

BIODIESEL SEALED BID AUCTION

www.biodieselpantauction.com

WEDNESDAY, NOVEMBER 13 • SEALED BID DEADLINE 4:00 PM

**10± Million Gallon Per Year
Biodiesel Facility on 6± Acres
Equipment Selling as Package,
Real Estate Lease is Assumable/Negotiable**



2-STORY PROCESS BUILDING WITH
PIPE RACK TO RAIL/TRUCK LOADOUT



335,400± GALLON TANK FARM, SOME INSULATED
W/HEAT, CONCRETE CONTAINMENT WALLS

CLAYTON, DELAWARE USA

**BROKERS
WELCOME!**
1% Broker
Participation



MAAS
companies inc
www.maascompanies.com

BIODIESEL SEALED BID AUCTION

www.biodieselplantauction.com

WEDNESDAY, NOVEMBER 13 - 4:00 PM
281 School Lane, Clayton, Delaware

10± MILLION GALLON PER YEAR BIODIESEL FACILITY ON 6± ACRES EQUIPMENT SELLING AS PACKAGE, REAL ESTATE LEASE IS ASSUMABLE/NEGOTIABLE

PLANT SUMMARY: The Chesapeake Green Fuels Site was originally built in 2006/2007 and had an initial production capacity of approximately 5 million gallons per year. In 2009 the plant was upgraded with a new multi-feedstock pretreatment system which included bleaching/filtration. FFA reduction process was upgraded with a Glycerolysis system, methanol distillation and a methyl ester distillation system was added. Plant capacity was increased to approximately 10 million gallons per year. The plant is now idle and will be sold during a sealed bid auction process.

6.0± Acre Site, 6,944 Sq. Ft. Production Bldg, 3,000 Sq. Ft. Utility Bldg, 768 Sq. Ft. Modular Office Bldg, 335,400 Gallon Tank Farm, Facility Surrounded by 6' Chain Link Security Fence, New Owner can Assume Lease and Operate On-Site or Re-locate Equipment, Plant Process and Design by Desmet Ballestra Group, Construction by Fagen Engineering, LLC.

LAND LEASE: The refinery is leased from Norfolk Southern Company pursuant to a Lease Amendment effective January 4, 2010. The leased property is served by a rail siding to the refinery which connects the refinery to a main rail line.

The Lease provides for three (3) renewal terms of five (5) years each, with the final term expiring November 30, 2029. Rent is paid in one annual payment, currently \$43,796.68 and there is an annual rent escalator indexed to the CPI. The successful bidder who assumes the Lease will be responsible for pro-rated rent after the date of settlement, over and above the purchase price.

The Lease contains a provision that allows its assignment with the approval of the Lessor, whose approval is not to be unreasonably withheld. A successful bidder with appropriate financial and technical credentials should be able to assume the Lease. Bidder Kits will include further information, including a copy of the Lease and contact information for the Norfolk Southern leasing representative.

The Lease also provides the option for the equipment to be dismantled and removed so that it can be transported to and used at another location.

A successful purchaser wishing to remove the equipment will be responsible for all costs of removal, including leaving the refinery premises in clean and safe condition after removal.

The buyer does not have to assume the existing lease. They can renegotiate the terms based on their future use of the site.



REQUEST EQUIPMENT CATALOG FOR COMPLETE EQUIPMENT DESCRIPTIONS!

LOCATION: Clayton is located 15 miles north of Dover and 60 miles northeast of Annapolis, less than 100 miles from Washington D.C., with easy access to Baltimore, Philadelphia, New York, New Jersey and Norfolk.

INSPECTIONS: Tuesday, Oct. 15 9:00am - 2:00pm
Tuesday, Nov. 12 9:00am - 2:00pm
Other Times By Appointment

BROKER PARTICIPATION: Broker Participation is welcome but not required. A 1% Commission will be paid to the licensed broker who prior to the bid deadline, registers the bidder who pays for and settles for the equipment. A broker buying on his/her behalf, or on behalf of any business entity in which he/she holds an interest, is not entitled to a commission.

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

WEDNESDAY, NOVEMBER 13 • SEALED BID DEADLINE 4:00 PM

PROPERTY HAS NORFOLK SOUTHERN RAIL SPUR WITH RAIL CAR UNLOADING/LOADING CAPABILITY



335,400± GALLON TANK FARM, SOME INSULATED W/HEAT, CONCRETE CONTAINMENT WALLS



768± SQ. FT. MODULAR OFFICE BUILDING WITH 2-OFFICES, CONFERENCE ROOM, BATHROOM, KITCHEN, DECK/ADA RAMP



PLANT UTILITY BUILDING WITH SHOP, BREAK/LOCKER ROOM, RESTROOM, FULLY EQUIPPED LAB



SQUARE D MODEL 6 MOTOR CONTROL CENTER, VFD'S, TRANSFORMERS, SULLAIR COMPRESSOR, YORK SHIPLEY BOILER



MAIN LEVEL BIODIESEL PROCESS EQUIPMENT AND EDWARDS VACUUM PUMP



SECOND FLOOR BIODIESEL PROCESS EQUIPMENT



BIODIESEL AUCTION

MAAS
companies inc

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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Diane Maas, President, Maas Companies Inc.

www.maascompanies.com



10± MILLION GALLON PER YEAR BIODIESEL FACILITY ON 6± ACRES

EQUIPMENT SELLING AS PACKAGE, REAL
ESTATE LEASE IS ASSUMABLE/NEGOTIABLE

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Chesapeake Green Fuels

281 School Lane

Clayton, DE 19938

WEDNESDAY, NOVEMBER 13

SEALED BID DEADLINE 4:00PM

*Current
Trucking
Company
Tenant*



BIODIESEL PLANT AUCTION

BUY THE ONLY BIODIESEL REFINERY IN THE MID-ATLANTIC REGION

STATE OF THE ART FACILITY WITH AUTOMATED CONTROL SYSTEM



RAILCAR AND TRUCK UNLOADING/LOADING CAPABILITIES



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MANNER OF SALE: 10% buyer premium. Sealed bids will be accepted by Maas Companies until **Wednesday, November 13, 2019 at 4:00 PM CDT**. Sealed Bid offers must be received by the deadline and be accompanied by a \$20,000 earnest money deposit (check or wire) along with a fully completed Bid Submission form. Deposits will be returned to the unsuccessful bidders. Bids must be delivered by traceable courier to **Maas Companies Inc at 6923 10 Avenue SW, Rochester, MN 55902**. All bids are subject to Seller's acceptance on or before **Thursday, November 14 at 4 PM CDT**. Bidders will be notified of the Seller's decision in writing via email. At this time, the Seller, in its sole discretion, may either declare one of the bidders the winner and the auction process ended or in the event of a tie, the Seller may invite the high bidders to participate in a limited live auction. Should the auction process continue to a limited live auction, the event will be held on **Friday, November 15 at 11:00 AM CDT**. Buyers will be able to participate via phone. Buyers are strongly encouraged to submit their highest and best offers by **Wednesday, November 13, 2019 at 4 PM CDT**. The Sealed Bid Auction process is binding and offers are non-revocable, buyers should request and thoroughly review all documents prior to submitting a sealed bid offer. Selling AS-IS, WHERE-IS, WITH NO WARRANTIES EXPRESSED OR IMPLIED. Closing within 30 days, on or before December 11, 2019. Selling Subject to Owner Confirmation. Subject to Prior Sale. To obtain a Bidder's Kit, please contact the auction company at 507-285-1444.

BIODIESEL AUCTION