

LENDER ORDERED ETHANOL AUCTION

www.maascompanies.com

TUESDAY, SEPTEMBER 29 • SEALED BID DEADLINE 4:00 PM CDT

35 MILLION GALLON PER YEAR DRY MILL ETHANOL PLANT ON 31± ACRES

BUILT IN 2002/2021 SELLING WITH ALL SUPPORT EQUIPMENT AND ROLLING STOCK
PLUS - 34.62± ACRES ADJACENT DEVELOPMENT FRONTAGE/FARMLAND
9,454 SQ. FT. OFFICE BUILDING ON .35± ACRES IN DOWNTOWN GALVA, IA
2± ACRE TRANSLOAD RAIL FACILITY LOCATED IN CHEROKEE, IA
ALL SELLING INDIVIDUALLY OR AS A PACKAGE!



2021 ICM \$16 MILLION DRYER SYSTEM



9,454 SQ. FT. OFFICE BUILDING ON .35± ACRES
LOCATED IN DOWNTOWN GALVA, IOWA

GALVA & CHEROKEE, IOWA USA

*35 MMGY Ethanol Plant
34.62± Acres Development/Farmland
Office Building
Transload Rail Facility
Selling in Tracts or Package!*

MAAS
companies inc
ethanolplantauction.com

ETHANOL AUCTION

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Complete Liquidation of Quad County Corn Processors Real Estate & Equipment



**TUESDAY, SEPTEMBER 29, SEALED
BID DEADLINE 4:00PM CDT
QUAD COUNTY CORN PROCESSORS
6059 159TH STREET GALVA, IOWA 51020**

REASON FOR THE SALE: The Plant Shut Down Indefinitely in late 2024 after Experiencing a Mechanical Failure when its Molecular Sieves Broke Down. Unable to Generate Revenue to Cover its Operating Expenses, the Cooperative Lacked the Necessary Capital to Finance the Major Equipment Repairs and Facility Improvements Required to Restart. With the Plant Not Generating Revenue, their Lender Initiated Foreclosure Proceedings on the Property, Forcing the Plant and Additional Parcels into Judicial Sales that will Take Place Just Prior to the Lender Ordered Auction.

PLANT SUMMARY: Founded in 2000 by Six Northwest Iowa Investors, Quad County Corn Processors (QCCP) was Established as an Agricultural Cooperative in Galva, Iowa and Shipped its First Truckload of Ethanol on February 23, 2002. Backed by Over 420 Local Farmer-Investors, the Facility Initially Started as an 18-Million-Gallon-Per-Year Ethanol Plant Designed to Maximize the Value of Local Grain and Boost the Rural Economy. Over the Next Two Decades, the Plant Significantly Expanded its Operations, Eventually Producing Approximately 35 Million Gallons of Ethanol Annually Along with Livestock Feed Co-Products like Dried Distillers Grains, Wet Distillers Grains, Distillers Corn Oil and Corn Condensed Solubles. QCCP also Gained Industry Recognition as a Pioneer in Renewable Energy by Breaking Ground on an Innovative Biorefinery Extension to become the First Iowa Plant to Produce Cellulosic Ethanol Directly from Corn Kernel Fiber.

GRAIN RECEIVING & STORAGE CAPACITIES: Total Grain Storage Capacity: 2.7 Million Bushels of Corn • Daily Receiving Grind Rate: 35,000 Bushels of Corn Per Day (Which Translates to Roughly 12.5 Million Bushels of Grain Processed Annually) • 2006- 610,000 Bushel SUKUP Steel Grain Storage Bin- 105' Diameter x 74' High with Bin Sweep/Fans • 3-2001- 30,000 Bushel HARVESTORE Steel Grain Storage Bins- 25' Diameter x 90' High • 2001- 3,000,000 Bushel Capacity Cement Flat Grain Storage Bunker • 3-2001 26' x 28' x 12' Deep Steel Drive Over Dump Pits with High Speed Drag Conveyors • APOLLO Model 6-10A Grain Probe

TRUCK SCALES: 2-2001- SURVIVOR 80' Long x 14' Wide 60 Ton Scales with COMPUWEIGH SMARTTOUCH and RFID

ON-SITE TANK GROSS STORAGE CAPACITY: 46 Tanks Totalling 4,752,594 Gallons

ON-SITE LOADOUT: Dedicated High-Speed Automated Truck Loadout Bay with High-Capacity Transfer Pumps

CHEROKEE OFF-SITE TRANSLOAD RAIL SITE: Two-Acre Rail Loading Site 25 Miles to the N.W.

