of Newton. From downtown head South on IL-130. Turn left onto Industrial Drive. From Industrial Drive turn left onto Commercial Ave, the plant will be on your right 8810 Commercial Ave. Please Note: Google has Southside Court listed instead of Commercial Ave.

BROKER PARTICIPATION: Broker Participation is welcome, but not required. A 2% commission will be paid to the licensed broker who, registers the bidder who pays for and settles for the real estate. A broker buying on their behalf, or on behalf of any business entity which they hold an interest, is not entitled to a commission.

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

THURSDAY, JULY 22 • SEALED BID DEADLINE 4:00 PM CT

TRACT 1: INNOVATION CENTER BUILDING-MAIN OFFICE/WAREHOUSE- 7,500 SQ. FT. 75' X 100', 18' EAVE, (1,050 SQ. FT. OFFICE, 25' X 42')



TRACT 1: WAREHOUSE WITH 2-TON OVERHEAD CRANE, 2-14' X 14' OVERHEAD DOORS, 6" & 8" FLOORS, ROUGHED IN PLUMBING FOR LOCKER ROOM



TRACT 1: SOUTH UTILITY BUILDING-A & E STEEL 5,994 SQ. FT. 49.5' X 132', 22.5' EAVE, 14' X 12' OVERHEAD DOOR, 8" FLOORS



TRACT 1: PROCESS SUPPORT BUILDING-A & E STEEL 1,950 SQ. FT. 39' X 50', CONTROL/LAB/SERVER/MCC/RESTROOM/SMALL BASEMENT



LOCATION

Newton is located in Jasper County, which is in the South Eastern portion of Illinois. Newton is at the intersection of Illinois Routes 130 and 33 which each bring 8,000+ cars through the city each day. The nearest larger town is Effingham which is 23 miles to the West, where I-57 and I-70 intersect. Effingham is located between St. Louis and Terre Haute.

ECONOMIC DEVELOPMENT INCENTIVES

The City of Newton and Jasper County Economic Development are willing to fully cooperate and assist with a new buyer to get the plant completed. Additional incentives: TIF District Incentives, Opportunity Zone, Enterprise Zone, Commercial/Industrial Electric Rate Incentive, City of Newton Revolving Loan Fund, South Central Illinois Regional Planning and Development Commission (SCIRPDC). Additional information can be found on the Jasper County Economic Development, Inc. website: <https://jaspercountyillinois.org/about-business-incentives>

MANNER OF SALE

The former BN Trail Biodiesel LLC., facility will be offered in 3 Individual Tracts. Bidders will have the opportunity to bid on: **TRACT 1**-MAIN PLANT SITE ON 13.52± ACRES WITH: 7,500 SQ. FT. MAIN OFFICE/WAREHOUSE, 5,994 SQ. FT. UTILITY BUILDING, 25,092 SQ. FT. PROCESS BUILDING, 1,872 SQ. FT. PROCESS SUPPORT BUILDING, 324 SQ. FT. TANK FARM SUPPORT BUILDING, 2 IN-GROUND TRUCK SCALES, RAILCAR SCALE, **TRACT 2**- BIODIESEL PROCESS EQUIPMENT IDENTIFIED IN THE EQUIPMENT CATALOG, **TRACT 3**- ENTIRETY PURCHASE OF TRACTS 1 & 2. The facility will sell which ever way brings the highest dollar.

TERMS OF SALE

REAL ESTATE & EQUIPMENT TERMS: TRACTS 1 & 3: 10% Buyer Premium. Sealed Bid deadline is Thursday, July 22 4:00pm CT. Offers must be received by the deadline and be accompanied by a \$20,000 earnest money deposit (cashier check or wire) and a completed Sealed Bid Form. An additional deposit is due within 48 hours bringing the total monies in escrow to 20% of the purchase price. Balance due at closing within 30 days. Deposit monies are earnest monies and non-refundable. Deposits of non-winning bidders will be returned immediately following the auction. Bids must be sent via a traceable courier to Maas Companies Inc at 6923 10 Ave SW, Rochester, MN 55902. Sealed Bids are binding and non-revocable. Attorney Douglas R. Hoffman with Black, Ballard, McDonald, P.C. is coordinating the closing. Funds are payable to Black, Ballard, McDonald P.C. Real Estate & Equipment are Selling Subject to Owner Confirmation. **TRACT 2:** 10% Buyer Premium. Payment due at time of Sale. No equipment can be removed without full payment. Items must be removed within 90 days. Additional removal time will be allowed if required. Equipment Selling Subject to Owner Confirmation. RE & Equipment are selling AS-IS WHERE-IS WITH NO WARRANTIES OR GUARANTEES EXPRESSED OR IMPLIED. See Bidder Kit for complete terms. In all transactions, Auctioneer is acting as an Agent for the Seller. All information received from reliable sources believed to be correct but not guaranteed by auction company. Any announcement made during the auction process takes precedence over any material published about the event.

BIODIESEL AUCTION



AUCTION DIVISION
507.285.1444
 Rochester, Minnesota



P.O. Box 7127, Rochester, MN 55903-7127 USA

Phone: 507.285.1444 Fax: 507.285.0034

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www.maascompanies.com



**BANK OWNED
SEALED BID AUCTION
PARTIALLY COMPLETED
50 MMGY BIODIESEL PLANT
ON 13.52± ACRES
REAL ESTATE & EQUIPMENT**

www.biodieselpantauction.com



8810 Commercial Ave
Newton, Illinois 62448

THURSDAY, JULY 22

SEALED BID DEADLINE 4:00PM CT

**LIKE NEW
PARTIALLY
COMPLETED
BIODIESEL PLANT
WITH RAIL SPUR!**

BIODIESEL PLANT AUCTION

TRACT 2: BIODIESEL PROCESS EQUIPMENT DESIGNED BY KREIDO BIOFUELS, 95% OF EQUIPMENT HAS BEEN INSTALLED!



TRACT 2: 4-KREIDO BIOFUELS REACTION SKIDS, MIXING SKID, OIL FEED SKID



TRACT 2: 1 OF 3 ROOMS OF ALLEN BRADLEY CENTERLINE 2100 MOTOR CONTROL CENTERS



BIODIESEL AUCTION