

Bob & Charlotte Benner
ABSOLUTE REAL ESTATE AUCTION

Along with personal property

Friday, June 19th, 2026 - 501 SW 3rd St. - Mullen, NE

Personal Property at 10:00 – Real Estate offered at 12:00 MT

1,056 sq. ft., 3-bedroom, 2 bath home with full finished basement on corner lot. Updated furnace and central air conditioning. Handicap accessible deck. 20'x 26' shop and 24'x 27' garage included. Steel roofing on all buildings. Underground sprinklers. Village water, sewer & trash. Propane tank included.



Legal Description: Lot 1 N2 Lot 2 of Blk 9 and S2 Lot 2 All Lot 3 of Blk 9, Mullen. **Real Estate Taxes:** 2025 - \$770.10. **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.



More photos at:
www.schowrealty.com

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