ZONING: Enterprise

POWER: 12.400 Volts/12.4kV Northwest Rural Electric Cooperative/Corn Belt Power Cooperative

UTILITIES: Well, Sewer, Natural Gas, Phone/Cable/Internet

TAXES 2026/2027: Ida County Parcel ID #'s:

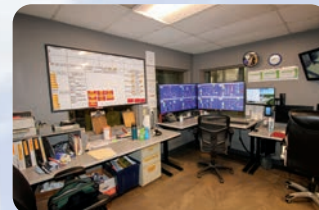
Tract 1: Main Plant Site: 01-35-402476 \$114,400.00/Year; 01-34-454 \$464.00/Year

Tract 2: 34.62± Acres Adjacent Development Frontage/Farmland Along 159th Street / U.S. Highway 20 Galva, Iowa 51020

Tract 3: 9,454 Sq. Ft. Office Building: 13-01-1301 \$3,928.00/Year

Cherokee County Parcel ID #'s:

Tract 4: 2± Acre Transload Site: 1110200021 \$1,434.00/Year



TRACT INFORMATION:

TRACT 1: 31± Acre Ethanol Plant Site - 6059 159th Street Galva, Iowa 51020; Plus- 2± Acre Well Site Located .9 Miles to the West

TRACT 2: 34.62± Acres Adjacent Development Frontage/Farmland Along 159th Street / U.S. Highway 20 Galva, Iowa 51020

TRACT 3: 9,454 Sq. Ft. Office Building on .35± Acres in Galva • 100 East 3rd Street / 300 Crawford Street Galva, Iowa 51020

TRACT 4: 2± Acre Transload Site 25 Miles to the N.W. in

Cherokee • 103 Washburn Road Cherokee, Iowa 51012

TRACT 5: Entirety Purchase - Combination of Tracts 1-4

LOCATION: Iowa is the 1# Ethanol Producing State in the Country! Located Just South of Galva, Iowa, the Plant Sits Right Off of U.S. Highway 20. This Major Four-Lane East-West Corridor with 5,000 Vehicles Per Day, Allows Heavy Semi-Truck Traffic to Safely Deliver Grain and Quickly Transport Dry Livestock Feed (DDGS) to Area Markets. Galva is in the Heart of the Corn Belt, the Plant is Surrounded by Some of the Highest Yielding Farm Ground in the Country. Plug & Play Network of Over 420 Local Farmers who have Previously Delivered Grain to the Site.

INSPECTIONS: Tract 1: Thursday, September 10th • 9:00am-3:00pm
Tract 3: Friday, September 11th • 9:00am-12:00pm
Tract 4: Friday, September 11th • 1:00pm-3:00pm

Thursday, September 24th • 9:00am-3:00pm
Friday, September 25th • 9:00am-12:00pm
Friday, September 25th • 1:00pm-3:00pm

Other Times
by Appointment

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

CALL FOR COMPLETE AUCTION DETAILS!! • 507-285-1444

GALVA & CHEROKEE, IOWA

TUESDAY, SEPTEMBER 29 • SEALED BID DEADLINE 4:00 PM CDT

GRAIN RECEIVING AND STORAGE: 3.7± Million Bushels of Storage Capacity • 3-Separate Grain Dump Pits



BOILER BUILDING: 2006, 4,800 Sq. Ft. 80' x 60', 22' Height, 3-14' x 14' Doors • 3-2006 JOHNSTON BOILER COMPANY Boilers



SHOP BUILDING: 2012, 2,400 Sq. Ft. 60' x 40', 20' Height, 1-20' x 14' Door • 2- Private Offices, Breakroom and Restroom



WAREHOUSE BUILDING: 2017, 7,200 Sq. Ft. 120' x 60', 18' Height, 1-7' x 9' Door, 3-16' x 16' Doors • Pallet Racking Filled with New Parts!



