

Active
New Listing

MLS #: 26010538
DOM/CDOM: 0/0

1025 Albert Lane, Lexington, KY 40514

List Price: \$283,800



Property Type:	Residential	Lot Size Source:	Public
Property Sub Type:	Single Family	Lot Size Acres:	Records
	Residence	Lot Size SqFt:	0.1705
County:	Fayette	Living Area:	7,428
MLS Area Major:	004 - Fayette County	Living Area Source:	2,346
	SW		Public
Inside New Circle	No		Records
Rd:		Basement YN:	Yes
Subdivision:	Copper Trace	Above Grade Fin:	1,794
Beds:	3	Below Grade Fin:	552
Baths Total (F,H):	2 (2,0)	Above Grade Unfin:	0
Cooling YN:	Yes	Below Grade Unfin:	1,242
Heating YN:	Yes	Non-Compliant Total	0
Fireplace YN:	Yes	SqFt:	
Fireplaces Total:	1	Garage YN:	Yes
Levels:	One	Garage Spaces:	2
Accessibility Feat:	No	Carport YN:	No
Pool Private YN:	No	Horse YN:	No
Year Built:	1995	Waterfront:	No
Special Listing	Auction	Water Body Acc:	No
Cond:			

Comp Sale YN: No
Association YN: No

High School District: Fayette County - 1
Elementary School: Clays Mill
Middle/Jr School: Jessie Clark
High School: Lafayette

Parcel Number: 19326730
Tax District: 01
Tax Rate: 1.2638

Listing Contract Date: 05/11/2026

Status Change: 05/11/2026
Possession: Close Of Escrow
Original List Price: \$283,800

