

LIVE ONSITE WITH ONLINE BIDDING

AMAZING 25.73 ACRE ACREAGE-MINUTES FROM SIOUX FALLS

COLLECTOR VEHICLES, ANTIQUE TRACTORS, TOOLS, SHOP EQUIPMENT, CONSTRUCTION, & MORE AT AUCTION!

THE KUPER LIVING TRUST AUCTION

SATURDAY, OCTOBER 1ST, 2022 • 10 AM • REAL ESTATE OFFERED FOR SALE AT NOON

969 60TH AVE., BEAVER CREEK, MINNESOTA, 56116



VANDERBRINK AUCTIONS is pleased to bring you the Kuper Trust Auction. Doug and Barb Kuper built this amazing acreage in 2002. The property brought them a lot of good times and Doug a shop to restore his antique tractors and play with classic vehicles. It was an inviting home for family and friends. Doug passed away and Barb has decided to sell the Collections, Tools, Construction Equipment, and more at auction. Barb has also decided that the acreage is too big and now if your chance to buy this amazing acreage that the Kuper's enjoyed. This amazing acreage is located minutes from Sioux Falls, S.D. and Luverne, MN and a beautiful country location with pasture and more! Don't miss this opportunity and plan to attend this auction. Online Bidding Offered for Vehicles, Construction, Trucks, and More.

DIRECTIONS: I-90, Exit 5, N. on Cnty Rd 6 or 60th Ave. Approx. 1.5 to Acreage and Auction. Watch for Signs

PERSONAL PROPERTY STARTS AT 10:00 AM: TOOLS:

Snap-On, Craftsman, other Hand Tools, including Socket sets, construction socket sets, Impacts, Drills, screwdrivers, hammers, Wrenches, and much more! Tool Boxes, Bolt Bins, Various Washer and Bolt Sets, and more. **SHOP EQUIPMENT:** Lincoln Wire Feed Welders, Portable Construction Welder, Torch Set, Air Compressors, Various Jack Stands, Transmission Jack, Hydraulic Jacks, Drill Press, Hydraulic Press, Grinder, Power Washers, and Much More! This was a fully equipped shop for construction and personal use. So come to the auction, so much more not listed ...

RESTORED COLLECTOR TRACTORS: Farmall 560 Diesel, 1957 Farmall 450, 1954 Farmall Super MTA-Gas, Farmall F-20 with full round spokes, Farmall F-20 with Flat Spoked Rims, M Farmall Tractor, 1955 International 300 Utility Tractor, B Farmall Tractor, 1940 H Farmall Tractor, Farmall H Tractor, C Farmall Tractor, ... **VARIOUS INTERNATIONAL/FARMALL TRACTOR PARTS** ...

COLLECTOR VEHICLES-CHEVROLET PICKUPS: 1962 Chevrolet Impala SS 2dr HT, 409 V-8, AT/OD, Fully Restored, Beautiful! 1959 3100 Chevrolet Apache Step side Pickup, 350 V8, AT, Mild Custom, 2014 Chevrolet Silverado LTZ Crew-cab Pickup, only 59,021 miles! 2003 Chevrolet Regular Cab Pickup, 350 V8, AT, 1994 Impala SS Clone ... **VARIOUS CAR PARTS FOR IMPALA AND MORE** ...

TRUCKS-TRAILERS-CONSTRUCTION EQUIPMENT: 1984 Peterbilt Day-Cab Semi, Chromed, 3406B Cat Diesel, 1968 Mack DM607S Dump Truck, newer style cab, Diesel, 315 Caterpillar Excavator, Entire base has been rebuilt, Caterpillar 953 Track Loader, New windshield, w/ bucket. 2002 Fabrique Mfg. Felling FT16 Beaver-Tail Trailer, Caterpillar Trailer for Semi, 2 place Snowmobile Trailer, 2015 Diamond C Utility Trailer, Bobcat Post Hole Digger Attachment, Bob Cat Forks with Grapple Ford, Bobcat large Bucket, Flare-Side Wagon w/ hydraulic Hoist, and more.. 2019 POLARIS RAZER XP1000, DOHC, Lite Bar, Winch, Racing Shocks, and more.. Polaris 650 Snowmobile, **VARIOUS SNOWMOBILE PARTS** ... **LAWN EQUIPMENT:** Mower, Agri-Fab Bagger w/Briggs & Stratton motor, Yard Sprayer, Small Utility Wagon, Pull type Yard Seeder, Rakes, Shovels, JD #38 Sickle Mower, large Sprayer w/Booms, and more. . .

PERSONAL PROPERTY TERMS: Cash, Good Check, Credit Card w/ Fee, Payment in Full Day of Sale. All items Sold AS IS and ALL SALES ARE FINAL! No Exceptions. Removal Day of Sale. Not Responsible for theft or Vandalism. Buyers responsible for all shipping and removal costs. This is a Live-Onsite Auction with Online Bidding on Major Items. Online Buyers have additional terms. Preview for auction items Day of Sale and Friday Noon to 4pm.

AMAZING ACREAGE BEING OFFERED AT HIGH NOON-12:00PM AT THE HOME!

