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INFORMATION BELIEVED TO BE ACCURATE BUT NOT GUARANTEED

<b>ADDRESS:</b>	<b>501 SW 3<sup>rd</sup> Street – Mullen, NE 69152</b>				<b>Auction June 19th</b>	
<b>LEGAL:</b>	<b>Lot 1 N2 Lot of Block 9 and S2 Lot 2 All Lot 3 of Block 9 Mullen, NE</b>					
	<b>LOT SIZE:</b>	<b>150 x 250</b>				

<b>BEDROOMS:</b>	<b>3</b>	<b>BATHS:</b>	<b>2</b>	<b>STYLE:</b>	<b>Raised Ranch</b>	<b>AGE:</b>	<b>1964</b>
<b>SQ. FT.:</b>	<b>1056</b>	<b>MAIN:</b>	<b>1056</b>	<b>UPPER:</b>		<b>LOWER:</b>	

LIVING ROOM:	12ft 1in x 18ft 3in	A/C	Central Air	% FINISHED BASEMENT	100 %
DINING ROOM:		HEAT	Forced Air Propane	ROOF	Steel
KITCHEN:	8ft 5in x 14ft 10in	FIREPLACE	None	EXTERIOR	Steel
FAMILY ROOM:	22ft x 24ft in basement	REFRIGERATOR	None	UNDERGROUND SPRINKLERS	Yes
BEDROOM:	East 9ft 7in x 11ft 4in	DISHWASHER	None	OPEN PATIO	None
BEDROOM:	NW 11ft 2in x 12ft 9in	GARBAGE DISPOSAL	Yes	PORCH	Front
BEDROOM:	SW (office) 9ft 2in x 11ft 4in	RANGE	Yes	DECK	Yes
BEDROOM:	Nonconforming in basement 11ft 2in x 14ft 1in	OVEN	Yes	WINDOWS	Storms
	Storage in basement 9ft 5in x 10ft 5in	WATER SOFTENER	None	DOORS	Storms
BATH:	Main floor 3 piece w/new walk-in shower	RANGE HOOD	Yes	GARAGE OPENER	Yes
BATH:	Basement 3 piece w/shower	CARPET	Yes	TAXES	2025: \$770.10
		WINDOW TREATMENTS	Yes	ZONING	Residential
BASEMENT:	Full	SMOKE DETECTOR	Yes	AVG UTILITIES	Elec., water, sewer & trash: \$311.14/month.
GARAGE:	West one 20ft x 26ft South one 24ft x 27	WATER HEATER	62 gal electric		Propane:
UTILITY:	Basement				

**REMARKS: Terms & Conditions:** Price to be determined at public auction on Friday, June 19th. A non-refundable earnest money deposit equal to 20% of the purchase price required day of auction with signing of the purchase contract. The deposit will be applied to the purchase price with the balance due in certified funds at closing on or before July 16, 2026. The sale of the property is not contingent upon financing, all financial arrangements must be made prior to sale date. Title insurance and escrow closing costs to be split 50/50 between buyer & seller. The 2026 taxes will be prorated to the date of closing based on the 2025 amount. Each buyer is responsible for conducting their own independent inspections and due diligence concerning pertinent facts about the property prior to the auction date, including asbestos, mold, lead based paint, contaminated soil or any other. Parcel to be sold by legal description only; no survey will be provided. Neither the Seller nor Schow Realty, their agents or representatives, make any warranties or guarantees about the property as the *property sells in AS IS condition*. This property will absolutely sell to the highest bidder. Schow Realty is an exclusive agent for the seller. Announcements day of sale supersede any prior printed material.

**DIRECTIONS:** From Junction of Hwy 97 & Second St: 4 blocks west to Laird St. and 1 block south.

<b>EXCLUSIONS:</b>	All personal property to be sold AT AUCTION SAME DAY except the stove.	<b>OWNER PHONE # (H):</b>	
<b>OWNER:</b>	Bob & Charlotte Benner	<b>OWNER PHONE # (W):</b>	
<b>KEY #:</b>		<b>RENTER NAME:</b>	
<b>OCCUPIED:</b>	YES	<b>RENTER PHONE #:</b>	
<b>LIST DATE:</b>	5-11-2026	<b>EXPIRE DATE:</b>	8-11-2025
		<b>LISTING AGENT:</b>	Kyle Schow 289-3772