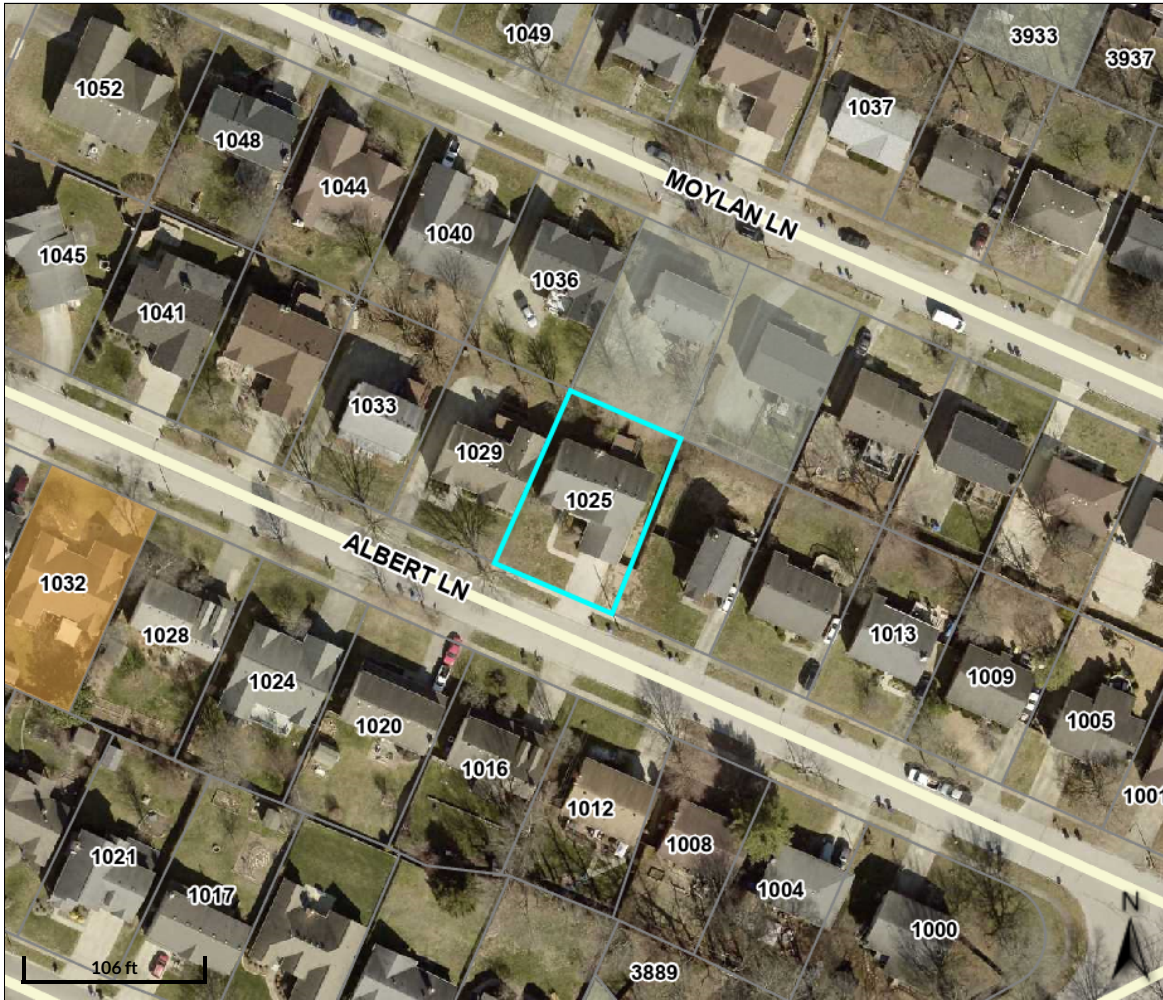
Public Remarks: Absolute Auction Live On-Site Saturday, June 13th at 10:00 am. Doors will open at 9:00 am for final review. Selling to the Highest Bidder Regardless of Listing Price. Estate Property Contracted to Sell at Absolute Auction Only. Offers Prior to Auction Will Not Be Entertained. Please Visit www.bluegrassauction.com for Registration Forms, Terms & Conditions. This Move-In Ready Home Boast Updated 3 Ton 14 Seer HVAC system in 2022 with WiFi Digital Controlss Radon Mitigation system & Lawn Irrigation System. This Home Features a Large open Living Room with Vaulted Ceilings & Cozy Fireplace. Spacious Dining Room, Dine-In Kitchen. Primary Bedroom is Private Located on Right End Of home with Vaulted Ceilings, Large Off Suite Bath and Oversized Walk-In Closet. The 2 Guest Bedrooms are Located on the Left End of the Home with Central Bath. Spacious Laundry Room with Lower Level Access. Lower Level has Approximately 552 Sqft. Finished Space. The Remaining 1242 sq ft. Unfinished Has Been Stubbed for Bath and is Ready for Your Finishing Touches. Don't Miss Out On This Fabulous Opportunity.....Book Your Showing Today! Chuck McKee Auctioneer.

Directions: New Circle Rd. to Harrodsburg Rd., Left on Man-O-War to Albert Ln. Or Man-O-War to Albert Ln. **Latitude:** 37.978282 **Longitude:** -84.560785

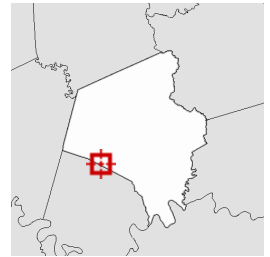
Architectural Style:	Ranch	Lot Features:	Few Trees
Parking Features:	Attached Garage; Driveway; Garage Door Opener; Garage Faces Front; Off Street	Fencing:	None
Basement:	Bath/Stubbed; Full; Interior Entry; Partially Finished; Walk-Out Access	Other Equipment:	Irrigation Equipment
Fireplace Features:	Factory Built; Gas Log; Great Room; Ventless	Construction	Brick Veneer; Vinyl Siding
Foundation Details:	Concrete Perimeter	Materials:	
Structure Type:	House	Appliances:	Dishwasher; Dryer; Range; Refrigerator; Washer
Patio And Porch Details:	Rear Patio	Attic Features:	Access Only
Patio And Porch Features:	Deck; Patio	Flooring:	Carpet; Concrete; Hardwood; Vinyl
Heating:	Forced Air; Natural Gas	Interior Features:	Ceiling Fan(s); Eat-in Kitchen; Entrance Foyer; Primary First Floor; Soaking Tub; Walk-In Closet(s)
Cooling:	Electric	Laundry Features:	Electric Dryer Hookup; Main Level; Washer Hookup
Water Heater:	Gas	Window Features:	Insulated Windows
Roof:	Dimensional Style; Shingle	Amenity Fee	Amenity Fee YN: No
Water Source:	Public	Details:	
Sewer:	Public Sewer		
Utilities:	Electricity Connected; Natural Gas Connected; Sewer Connected; Water Connected		

