

MORTGAGEE'S SALE OF REAL ESTATE  
& SECURED PARTY SALE OF PERSONAL PROPERTY BY

# PUBLIC AUCTION

LIVE ONSITE AND LIVE WEBCAST BIDDING

- **BIODIESEL MANUFACTURING PLANT** •
- **PROCESSING SYSTEM** • **STORAGE TANKS** •
- **METHANOL RECOVERY & METERING SYSTEMS** •
- **AIR COMPRESSOR** • **GENERATOR** • **SUPPORT EQUIPMENT** •
- **REAL ESTATE**
- **INDUSTRIAL BUILDING** • **±26 ACRES LAND** •



**NORTHEAST BIODIESEL COMPANY, LLC**  
**179 SILVIO O. CONTE DRIVE**  
**GREENFIELD, MASSACHUSETTS**

- REAL ESTATE TO BE SOLD ON THE PREMISES •
- MACHINERY & EQUIPMENT TO BE SOLD ON THE PREMISES AND BY LIVE INTERNET BIDDING •

**WEDNESDAY, APRIL 23<sup>RD</sup> AT 11:00 A.M. (ET)**

**INSPECTIONS: SATURDAY, APRIL 12<sup>TH</sup> & APRIL 19<sup>TH</sup> – 10:00 A.M. TO 3:00 P.M.**

**& TUESDAY, APRIL 22<sup>ND</sup> – 10:00 A.M. TO 4:00 P.M.**

**& MORNING OF SALE – 8:30 A.M. TO 11:00 A.M. OR UPON REQUEST**



**GREEN FUELS FUEL MATIC BIODIESEL PROCESSING SYSTEM**

**Aaron Posnik**

**AUCTIONEERS • APPRAISERS**

Aaron Posnik & Co., Inc.  
31 Capital Drive • West Springfield, MA 01089  
(413) 733-5238 (Fax) 731-5946

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Toll Free 1-877-POSNIK-1 (767-6451)

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P.O. Box 247 • Malvern, (Philadelphia) PA 19003  
(610) 853-6655 (Fax) 853-6633

# PUBLIC AUCTION

LIVE ONSITE AND LIVE WEBCAST BIDDING

## • BIODIESEL MANUFACTURING PLANT •



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### TERMS & CONDITIONS:

**EVERYTHING SOLD "AS IS/WHERE IS"**

### TERMS OF SALE:

**REAL ESTATE: (TO BE OFFERED FOR SALE ONSITE ONLY).** \$50,000.00 INITIAL DEPOSIT CASH OR CERTIFIED CHECK. 7% BUYERS PREMIUM APPLIES. DEPOSIT MUST BE INCREASED TO 10% OF PURCHASE PRICE WITHIN 5 BUSINESS DAYS. OTHER TERMS TO BE ANNOUNCED AT TIME OF SALE.

### PERSONAL PROPERTY: (TO BE OFFERED FOR SALE ONSITE & ONLINE)

**(ENTIRETY):** \$50,000.00 DEPOSIT BY CASH, CERTIFIED OR BANK CHECK, OR BANK WIRE TRANSFER. **(INDIVIDUAL TRADE LOTS):** 25% DEPOSIT BY CASH, CERTIFIED OR BANK CHECK, OR BANK WIRE TRANSFER.

15% BUYERS PREMIUM APPLIES ON ALL ONSITE PURCHASES. 18% BUYERS PREMIUM APPLIES ON ALL ONLINE PURCHASES. PERSONAL OR COMPANY CHECK ACCEPTED ONLY IF ACCOMPANIED WITH A BANK LETTER GUARANTEEING PAYMENT. EXAMPLE OF BANK LETTER OF GUARANTEE: THIS BANK GUARANTEES PAYMENT TO AARON POSNIK & CO., INC. ON ACCOUNT # \_\_\_\_\_ UP TO THE AMOUNT OF \$ \_\_\_\_\_ FOR PURCHASES MADE AT THE NORTHEAST BIODIESEL COMPANY, LLC AUCTION TO BE HELD ON WEDNESDAY, APRIL 23. NO PURCHASE REMOVED UNTIL COMPLETE SETTLEMENT IS MADE. OTHER TERMS TO BE ANNOUNCED AT TIME OF SALE

### REMOVAL:

PREPPING, LOADING AND TRUCKING ARE THE RESPONSIBILITY OF THE BUYER.

### SALES TAX:

MASSACHUSETTS SALES TAX LAWS APPLY. DEALERS BRING COPY OF EXEMPT CERTIFICATE.

### BID LIVE BY PHONE:

CALL US BY **MONDAY, APRIL 21<sup>ST</sup>** TO SET UP THE DETAILS.

