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 Diane Maas, President, Maas Companies Inc  
[www.maascompanies.com](http://www.maascompanies.com)



# COURT ORDERED SEALED BID AUCTIONS CLINTON, IOWA & SOUTH ROXANA, ILLINOIS

[www.biodieselpantauction.com](http://www.biodieselpantauction.com)

**SEALED BID DEADLINE  
THURSDAY, JUNE 18  
AT 4:00PM CDT**

**CLINTON, IOWA**  
5640 44th Ave South  
Clinton, Iowa 52732

**SOUTH ROXANA, ILLINOIS**  
7350 State Route 111  
South Roxana, Illinois 62087

**INSPECTIONS:** CLINTON: Wednesday, May 20 9am-3pm, Wednesday, June 10 9am-3pm  
 SOUTH ROXANA: Thursday, May 21 9am-3pm, Thursday, June 11 9am-3pm  
 Other Times by Appointment

*Each Plant  
Selling Individually  
with all  
Equipment!*

**Matterport 360 Virtual Tour Available 24/7**



# COURT ORDERED SEALED BID AUCTIONS CLINTON, IOWA & SOUTH ROXANA, ILLINOIS

**SOUTH ROXANA, ILLINOIS: 5.59 ACRE SITE WITH SECURITY FENCING, EXTENSIVE TANK FARM WITH CONCRETE CONTAINMENT AREAS**



**2,160 SQ. FT. ADMIN BUILDING, 9,173 SQ. FT. WAREHOUSE BUILT IN 1995: SELLING WITH ALL FURNITURE AND EQUIPMENT**



**REAL ESTATE & EQUIPMENT TERMS: TRACTS 1 & 2:** 10% Buyer Premium. Sealed Bid deadline is Thursday, June 18 4:00pm CDT. Offers must be received by the deadline and be accompanied by a \$20,000 earnest money deposit (cashier's check or wire) and a completed/signed Sealed Bid Form. A deposit equaling 20% of the purchase price is due within 48 hours of bid acceptance, balance due at closing on or about Thursday July 16, 2026. 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. Receiver, Nicholas Arrington with Compass Advisory Partners, LLC is coordinating the closing. Deposit Funds Payable to: Compass Advisory Partners, LLC. Real Estate & Equipment are Selling Subject to Court Approval/Confirmation. Real Estate & 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 AUCTIONS

COURT ORDERED SEALED BID

# AUCTIONS

[www.biodieselplantauction.com](http://www.biodieselplantauction.com)



## TWO FORMER BIODIESEL PLANTS WILL BE SOLD AS PART OF A SEALED BID COURT ORDERED AUCTION

SEALED BID DEADLINE THURSDAY, JUNE 18 AT 4:00PM CDT

MANNER OF SALE: BOTH PLANTS WILL SELL INDIVIDUALLY AS A PACKAGE. THE SALE WILL INCLUDE ALL REAL ESTATE, EQUIPMENT AND ROLLING STOCK AT EACH LOCATION

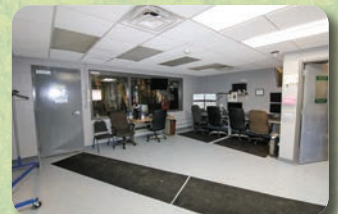
CLINTON, IOWA: 12,840 Sq. Ft. on 13.33± Acres, 5640 44th Ave South Clinton, Iowa 52732

SOUTH ROXANA, ILLINOIS: 11,333 Sq. Ft. on 5.59± Acres, 7350 State Route 111 South Roxana, Illinois 62087

The Acquisition of the Hero BX Biodiesel Assets in Clinton, Iowa or South Roxana, Illinois, Represents a Premier Investment Opportunity to Secure Established Industrial Infrastructure in the Nation's Most Critical Biofuel Corridors

- **Strategic Market Access:** The Clinton, Iowa facility is located within the Lincolnway Industrial Rail & Air Park, providing direct access to the Union Pacific main line and the Mississippi River for seamless distribution to major Midwest markets. The South Roxana, Illinois Property is strategically positioned near the St. Louis metropolitan area and major regional petroleum production hubs.
- **Ready-to-Scale Infrastructure:** The Clinton location, 12,840 sq. ft. on 13.33± acres offer's substantial annual production capacities of—10 million gallons per year with advanced features like acid esterification pretreatment systems that enable the use of diverse, cost-effective feedstocks. Clinton also has a complete lab and extensive new spare parts on hand. The South Roxana location, 11,333 sq. ft. on 5.59± acres, has been disassembled and is ready for a new owner to reconfigure the site to best suit their business needs.
- **Lucrative Incentives & Versatility:** Iowa remains the top biodiesel-producing state, offering robust state tax credits and infrastructure grants that significantly enhance operational margins. Furthermore, these heavy-industrial sites provide the flexibility to either restart high-demand biofuel production or be repurposed for large-scale manufacturing and storage needs.

**-Both Plants Will Sell Individually WITH All Equipment-  
SEE WWW.BIODIESELPLANTAUCION.COM FOR AUCTION EQUIPMENT CATALOGS,  
DRONE VIDEOS AND MATTERPORT 360 VIRTUAL TOURS**



TAKE VIRTUAL TOUR AT [BIODIESELPLANTAUCION.COM](http://BIODIESELPLANTAUCION.COM) REQUEST BIDDERS KIT FOR COMPLETE DETAILS!

INSPECTIONS: CLINTON, IA: Wednesday, May 20 9:00am-3:00pm • Wednesday, June 10 9:00am-3:00pm • Other Times by Appointment  
SOUTH ROXANA, IL: Thursday, May 21 9:00am-3:00pm • Thursday, June 11 9:00am-3:00pm • Other Times by Appointment



**BROKERS WELCOME!**  
2% Broker Participation



AUCTION DIVISION  
**507.285.1444**  
Rochester, Minnesota