Room Name	Level	Length	Width	Remarks	Room Name	Level	Length	Width	Remarks
Primary Bedroom	First			With Very Large Walk-In Closet & Off-Suite Bath	Primary Bathroom	First			Off-Suite
Bedroom 1	First				Bathroom 1	First			Central Bath
Bedroom 2	First				Bathroom 2	Lower			Unfinished Area of Basement Stubbed for Bathroom
Living Room	First			With Vaulted Ceilings	Family Room	Lower			Very Large Open Room with Full Radon Mitigation System
Kitchen	First			With Breakfast Area	Other	Lower			Large Unfinished Section of Basement Ready to Make Your Own
Dining Room	First								

Listing provided courtesy of:



Overview



Legend

- Parcels
- Yearly Sales**
- 2026
- 2025
- 2024
- 2023
- 2022
- Roads

Parcel ID	19326730	Physical Address	1025 ALBERT LN	Fair Cash Value	\$283,800	Last 2 Sales Date			
Class	R	Owner	WILCOX PATRICIA B	Agricultural Land Value	\$0	11/12/2010	\$215000	Reason	Qual
Code			C/O SUSAN	Agricultural	\$0	9/22/1997	\$152000	ARMS LENGTH TRANSACTION	Q
Taxing	01		MASTERSON EXE	Total Value				ARMS LENGTH TRANSACTION	Q
District			1020 ALBERT LN	Taxable Value	\$283,800				
Acres	0.1705		LEXINGTON KY 40514						

Date created: 5/11/2026

Last Data Uploaded: 5/11/2026 4:32:42 PM

Developed by  **SCHNEIDER**
GEOSPATIAL



Seller Disclosure Exempt Form

For properties exempt from completing a seller disclosure, please upload this document instead.

Exemptions include:

- Auction
- COMP/FSBO
- Foreclosure
- Multi Housing
- New Construction

Bluegrass Auction, Appraisal & Realty, LLC - Referring Agent Registration Form

Complete ONLY if Bidder has agent representation

To be completed by Referring Agent/Broker and Buyer

Email to: tandy@bluegrassauction.com or text to 859-361-5043

Property: 1025 Albert Ln, Lexington, KY 40514

Auction Date: Saturday, June 13th at 10:00AM

By signing below the interested bidder ("Buyer") hereby registers the Agent or Broker below as their representative and Agent/Broker certifies he/she is acting as said representative solely of the Buyer.

We understand there will be a 10% Buyer's Premium added to the winning bid to determine contract selling price for the Property. We also will agree to the registration terms and submit our Bidder Registration form with this document and sign the auction purchase agreement and abide by the terms of the auction if we have the winning and last bid.

A Referral Fee of **1%** of the final bid price ("hammer price") of the property will be paid to the registered Broker/Agent whose Buyer is the winning bidder, provided all of the following conditions are met:

- 1) This registration form is properly completed and received by Auctioneer prior to the day of auction (prior to 12:01am the day of auction). **Time is of the essence and no exceptions will be made.**
- 2) Agent shows the property to Buyer prior to the day of auction (attending the auction on day of auction does not constitute a showing).
- 3) Agent or Agent's assigned Realtor representative must attend the auction with the Buyer.
- 4) Registered Buyer is the winning and high bidder.
- 5) The transaction closes.
- 6) If a minimum bid has been published for this property an initial bid must be submitted on the Bidder Registration form as specified.

