

ONLINE REAL ESTATE AND EQUIPMENT AUCTION

www.maascompanies.com

THURSDAY, NOVEMBER 14 • BIDDING ENDS AT 4:00 PM CT

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**



RADIANT HEAT IN OFFICE/WAREHOUSE & SIDEWALKS
2,785 SQ. FT. OFFICE AREA WITH LAB
18,540 SQ. FT. PROCESS/WAREHOUSE/TANK STORAGE

452,000± GALLON NOMINAL UNDER ROOF CAPACITY
LARGE INDOOR TANK FARM AND LOADING AREA

CRAWFORDSVILLE, IOWA 52621 USA

**SELLING AS A
PACKAGE WITH
REAL ESTATE
AND ALL
EQUIPMENT!!**

Live Online Bidding
877-505-7770

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BIODIESEL AUCTION

ONLINE AUCTION

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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**

**21,325 TOTAL SQ. FT.
ON 13.76± ACRES**

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.

PLANT SUMMARY: The biodiesel facility was originally built in 2006 and operated several years before changes in the Renewable Fuels Standard caused it to shut down. The plant was sold by MAAS via auction in 2011. The facility was then put back into production and ran until June of 2023. There is a billboard lease along Hwy 218 that will convey to the new owner.

Lester Buildings UNI Frame II Steel Building

Built in 2006 with 1,325 Sq. Ft. Boiler Room Expansion in 2012

Building Dimensions: 80'x144' x 30', 80' x 76' x 20', 40' x 60' x 9', 25.5' x 52' x 14'

Feedstock & Biodiesel Building 11,200 Sq. Ft.

Biodiesel Process Area 6,400 Sq. Ft.

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. Iowa, 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

2024 TAXES: \$38,958

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 ½ miles southeast of the City of Crawfordsville in Washington County, Iowa. Crawfordsville is in the southeastern portion of Iowa 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 bordered on the west by U.S. Highway 218.

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

CRAWFORDSVILLE, IOWA

THURSDAY, NOVEMBER 14 • BIDDING ENDS AT 4:00 PM CT

2,785 SQ. FT. OFFICE AREA WITH 5-OFFICES, 2-RESTROOMS/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.

Live Online Bidding
877-505-7770

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MAAS
companies inc

AUCTION DIVISION
507.285.1444
Rochester, Minnesota

B I O D I E S E L A U C T I O N



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Diane Maas, President, Maas Companies Inc.

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W2FUELS, LLC
3187 320th Street Crawfordsville, IA 52621**



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



BIODIESEL AUCTION