### BID LIVE BY INTERNET:

VISIT OUR WEBSITE AT POSNIK.COM OR BIDSPOTTER.COM FOR INSTRUCTIONS ON BIDDING ONLINE.

### BID BY MAIL:

IF YOU CANNOT ATTEND THIS AUCTION IN PERSON WE WILL BE HAPPY TO RECEIVE YOUR BID ON THE ITEMS THAT YOU DESIGNATE (IF YOUR BID IS SENT BY MAIL OR FAX AND RECEIVED BY OUR OFFICE AT LEAST 24 HOURS PRIOR TO THE COMMENCEMENT OF THE SALE). IF YOU WISH TO BID BY MAIL, KINDLY PROVIDE A COMPLETE LIST OF THE ITEMS DESIRED AND ENCLOSE A 25% DEPOSIT BY CERTIFIED CHECK. YOU WILL BE RESPONSIBLE FOR PURCHASES IF YOU ARE THE HIGH BIDDER, UNDER THE TERMS AND CONDITIONS TO BE ANNOUNCED AT TIME OF SALE. IF YOU ARE THE SUCCESSFUL BIDDER, WE WILL NOTIFY YOU WITHIN 24 HOURS OF THE SALE AND YOU MUST MAKE PAYMENT OF THE BALANCE DUE BY WIRE TRANSFER TO OUR BANK WITHIN 24 HOURS OF NOTIFICATION. IF YOU ARE UNSUCCESSFUL IN YOUR BID, YOUR DEPOSIT WILL BE RETURNED TO YOU WITHIN 72 HOURS OF THE SALE.

THE INFORMATION DESCRIBED IN THIS BROCHURE IS CORRECT TO THE BEST OF OUR KNOWLEDGE BUT WE CANNOT GUARANTEE SAME. IT IS FOR THIS REASON THAT BUYERS SHOULD AVAIL THEMSELVES OF THE OPPORTUNITY FOR INSPECTION PRIOR TO THE SALE.

### BIODIESEL PROCESSING SYSTEM

**2016 Green Fuels Fuel Matic Biodiesel Processing System Includes:**

- 343-Gallon S.S. Insulated Preheat Tank w/ Pumps, Valves, Piping & Control Box
- (2) 172-Gallon S.S. Insulated Reactor Tank, w/ Methanol & Methylate Injectors, High Speed Circulation Pumps & Valves
- 259-Gallon S.S. Insulated Glycerin Separator Tank w/ Endress & Hauser Transmitter, Pumps & Valves
- 343-Gallon S.S. Insulated Buffer Tank w/ Burkest Level Switch #8111, Level Meter, Pumps, Valves, Heater & E & H Transmitter
- (4) 132-Gallon S.S. Ion Exchanger Tank w/ Pumps, Valves & Flow Meters
- (2) Burkett Digital Electropneumatic Positioning Side Controls • Etc. • Etc. •

### STORAGE TANKS

- Modern 50,000 Gallon, 3-Compartment, (16,500 Gal. Ea.), Double Wall Steel Tank, 60'x140" Dia. w/ Overhead Steel Walkway, 40'x3', 16'x18" Ladder w/ Safety Cage & 6'x3' 2-Step Steel Walk-Over •
- (2) Smarttank 20,000 Gallon Steel Double Wall Tanks, 40'x10' Dia. w/ High Speed Pumps •
- (2) 10,000 Gallon Steels Double Wall Tanks, 17'16"x10' Dia. w/ High Speed Pumps •
- 71 Gallon S.S. Flash Tank •

### GENERATOR

- **2016 Kohler Power System, Diesel, 277/480V, Mod. 15RE0ZK, S/N SGM32G258 w/ Ref-Plus Air Cooler Condenser, Mod. MCR06-9-SP, (50 Hrs.) •**



MODERN 50,000 GALLON STORAGE TANK



10,000 GALLON STORAGE TANK



SMARTTANK 20,000 GALLON STORAGE TANK



SMARTTANK 20,000 GALLON STORAGE TANK

**Aaron Posnik**

**AUCTIONEERS • APPRAISERS**

Visit our Website @ [www.posnik.com](http://www.posnik.com)

WEDNESDAY, APRIL 23<sup>RD</sup>

AT 11:00 A.M. (ET)

**INDUSTRIAL REAL ESTATE**

- ±26 ACRES LAND

**BIODIESEL MANUFACTURING PLANT**

**INDUSTRIAL BUILDING  
±26 ACRES LAND**

- LAND • BUILDING •



MANUFACTURING BUILDING

**LAND:**

- ±26½ Acres • ±2 Acres of Usable Land •
- 206' of Frontage on Silvio O. Conte Drive • Curb Cut •
- Paved Parking for ±24 Vehicles • Public Water & Sewer • FCRO: Book 72, Page 7 •
- Zoned: (PI) Planned Industry • Assessor's Map ID: R05-24E •

