

CELLULOSIC ETHANOL/BIO MASS POWER AUCTION

www.maascompanies.com

**TUESDAY, JANUARY 8 • RE & ENTIRETY SEALED
BID DEADLINE: 4:00 PM**

**TUESDAY, JANUARY 15 • ONLINE EQUIPMENT
BIDDING ENDS: 4:00 PM**

**LIKE NEW \$230 MILLION DOLLAR FACILITY BUILT IN 2011
8± MMGY CELLULOSIC ETHANOL PLANT & 6± MW BIOMASS POWER PRODUCTION
Surplus Real Estate & Equipment Selling Individually or as Entirety**



**SYNGAS STEAM TURBINE/GENERATOR
PURCHASED NEW IN 2011 FOR \$10,262,645**



**ATLAS COPCO SYNGAS COMPRESSOR
PURCHASED NEW IN 2011 FOR \$10,752,321**

VERO BEACH, FLORIDA 32968 USA



**Indian River
Eco-District**
A FRANKENS ENERGY INITIATIVE

MAAS
companies inc
ethanolplantauction.com

CELLULOSIC ETHANOL/BIO MASS POWER AUCTION

www.maascompanies.com



**TUESDAY, JANUARY 8 – 4 PM EST
RE & ENTIRETY SEALED BID DEADLINE
TUESDAY, JANUARY 15 – 4 PM EST
ONLINE EQUIPMENT BIDDING ENDS
925 74TH Avenue SW, Vero Beach, Florida 32968**

***Like New \$230 Million Dollar Facility Built in 2011
8± MMGY CELLULOSIC ETHANOL PLANT &
6± MW BIOMASS POWER PRODUCTION ON 145±
ACRES PLUS 1150+ LOTS OF SURPLUS EQUIPMENT
Surplus Real Estate & Equipment Selling
Individually or as Entirety!***

Reason for Sale: The Indian River Eco-District is a Franken's Energy initiative and is making progress toward becoming the first industrial eco-district on the eastern seaboard. Once complete, the eco-district will support and nurture an innovative eco-system of local businesses, while fostering sustainable competitive advantages, growth and success of each of its members. Maas Companies is auctioning all components of the infrastructure that do not form part of the eco-system, in order to make way for the launch of the various member businesses on the site. The auction will also offer the opportunity to purchase individual pieces of equipment and tracts of land from the site or the site and equipment in its entirety. The entirety purchase of the eco-district is being offered in case a buyer has a need for the facility in its current configuration. The goal of the auction is to find the "Highest and Best Use" of the facility and/or its surplus assets.

Plant Summary: Built in 2011 at a cost of \$230 million, the plant was a joint venture between Ineos Group LTD and New Planet Energy LLC. This first of its kind demonstration plant was designed to use an integrated biomass gasification and gas fermentation technology to convert cellulosic yard and vegetable waste into ethanol. The plant also has installed the capacity to generate 6 MW of on-site power and has a grid interconnection in place with all the required equipment and controls necessary for the import and export of 12 MW of power to/from the site to the grid.

The plant is adjacent to the Indian River County Solid Waste Disposal Landfill with an existing gas line in place enabling the use of the landfill waste gases on the site. The plant's main site has city water/sewage infrastructure, in addition to 5 water wells and the 4th largest injection well in the State of Florida. The plant also owns an additional 75.41± acre tract of land (TRACT 4) to the south of the main site, with liquid piping connections in place back to Main Plant.

The fenced site has 2-Rice Lake Survivor 70' 135 ton truck scales for weigh in/out on the West end of the property with access off of Oslo Road. Two entrances service the site from the east on 74th Ave SW.



DIRECTIONS TO TRACT 1 & 4: **TRACT 1:** 69.23± Acre Main Plant Site is located at the SW corner of Oslo Road and 74th Avenue SW. Visitors should use the East entrance off of 74th Ave for inspections.

TRACT 4: 75.41± Acres of Bare Land is located at the NE corner of 75th Avenue SW and 25th Street SW. Public roads do not currently go to the site. Access is through county owned land with a gate at the end of 74th Avenue SW. Once through the gate go approximately 1/4 mile South and the path will turn to the East (future 25th Street SW). This will be the SW corner of the tract.

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

TUESDAY, JANUARY 8 RE & ENTIRETY SEALED BID DEADLINE: 4:00 PM
TUESDAY, JANUARY 15 ONLINE EQUIPMENT BIDDING ENDS: 4:00 PM

TRACT 1: MAIN OFFICE/LAB BUILDING, WAREHOUSE, SCALE HOUSE, MAIN OFFICE/WAREHOUSE INTERIOR



TRACT 1: ORIGINAL OFFICE, SECONDARY PLANT ENTRANCE, COVERED FEEDSTOCK STORAGE, MAIN MCC BUILDING, BACKUP 400KW GENERATOR



TRACT 4: 75.41± ACRES BARE LAND, FORMER WASTE WATER SPRAY FIELD WITH PIPELINE FROM PLANT SITE, ADJACENT TO INTERSTATE 95



INSPECTIONS: Monday, December 17 9 AM – 3 PM
 Monday, January 14 9 AM – 3 PM

Other times by Appointment

MANNER OF SALE

The ethanol plant, biomass plant, equipment and surplus land are available as an Entirety Purchase prior to auction. Potential bidders are encouraged to explore this option in a timely manner and submit their sealed bids by **Tuesday, January 8, 2019 at 4 PM EST**. If an entirety offer is not accepted, the equipment will be sold piecemeal via a timed online auction ending **Tuesday, January 15, 2019 at 4 PM EST**.

