

Bids Begin Closing: Saturday, July 12, 2025, 11:00 AM
NOTE: Bidder Registration Closes Friday, July 11, 2025, 1:00 PM

FILE PHOTO

COURT ORDERED ONLINE AUCTION

Ethanol Plant and Grain Malting Operation

376 Owens Road | Volney, NY (Oswego County)
134.93 +- Acres with 349,600 +- Sq/Ft. Plant, Rail Yard,
Silos, & Malting Operation with German Imported Malt Tanks
Tour Dates: Tuesday, May 13, Tuesday, June 10, AND
Tuesday, July 1: 10:00 AM – 2:00 PM



Visit Our Website for Full Details and Virtual Tour Video
[CollarCityAuctions.com](https://www.CollarCityAuctions.com)



Corn Ethanol Plant and Late Model Grain Malting Operation

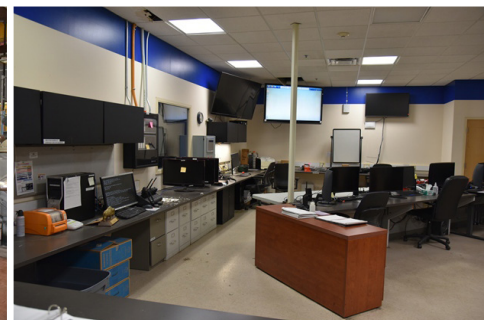
Formerly Producing 84 Million
+- Gallons of Ethanol Annually.
Licensed to Produce 100 Million
Annually.

Lot Size: 109.93 +- Acres ; SBL: 254.00-05-04.03, 254.00-05-04.11, 254.00-05-04.12

Class Code: 710(Manufacturing & Processing), 449 (Other Storage, Warehouse/Distribution Facilities), 714(Light Industrial – Manufacturing & Processing) Zoning: I-1 – Industrial

Taxes: \$844,396.00, \$6,182.00, \$8,993.00 (\$859,571.00 Three Parcel Total) +-

Assessed Value: \$8,696,338.00, \$96,806.00, \$126,263.00 (\$8,919,407.00 Three Parcel Total)



Scale House: (2) Rice Lake Survivor truck scales-digital read out. (2) hydraulic trobe probes with cameras. (1) MCI auto kicker sampler/moisture analyzer (BCFM). Separate sampling room for truck receiving. Restroom, also additional exterior truckers' restroom.

Grains Receiving: Enclosed truck and (2) rail load out bays. (2) Rail Scales. (2) DDG Load Out Spouts. Separate grains control room with restroom. Backup truck probe (nis).

Grains Storage: (2) 500,000-bushel GSI silos. (1) damaged from fire but potentially salvageable. (1) bin sweep. (1) surge bin

Milling: (1) Rotex Scalper. (1) Thayer Weigh belt. (3) Roskamp Champion Hammer Mills (1500bu/hr each) with bag houses and Fike Fire Suppression System.

Blending: (1) Scott Mixer. (3) Liquification tanks. (1) Hydrothermal Heater.

Fermentation: (24) Individual fermenters. Chemineer agitators. Goulds 3196 forwarding/mixing pumps. CIP pumps Goulds. Interconnected CO2 header. Tranter heat exchangers.

DDE: Thermokinetics designed distillation pad with mods. Eductor vacuum system. Sulzer pumps. (2) Mole sieve bottles. Swamp cooler with four fans.

Centrifuge Building: (5) Z6 Flottweg Decanters. Newer Divine Energy wet cake drag (double drives).

Dryers: (2) Barr Rosin ring dryers. (1) wet cake reclaim hopper.

RTOs: (2) Eisenmann Thermal Oxidizers

Grain storage: (final Product/off load): (1) large wet cake pad under roof. (1) enclosed DDG bunker (Typically 8-500 ton piles storage capacity). (1) under cover truck load out spout.

CVOES: Corn Oil Extraction: (2) Alpha Laval Separators. (2) Dynamic Heat Exchangers. (2) Corn Oil Storage Tanks. (1) Syrup Feed Storage Tank. (1) Rail Load Out Spout.