This Amazing 25.73 acreage has everything that you are looking for! The acreage is located 7 miles West of Luverne, MN, 1 mile North of Beaver Creek, MN, and 1.5 miles North, off I-90 at Exit 5, and approx. 18 miles East of Sioux Falls, SD. It is located along 60th Ave or Cnty Rd 6 which is a well-maintained tar road. This amazing acreage was built in 2002/2003 by Doug and Barbara Kuper. The Acreage has approx. 16 acres of pasture with creek. It has been rented and round baled. It also provides wonderful hunting in this area in the Fall. The home is built on top of a hill that over-looks the pasture and creek. It is a wonderful view. The Acreage has many mature trees and surrounded by trees that were planted when they constructed the property. The grounds are beautiful and maintained. It has many Landscaping features around the home and grounds. It's very beautiful.

The Property has a 64x104 Shop built in 2002. It has High Side Walls and 3-14x20 ft door with electric openers. There is also a 14x14 Overhead door with electric opener. The Shop is divided in 2 and half is a fully functional Shop and the other side is wired, full cement, lights, but not heated. The Shop has Benches, Shelves, and Air Compressor has air plumbed throughout the shop. It has Radiant Heat, floor drain, and running water. The entire building is wired with 220/110 and lights. The building is full cement and has large cement pad in front of the building. It's a great shop and ready to go to work.

The driveway winds up to a beautiful home was built in 2003. The home has amazing views. The home has an attached 4 stall garage, insulated with 3 doors with electric openers. The home has wonderful walk-out features, front porch, bay windows, and dormers. The home has a new roof in 2022 and has steel siding. The home has a large yard is landscaped. The garage has a door that opens to the back yard and also an entrance into a back mud-room area with ¾ bath and laundry area. The back entrance leads to the Dining Area with walk-out and Kitchen along with front entrance. The main floor has a continuous floor plan. There are many windows for wonderful light. The kitchen has an island that is plumbed for a sink and electrical. Nice lighting above the island. There are adequate counters an Oak Country Cupboards Throughout the Kitchen. There is a small desk area and breakfast area. The Dining room area is open to the Kitchen and off the Living room. The kitchen has all new appliances included the newest GE Café refrigerator. Along with Electric convection stove, upper microwave oven, and dishwasher. There is Hardwood Oak floors through-out the

main floor. The front door has Stained glass accents around the door that opens to the front porch. The living room is carpeted with custom blinds for the large windows. There is a gas fireplace surrounded by an Oak Mantel and Shelving by Country Cupboards. The room is carpeted.

There is a hall that leads to 4 Bedrooms. 1 Bedroom is currently used as an office. The Master Bedroom is large with many windows and automatic custom blinds. The Master Bedroom has a large walk-in closet and Master Bath. It has a Jacuzzi tub, shower, double sinks, and linen closet. The other bedrooms all have closets and good lighting. All are carpeted. There is a Full bathroom off the hallway for the other bedrooms. The main floor has 2076 sq. ft of living space. The main floor has 10 ft. Ceilings. The home has a unique feature of a spiral staircase going to the family rooms in the lower level. There is 2076 sq. ft. on the lower level. It is a full basement. It is divided with 2 family rooms, both with their own walk-outs to a cement patio area. There is a full bath on the lower level. The family rooms are carpeted. There is a very large storage area. The mechanical room has lots of storage and shelving. The home is heated and cooled by Geo-Thermal. Owned Soft Water Conditioner. Fuse Boxes and adequate services. Fiber-Optic is by Garretson. The home is on Rural water and has a private septic system. Geo-Thermal is a fabulous heat and cooling source. Very efficient and cost effective. Electric backup. Approx 4152 Sq. Ft. between upper and lower levels. This is an absolutely wonderful and beautiful home and grounds. 4 bedrooms, 4 bath, and huge family rooms make this a great space for entertaining. The main floor has an open floor plan with wonderful kitchen. Don't miss this amazing opportunity for this well-situated home with Shop and Land. The land not only provides a wonderful view, but pasture for livestock, horses, and baling. Let's not forget some great deer hunting in the Fall. So, if you're looking for your forever home, this is the one. Plan now to attend this auction and bid your way to owning this amazing acreage.

LEGAL DESCRIPTION: S21,T102,R46, the E962' of S1165' of NE ¼ less .82 acres CSAH #6 Acres 25.73. **TAXES:** \$2,326/Year

REAL ESTATE TERMS: 10% Down Day of Sale, Non-Refundable. Balance due at closing. 2 Options for Closing to be discussed with Buyer. On/Or Before June 1st, 2023 or before end of 2022. Property being Sold AS IS. Auctioneers are agent of the Seller. Possession at Closing. Closing Transaction Fee split 50-50 with Buyer/Seller. Eisma & Eisma Closing Agent. Title insurance optional for each party. Abstract and Warranty Deed will be updated and delivered to the Buyer by the Seller. Taxes will be subject to the year of closing and prorated to date of closing. Sold subject to confirmation of seller.

OPEN HOUSE SEPT. 18TH, 2022 FROM 11AM TO 4PM FOR REAL ESTATE. MUST BE PRESENT TO BID ON ACREAGES- MAKE PLANS OR CALL FOR INFORMATION.

THE KUPER LIVING TRUST- OWNER
Barbara Kuper- Trustee

VanDerBrink Auctions, LLC

Yvette VanDerBrink - Auctioneer
605-201-7005 or 507-673-2517

Justin VanGrotheest - Auctioneer- MN 67-89

Bob Julson - Auctioneer MN 67-71



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