TRACT 1: 69.23 ACRE MAIN PLANT SITE

MAIN PLANT SITE located at 925 74th Avenue SW, Vero Beach, Florida • 69.23± Acres • Security Fenced Site • 8,375 Sq. Ft Newer Main Office/Lab Building, 67'x 125' • 3,893 Sq. Ft. Original Office Building • 14,630 Sq. Ft Former Cold Storage Warehouse, 70' x 209' • Covered Feedstock Loading Area • Climate Controlled MCC Building • Kohler 400 KW Backup Generator • Scale House with 2-70' 135 Ton SURVIVOR Truck Scales • CCTV-Fire-Computer-Phone Systems • Previously owned by Ocean Spray.

TRACT 2: EQUIPMENT, ENTIRETY PURCHASE OR CUSTOM OFFERS

ENTIRETY PURCHASE OF ALL EQUIPMENT LOTS, OVER 1150 LOTS OF EQUIPMENT! Equipment is selling as an Entirety Package during the SEALED BID portion of the sale. If the equipment is NOT sold during the SEALED BID offering, the Equipment will be sold piecemeal via a Timed Online Auction Ending January 15 at 4 PM EST • During the SEALED BID process, Seller will entertain bids on custom equipment groupings, for example buying all the distillation equipment as one lot, etc. During the TIMED ONLINE AUCTION, the equipment will sell by lot. Buyers can make an ENTIRETY OR CUSTOM EQUIPMENT LOT OFFER by January 8 at 4 PM

TRACT 3: ENTIRETY PURCHASE OF TRACTS 1 & 2

ENTIRETY PURCHASE OF TRACTS 1 & 2, the combination of purchasing the main plant real estate and ALL LOTS of Equipment as ONE LOT is only offered during the SEALED BID AUCTION.

TRACT 4: 75.41 ACRE BARE LAND

BARE LAND 74th Ave SW & 25th Street SW, Vero Beach, FL • 75.41± Acres of Bare Land • South of the Main Plant Site • Previously owned by Ocean Spray • Liquid Piping Connections in place back to Main Plant.

TERMS OF SALE

EQUIPMENT REMOVAL: 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 should 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. Removal deadlines will vary by lot. Companies may petition for a rigging exception; these requests will be evaluated on a case by case basis.

EQUIPMENT TERMS: 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, EXPRESS OR IMPLIED. Subject to Prior Sale. Terms of Sale and Sale Transaction Subject to Owner Approval. 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 during the auction process takes precedence over any material published about this event. In the event of a dispute, Auctioneer has final decision. Valid Government Issued Photo ID is required to obtain bidding number.

Live Online Bidding
877-505-7770

Powered By:
proxibid
www.proxibid.com

MAAS
 companies inc

AUCTION DIVISION
507.285.1444
 Rochester, Minnesota

ETHANOL/BIOMASS AUCTION



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

Phone: 507.285.1444 Fax: 507.285.0034

©2018 Maas Companies Inc This solicitation void where prohibited by law.
Diane Maas, President, Maas Companies Inc. Maas Companies Inc AB2862;
Ronald R. Kirby, Jr. AU3991; Edward E. Messer, BK59562.

www.maascompanies.com



**\$230± MILLION DOLLAR
8± MMGY CELLULOSIC
ETHANOL &
6± MW BIOMASS POWER
PRODUCTION ON 145± ACRES
SURPLUS RE & EQUIPMENT
TO BE SOLD!**

ethanolplantauction.com

Plant Address: 925 74th Avenue SW, Vero Beach, Florida 32968

Land Address: 74th Ave SW & 25th Street SW, Vero Beach, 32968

SEALED BID DEADLINE: Tuesday, January 8 – 4:00 PM EST

ONLINE EQUIPMENT BIDDING ENDS: Tuesday, January 15 – 4:00 PM EST

**Former
INEOS
New Planet
Biorefinery**

AUCTION

ETHANOL BIOMASS POWER PLANT LAND & SURPLUS EQUIPMENT

ALL SURPLUS ROLLING STOCK TO BE SOLD!



MILLIONS OF DOLLARS OF NEW SPARE PARTS INCLUDING, PUMPS, VALVES, MOTORS, PALLET RACKING



LIKE NEW LAB EQUIPMENT AND GLASSWARE



ETHANOL/BIOBIOMASS AUCTION