

PUBLIC AUCTION



Smuttynose Brewing Company & Hayseed Restaurant

FRIDAY, MARCH 9 AT 2:00 PM

105 TOWLE FARM ROAD, HAMPTON, NH

★ ★ ★ *Business Opportunity to Purchase an Ongoing Enterprise* ★ ★ ★



ID #18-126 • Operating 32,421± SF Craft Brewery built in 2013 with Krones/Steinecker 100-HL Brew-house, a 4,507± SF Restaurant built in 2014 in a retro-fitted Victorian-era farmhouse, and an unrenovated 2,432± SF 19th century barn • Industrial zoned 14.05± acre site in country setting • Prime NH Seacoast location close to I-95, Routes 101 & 1, and minutes to Hampton Beach Resort • LEED Gold Certified Development • Ample paved parking • Served by a full complement of public utilities • *One of the most highly regarded craft breweries in the Northeast!*



SALE INCLUDES ALL REAL, PERSONAL, AND INTELLECTUAL PROPERTY, MACHINERY, EQUIPMENT, AND ALL BUSINESS ASSETS OF SMUTTYNOSE BREWERY WHICH ARE SUBJECT TO MORTGAGEE'S SECURITY INTEREST



Please call or visit our website for more information, bidder's packet, and appointment to inspect property

James R. St. Jean Auctioneers has attempted to provide accurate information and descriptions. We do not represent, warrant, or insure the accuracy of the information. Bidders must rely on their own independent evaluation and all bids submitted shall be based solely upon such evaluation.

James R. St. Jean
A U C T I O N E E R S
(603) 734-4348 ■ www.jsjauctions.com

NH Lic.
#2279



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ABOUT SMUTTYNOSE

■ *Brewing Fine Beers Since 1994*

The mission at Smuttynose has remained the same for all of those years: *to brew the best beer in a way to be proud of.* That includes honoring New England's rich beer-making history, respecting the environment, and playing an active role in the community. Smuttynose Brewing Company produces and distributes over two dozen different products totaling 35,000 BBL in 2017 (with much room to grow to it's capacity of 75,000 BBL) — the most popular which is Finestkind IPA.

■ *The Brewery*

The state-of-the-art 32,421± SF energy efficient facility comprised of corporate offices, production facility, warehouse, profitable retail store, and sampling bar. With the growth of beer tourism, many come to sample the Smuttynose products, shop at the retail store, and also visit the adjacent Hayseed Restaurant: a 95-seat "farm-to-table" restaurant with outdoor seasonal 70-person capacity beer garden showcasing fine beers brewed at Smuttynose.

■ *On-site Events & Functions*

The Towle Farm Campus hosts both public and private events, from large-scale events such as road races and music festivals to private parties, weddings, reunions, and corporate events. There is also a 9 hole disc-golf course on the property.

■ *Brewing Equipment at Smuttynose Features*

BREWHOUSE EQUIPMENT

100-HL (85 barrel) Kronen 4-vessel Combi-Cube Brewhouse has the capacity to produce up to 175,000 BBL/year with the installation of additional fermentation vessels.

FERMENTATION/CELLAR EQUIPMENT & CAPACITY

- (8) 275-barrel Mueller Fermenters
- (8) 200-barrel JV Northwest Fermenters
- (1) 60-barrel Mueller Fermenter
- (2) 275-barrel Mueller Bright Beer Tanks
- (2) 200-barrel JV Northwest Bright Beer Tanks
- (1) Westfalia Separator (centrifuge) Model HB-2

BOTTLING LINE EQUIPMENT

The line is capable of filling 300 bottles/minute (bpm), giving it an annual capacity of approximately 150,000 BBL/year.

- Kosme Monobloc Rinser/Filler
- Kosme Labeler



TITLE INSURANCE & LEASEBACK AGREEMENT AVAILABLE

REAL ESTATE ASSESSMENT & TAX DATA: Mortgage Ref: Rockingham County Registry of Deeds Book 5343, Page 001 and Security Agreement dated May 11, 2005. Tax Map 122, Lot 1-2. Assessed value: \$6,980,700. 2017 taxes: \$114,274.

PREVIEW: Thursday, February 1 & Thursday, February 15 from 2:00 PM to 4:00 PM (pre-registration required) and by appointment with auctioneers.

DIRECTIONS: NH Route 101 to exit 13. At end of exit follow Route 27 east for just over 1 mile to a right onto Towle Farm Road for .6 mile. Smuttynose will be on your right.

COUNSEL: Sale per order of Mortgagee by its Attorneys: Nixon Peabody LLP, Manchester, NH; Daniel W. Sklar, Esquire.

TERMS: \$250,000 deposit by cash, certified check, or bank check to bid. Closing in 55 days. Purchase Price shall be paid in cash, certified or bank check, by wire transfer or funds acceptable to the Bank at the Closing. Other terms may be announced at time of sale.

AUCTIONEER'S NOTE:

Smuttynose Brewery continues to brew its high quality beer and expects to do so through the orderly transition to the new buyer