This form is required even if agent is representing himself/herself as a bidder.

Buyer's Name (Please Print)

Buyer's Signature

Date

Broker/Agent's Name (Print)

Broker/Agent's Signature

Date

Broker/Agent's Information:

Phone: _____

Email: _____

Accepted by:

Name of Accepting Party

Date

Date and Time Accepted: _____

Bluegrass Auction, Appraisal & Realty LLC Auction Registration Form

If Submitting Prior to Day of Auction email to: tandy@bluegrassauction.com, or text to (859) 361-5043

Property: **1025 Albert Ln, Lexington, KY 40514** Auction Date: **Saturday June 13th, 10:00 AM**

Bidder hereby agrees to the following terms for this auction of the above described real property:

- Seller agrees to convey the Property to Purchaser by warranty deed with the usual covenants of record on date of settlement.
- Bidder will sign an auction sales contract as the winning bidder immediately following the sale (or as soon as is practical if bidding by proxy) and provide a non-refundable deposit of 10% of the total and final purchase price to be held by Broker. The contract is not contingent on Buyer obtaining financing or any other contingencies.
- Settlement shall be made on or before **Tuesday, July 23rd, 2026** or as soon thereafter as title can be examined and necessary documents prepared, with allowance of a reasonable time for seller to correct any defects reported by the title examiner or correct questions of right to sell. **Regarding the closing date, time is of the essence.**
- 10% Buyer's Premium will be added to final bid to determine contract sales price.
- Bidder represents that an inspection satisfactory to Bidder has been made of the Property, including inspections for lead based paint, mold, asbestos, wood infestation and any and all other hazardous or negative substances or conditions, or Bidder has declined in their sole discretion to inspect Property despite ample opportunity to do so and is purchasing with full acceptance of the possibility of any or all of the above negative substances or conditions, and **Bidder agrees to accept the Property in its present "as is" condition, including all faults and defects, known or unknown, with no warranties whatsoever as to condition or suitability of purpose.**
- Bidder acknowledges this is an estate or living estate auction and accepts that Seller and Seller's agents, including but not limited to Auctioneer, Broker, Realtor and their representatives ("Agents"), have limited knowledge of the Property and its history, accepts responsibility for fully assessing the Property without reliance on Seller's or Agent's knowledge or information and acknowledges Bidder is participating without any such reliance.
- Seller and Agents will provide information as they are able but make no guarantees as to the accuracy of any provided information (including but not limited to square footages, room counts, systems or other information) and Bidder holds Seller and Agents harmless for errors or omissions in any provided information or materials and acknowledges Bidder is participating without any reliance on that information. Bidder accepts that Seller and Agents are making no warranties, expressed or implied, about the Property or Property's suitability for any particular purpose and Bidder accepts responsibility to do necessary research with government agencies or other entities to determine limitations or suitability for a particular use with no reliance on Seller or Agents.
- Announcements on day of sale take precedence over any prior written or electronic announcements.
- All decisions of the Auctioneer are final as to methods of bidding, bidding increments, cancellation or any other matters that may arise before, during or after the Auction. Auctioneer reserves the right to remove any bidder from the auction and/or Property for being a disruptive or negative influence, in his sole discretion.
- Any contents remaining on the Property at time of CLOSING will convey to Buyer with the Property.

Bidder Name: _____

Phone: _____

Address: _____

Email: _____

☐ Opt out of Real Estate Emails

☐ Opt out of Personal Property Emails

Pre-Auction Bidding (if desired, not required)

Understanding the 10% Buyer's Premium will be added to the bid/offer below to determine final sales price and that all other terms and conditions apply, I wish to:

☐ Make an absentee bid for the maximum amount of \$_____.

☐ Make an opening bid in the amount of \$_____.

Bidder Signature

Date

Rev. 25.11