### www.maascompanies.com THURSDAY, NOVEMBER 14 • BIDDING 4:00 PM CT 0 FORMER 10 MILLION GALLON A YEAR BIODIESEL PLANT 21,325 SQ. FT. ON 13.76±ACRES SELLING AS A PACKAGE!! PERFECT FOR A CO-OP, FUEL/OIL/FERTILIZER DISTRIBUTOR Matterport 360 Virtual Tour Available 24/7 Ш RADIANT HEAT IN OFFICE/WAREHOUSE & SIDEWALKS 452,000± GALLON NOMINAL UNDER ROOF CAPACITY LARGE INDOOR TANK FARM AND LOADING AREA 2,785 SQ. FT. OFFICE AREA WITH LAB 18,540 SQ. FT. PROCESS/WAREHOUSE/TANK STORAGE CRAWFORDSVILLE, IOWA 52621 USA SELLING AS A Powered By: Live Online Bidding oroxipid

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www.biodieselplantauction.com

AND ALL

*EOUIPMENT!!* 

ONLINE REAL ESTATE AND EQUIPMENT

# AUCTIONE WWW.maascompanies.com

Complete Liquidation of Real Estate & Equipment · Auction will be Online

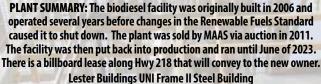


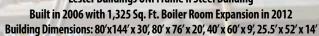
THURSDAY, NOVEMBER 14 BIDDING ENDS AT 4:00PM CT 3187 320th St., Crawfordsville, Iowa 52621

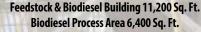




REASON FOR SALE: W2FUEL made the decision to close the plant in June of 2023 due to changes in the Renewable Fuels Standard. As a result of the plant closure, the real estate and equipment are now declared surplus to their ongoing operations and will be sold as a package via an Online Auction.







Boiler Room Expansion 1,325 Sq. Ft.
Administration Building 2,785 Sq. Ft.

Plant has Radiant In-Floor Heat with Heated Exterior Sidewalks
Well/Septic/Phone/Card Access/CCTV Camera System,
Fire Sprinkler System in Process/Utility Areas Fed From Pond
PLANT STORAGE CAPACITIES: Total Storage 599,402± Gallons,
Interior: 475,902± Gallons, Exterior: 123,500± Gallons.

LOCATION: Located in S.E. lowa, the plant is strategically located in the Midwest with easy access to key distribution routes. Iowa City is 33 miles to the north, Mt. Pleasant is 18 miles to the south and the Quad Cities of Davenport, Moline, Rock Island and Bettendorf are only 65 miles to the northeast.

UTILITIES: Well/Septic/Propane/Electric.



BILLBOARD LEASE: \$4,800/year with Lamar Companies.
COUNTY: Washington
PARCEL ID: 1627200018
ZONED: Industrial
2024 ASSESSED VALUE: \$1,563,100.00





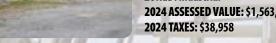












#### **ALL EQUIPMENT WILL SELL AS A PACKAGE WITH THE REAL ESTATE!**

INSPECTIONS: Tuesday, October 29 · 9:00am-3:00pm Tuesday, November 12 · 9:00am-3:00pm OTHER TIMES BY APPOINTMENT

Matterport™ 360 Virtual Tour Available 24/7

LOCATION: The plant is located 1  $\frac{1}{2}$  miles southeast of the City of Crawfordsviile in Washington County, lowa. Crawfordsville is in the southeastern portion of lowa about 60 miles south of Cedar Rapids and 70 miles southwest of Davenport. The site is located along the south side of County Highway G-62 (320th St.) and boardered on the west by U.S. Highway 218.

TAKE VIRTUAL TOUR AT WWW.BIODIESELPLANTAUCTION.COM REQUEST BIDDERS KIT FOR COMPLETE TERMS AND DETAILS!

## CRAWFORDSVILLE, IOWA THURSDAY, NOVEMBER 14 • BIDDING 4:00 PM CT

2,785 SQ. FT. OFFICE AREA WITH 5-OFFICES, 2-RESTOOMS/1-WITH SHOWER









LAB WITH VENT HOOD DUCTS, GAS PIPING, SINK, EXTENSIVE BUILT IN CABINETS









MULTIPLE PROCESS BAYS WITH FLOOR DRAINS, HIGH BAY LIGHTING, 20' SIDEWALLS









NEW BOILER ROOM ADDITION WITH KEWANEE BOILER, PLANT CONTROL ROOM









INTERIOR BULK OIL STORAGE TANKS 451.GALLON NOMINAL UNDER ROOF CAPACITY









**REAL ESTATE & EQUIPMENT TERMS:** 10% Buyer Premium. \$5,000 Certified Funds are required to be in escrow prior to obtaining bidding privileges. A deposit equaling 20% and signed purchase agreement are due within 48 hours of bid acceptance, balance due at closing on or about Friday, December 13th 2024; deposit monies of high bidder are earnest monies and non-refundable. Deposits of non-winning bidders will be returned immediately following the auction. Real Estate & Equipment is Selling Subject to Owner Confirmation and AS-IS, WHERE-IS, WITH NO WARRANTIES OR GUARANTEES EXPRESSED OR IMPLIED. No equipment can be removed prior to closing. See Bidders 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 the auction company. Any announcement made during the auction process takes precedence over any material published about the event.

**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 own behalf, or on the behalf of any business entity which they hold an interest, is not entitled to a commission. Broker must submit Broker Participation Form prior to Thursday, November 14th, 2024.

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AUCTION DIVISION
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Rochester, Minnesota



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Diane Maas, President, Maas Companies Inc.
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FORMER 10 MILLION GALLON A YEAR BIODIESEL PLANT 21,325, SQ. FT. ON 13.76± ACRES SELLING AS A PACKAGE!!



## AUCTION PROCESSING PLANT, SURPLUS EQUIPMENT, 13.76± ACRES

13,000 GALLON INSULATED/HEAT TRACED TANK, 29,000 GALLON CARBON STEEL TANK









CARRIER 120 TON AQUA SNAP CHILLER, MARLEY/SPX CROSSFLOW COOLING TOWER









DISTILLATION COLUMN, 30,000 GALLON PROPANE TANK, BOILER, HYSTER FORKLIFT