MANNER OF SALE: AUCTION IS SEALED BID- NO ONSITE AUCTIONS WILL TAKE PLACE ON SEPTEMBER 29TH

TRACT 1: 31± Acre Ethanol Plant Site- 6059 159th Street Galva, Iowa 51020; Plus- 2± Acre Well Site Located .9 Miles to the West
TRACT 2: 34.62± Acres Adjacent Development Frontage/ Farmland Along 159th Street / U.S. Highway 20 Galva, Iowa 51020

TRACT 3: 9,454 Sq. Ft. Office Building on .35± Acres in Downtown Galva- 100 East 3rd Street / 300 Crawford Street Galva, Iowa 51020

TRACT 4: 2± Acre Transload Site 25 Miles to the N.W. in Cherokee- 103 Washburn Road Cherokee, Iowa 51012
TRACT 5: Entirety Purchase- Combination of Tracts 1-4

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

REAL ESTATE & EQUIPMENT TERMS: 5% Buyer Premium. Sealed Bid deadline is Tuesday, September 29 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 Friday, October 23rd. Deposit monies are earnest monies and non-refundable. Deposits on non-winning bidders will be returned immediately following the auction. Bids must be sent via traceable courier to: Maas Companies Inc at 6923 10th Ave S.W. Rochester, MN 55902. Sealed Bids are binding and non-revocable. Attorney Laura M. Hyer, with Bradley & Riley PC (319) 861-8742 is coordinating the closing. Deposit Funds Payable to: Lincoln Savings Bank. Real Estate and Equipment is Selling Subject to Owner/Lender Confirmation. Real Estate & Equipment are selling AS-IS, WHERE-IS WITH NO WARRANTIES EXPRESSED OR IMPLIED. 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. See Bidders Kit for complete terms.

BROKER PARTICIPATION: Broker Participation is welcome but not required. A 1% 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 behalf, or on behalf of any business entity which they hold an interest or on behalf of a family member or a family member's business entity, is not entitled to a commission.

MAAS
companies inc

AUCTION DIVISION
507.285.1444
Rochester, Minnesota

ETHANOL/TRANSLOAD FACILITY AUCTION



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

Phone: 507.285.1444 Fax: 507.285.0034

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Diane Maas, President, Maas Companies Inc.

www.maascompanies.com



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TUESDAY, SEPTEMBER 29, 4:00PM CDT
35 MILLION GALLON PER YEAR
ETHANOL PLANT ON 31± ACRES,
34.62± ACRES ADJACENT FARMLAND,
9,454 SQ. FT. OFFICE BUILDING,
2± ACRE TRANSLOAD RAIL FACILITY

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*Sealed Bid Auction
Ethanol Plant, Office Building,
Development/Farmland
Transload Rail Facility &
All Support Equipment!*

AUCTION

ETHANOL PLANT
DEVELOPMENT/FARMLAND
OFFICE BUILDING
TRANSLOAD RAIL FACILITY

\$16 MILLION DOLLAR ICM DRYER SYSTEM INSTALLED IN 2021



34± ACRES ADJACENT DEVELOPMENT/FARMLAND



TURNKEY 9,454 SQ. FT. MAIN OFFICE BUILDING ON .35± ACRES IN DOWNTOWN GALVA, IOWA OFFERED SEPARATELY



TRANSLOAD RAIL LOADING FACILITY ON 2± ACRES IN CHEROKEE, IOWA OFFERED SEPARATELY



ETHANOL/TRANSLOAD FACILITY AUCTION