**IMPROVEMENTS:**

- Single Story Industrial Building (Built in 2011) • Poured Concrete Foundation •
- Metal Roof • Corrugated Metal Siding • 18'x120' Roof Overhang •
- 12'x13' Overhead Door • 100% Wet/Dry Sprinkler System • 20' Ceiling Height (Mfg. Area) •
- ★ 6,600 S/F of GBA ★
- Biodiesel Area ±3,200 S/F • Processing Room ±1,080 S/F •
- Office Area ±1,250 S/F w/ Utility Room, Bath, Shower •
- ★ 800 Amp Electrical Service w/e 500KW Transformer ★
- Biodiesel Area ±3,200 S/F • Processing Room ±1,080 S/F •

★ **PERMITTED USES:**

- Greenhouse
- Farm
- Educational
- Municipal
- Religious
- Public Park
- Office Park
- Power Plant
- Commercial Biomass Energy Facility
- Trucking Firm
- Warehouse/Transportation
- Bottling/Packaging
- Light Industrial
- Manufacturing
- R & D Facility
- Etc., Etc., Etc. •

★ Close Proximity to Routes 2, 2A, 5 & 91 ★



**SALE PER ORDER OF MORTGAGEE**  
 ATTORNEY MARK D CRESS  
 OF THE FIRM OF BULKLEY, RICHARDSON & GELINAS. LLP  
 1500 MAIN STREET, SPRINGFIELD, MA  
 ATTORNEY FOR MORTGAGEE

**2% BROKER INCENTIVE OFFERED!!!**

**TERMS OF SALE**

**REAL ESTATE:** (TO BE OFFERED FOR SALE ONSITE ONLY) \$50,000.00 INITIAL DEPOSIT CASH OR CERTIFIED CHECK.  
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**GREEN FUELS METHANOL RECOVERY SYSTEM**

**Includes:**

- (2) 120-Gallon S.S. Insulated Flash Tanks w/ Emerson Heaters, Circulation & Vacuum Pumps
- (2) 20-Gallon Cold S.S. Insulated Methanol Collection Tanks w/ (2) Glycol Chiller Heat Exchangers • 20-Gallon Methanol Collector
- Steel Grate Mezzanine 12'x13'x6" Platform w/ Stairs, Railings & Gate •
- Blast Proof – Built in 2022 •



METHANOL RECOVERY SYSTEM

2022

**METERING SYSTEM**

- U-Shape Metering System w/ Sullivan & Son Flow Valve #CMF300M & Micro Motion Flow Valve, (6) Schroder Vertical Filters, 7 ½ H.P. Pump & Parker Ballston Nitrogen Generator •

**AIR COMPRESSOR SYSTEM**

- Shanghai Screw Rotary Screw Air Compressor, 40 H.P., 3 Ph., #E-40, (3,149 Hrs.), SPC Digital Controls •
- SPX Deltech Air Dryer, Mod. HGE200, S/N HG200A46015 •
- Sepura Oil & Waste Separator • Vertical Air Tank •

**SUPPORT EQUIPMENT**

- Seta Flash Series 3 Flash Point Tester •
- F2C Centrifuge, Mod. 800-1 •
- O'Haus Valor 3000 Dig. Scale • Poly Spill Bags • Poly Totes •
- Flameproof Cabinet • Hand Tools • Step & Ext. Ladders •
- Eyewash Station • Etc. •

**OFFICE FURNISHINGS**

- Desks • Chairs • Bookcases • Steel File & Storage Cabinets •
- Refrigerator/Freezer • Microwaves • Coffeemaker • Etc. •



METERING SYSTEM

**Aaron Posnik**

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**ATTEND • BUY • SAVE**

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- AIR COMPRESSOR • GENERATOR • SUPPORT EQUIPMENT •



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179 SILVIO O. CONTE DRIVE  
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ATTORNEY MARK D CRESS  
OF THE FIRM OF BULKLEY, RICHARDSON & GELINAS. LLP  
1500 MAIN STREET, SPRINGFIELD, MA  
ATTORNEY FOR MORTGAGEE & SECURED PARTY

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Presorted  
First Class Mail  
U.S. POSTAGE  
PAID  
Permit No. 12  
Springfield, MA

RETURN SERVICE REQUESTED

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MORTGAGEE'S SALE OF REAL ESTATE

## REAL ESTATE

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SECURED PARTY SALE OF PERSONAL PROPERTY

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  - AIR COMPRESSOR • GENERATOR • SUPPORT EQUIPMENT •
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