Boilers: (2) Victory Package Boilers. Attached utility building with feed water pumps, water treatment for boiler.

Plant Air: (3) Ingersoll Rand Compressors

Cooling Towers on sight: (1) Swamp cooler with DDE pad. (1) Marley tower fermentation/plant. (1) Midwest design new wooden cooler (Never put into service but tied into Fermentation).

Ethanol storage/truck load out: (1) million-gallon final product tank (refurbished by Sunoco). (1) million-gallon blend tank. (1) 38,000-gallon Denaturant tank with floating roof. (1) 2,880 gallon corrosion inhibitor tank. (1) 1,000-gallon diesel tank. (1) 300-gallon gasoline tank. (2) truck load out arms under roof with Toptech meters.

Pump House (water): 1 process water pump. Fire pumps (2 jockey, 1 electric, 1 JD Diesel).

Carbis Rack (Rail Loadout): 4 positions for Ethanol loadout with Toptech meters. 4 positions for CO2 loadout.

SUMMARY OF SUBJECT - SUPPLIED FOR INFORMATIONAL PURPOSES.

Building	Sq Ft +-	Age +-	Construction	Clearance
Scale House	3,000	2014	Decorative C.B.	10'
DDG Bunker	38,000	2010?	Metal-11,000 SF open sided	27 to 52'
Boiler Building	8,500	2007-2011	Metal	38 and 52'
Centrifuge Building	4,100	2007	Metal	25-28'
COES Building	2,500	2011	Metal	22-24'
Truck Rack Building	5,600	2012	Metal open on two sides	27'
Rail/Truck Load-Out	32,000	2007-2011	Metal/Masonry 4,000 SF is Basement Areas	30'
Air Compressor Room	5,000	1974	Metal	25'
Brew House West	27,000	1974	Metal/Masonry – 6 Stories	22'
Brew House East	18,000	1974	Metal/Masonry – 4 Stories	22'
South Portion of Bldg. 6	16,000	1974	Metal – 2 Story	20'
Loading Dock	4,000	1974	Metal	26'
Buildings 4, 5, 6 & 25 (Est. 10,000 SF Main Offices in part of #4)	139,000	1974	C.B. and Metal	28 to 29' and mainly 56-57'
Process Water/Fire Pump Building	2,700	1974	C.B./Metal	20'
Malt House	41,000	Renovated 2015	Metal/Masonry – Temp./Humidity Controlled Floor Drains	30'
Fire Truck Building	3,200	Ren. 2015	Decorative C.B.	14'
Coal Shed	5,000 (no value)	1974	Metal	18'
Old Miller Security	3,000 (no value)	1974	C.B./Metal	N/A
Building 30 (Vacant Offices)	9,375 (no value)	1974	C.B./Metal 2 Stories	N/A
Total	349,600 +-			



Malthouse: (Installed Approximately 2017) (4) exterior grain receiving silos. (2) clipper screeners. (2) tempered water tanks. (2) stainless steel steeping tanks. (6) German-Imported 10-ton stainless steel Schultz Rotating Kilns. (6) final product storage tanks. (1) fully automated bagging system (Premier Tech) (bagger, sewing machine, scale, metal detection). (1) robot arm bag palletizer. (2) pallet shrink wrap machines. Clean and dirty lab with all necessary equipment. (2) separate offices. (1) large conference room. (1) restroom. (1) climate-controlled storage warehouse. (2) loading dock doors. Capable of Producing 2,000 Tons Annually.

Utilities: 10 meg substation 115kv feed from National Grid. 45 psi natural gas feed into plant from National Grid. (Currently severed. Will need to be restored). 48" water main feed from OCWA. Sewer to City of Fulton (IUP).



LOT 2

Owens Road 25+- Acres

SBL: 254.00-05-04.08; Class Code: 340
(Vacant Land located in Industrial Areas);
Zoning: I-1 — Industrial;
Taxes: \$4,496.00 +-
Assessed Value: \$63,131.00



Terms and Conditions: (Partial, See Website and Bidder Registration Package For Complete Terms and Conditions)

Upon being declared the high bidder on a parcel, the Bidder as Purchaser will be contacted by the Auction Company to schedule an appointment which will take place on or before Monday, July 21, 2025, at Collar City Auctions, Inc. office located at 9423 Western Tpke, Delanson, NY 12053 OR the Contract of Sale Package may be completed remotely via email. At that time, the buyer will be required to execute the Contract of Sale Package and remit the required Down Payment for Lot 1: \$150,000.00 plus a 10% buyer's premium (add-on to bid price) based on the total bid amount. Lot 2: \$10,000.00 Down Payment plus a 10% buyer's premium, (add-on to bid price) based on the total bid amount.

All monies must be paid by Wire Transfer only.

THE FOLLOWING PAYMENT METHODS WILL NOT BE ACCEPTED: ANY and ALL Credit Cards, ANY Form of Check, or Money Orders.

The property will be sold as advertised and "AS IS" with absolutely no warranty or guaranty, express or implied. The Purchaser agrees to accept the property in, "AS IS" condition with all faults as defined in the full Auction Terms & Conditions/Contracts/Disclosures and Sales Contract. No representations of any kind are or have been made by the Auction Company, County or their agents as to the title or physical condition of the property or as to the existence of any improvements thereon including water/well and sewer/septic systems. The sale of these properties is pursuant to a purchase contract. Failure of purchaser to secure financing prior to date of transfer does not constitute grounds for an extension or return of the down payment, buyer's premium or other fees paid. All information contained in the Auction Brochure and contained within the website of Collar City Auctions, Inc. and contained in the Online Bidder Registration Application is supplied for informational purposes only and not guaranteed. Prospective purchasers are urged to fully research any property prior to bidding at auction. Furthermore, all parties agree to hold harmless the County, Auction Company, and their agents from any errors and/or omissions, injury and/or other matter that may arise now or in the future.

The purchaser must pay the balance of the purchase price together with the necessary recording taxes and fees to the Oswego County Treasurer's Office no later than **4 PM on Monday, August 11, 2025**. Final Payments, not including the required down payment plus buyer's premium for purchase price balance due must be made via Wire Transfer only directly to Oswego County. Upon receipt of such payments, the deed will be recorded in the County Clerk's Office and mailed to the purchaser upon completion of the recording process. The purchaser may not assign his/her/their right to complete the sale. ALL DEEDS SHALL BE EXECUTED SOLELY IN THE NAME OF THE BIDDER (AND SPOUSE, IF REQUESTED) AS REGISTERED ON THE AUCTION COMPANY'S WEBSITE. If the purchaser fails to make such payments, the sale shall be deemed cancelled, the County shall not be obligated to convey the property to the purchaser and the purchaser's deposit shall be retained by the County and Auction Company as liquidated damages. IF THE BALANCE DUE FROM BUYER(S) PLUS ANY ADDITIONAL CHARGES ON EACH PROPERTY PURCHASED AT AUCTION IS NOT RECEIVED IN FULL ON OR BEFORE 4 PM on Monday, August 11, 2025 at the County of Oswego Treasurer's Office, 46 E. Bridge St., Oswego, NY 13126, THE BUYER(S) SHALL IMMEDIATELY FORFEIT THEIR DOWN PAYMENT OR ANY PAYMENTS MADE WITHOUT RECOURSE AND THE PURCHASE AND SALE AGREEMENT SHALL BECOME NULL AND VOID FOR ANY OBLIGATION THE COUNTY AND AUCTION COMPANY HAD TO PURCHASER. The purchaser agrees and understands that the buyer's premium is deemed earned by Auction Company upon becoming the high bidder at the live online closing and is non-refundable. A sample Purchase and sale agreement is available online at www.CollarCityAuctions.com or call our office at 518-895-8150 ext. 3003 to request a sample be sent via USPS if you do not have internet access. Persons defaulting from prior year's auctions are disqualified for 2 years (twenty-four months) from participating in delinquent property tax auctions or acquiring title through such process.



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