

Active New Listing	MLS #: 26010781 DOM/CDOM: 0/0	1050 Bluegrass Pike, Danville, KY 40422	List Price: \$350,000
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Property Type:	Residential	Lot Size Source:	Public Records
Property Sub Type:	Single Family	Lot Size Acres:	0.92
	Residence	Lot Size SqFt:	40,075.2
County:	Boyle	Living Area:	4,600
MLS Area Major:	012 - Boyle County	Living Area Source:	Public Records
Design Review	No	Basement YN:	No
Dist:		Above Grade Fin:	4,600
Subdivision:	Rural	Below Grade Fin:	0
Beds:	6	Above Grade Unfin:	0
Baths Total (F,H):	5 (3,2)	Below Grade Unfin:	0
Cooling YN:	Yes	Garage YN:	Yes
Heating YN:	Yes	Garage Spaces:	2
Fireplace YN:	Yes	Carport YN:	No
Fireplaces Total:	1	Horse YN:	No
Levels:	Two	View YN:	No
Accessibility Feat:	No	Waterfront:	No
Pool Private YN:	No	Water Body Acc:	No
Year Built:	1985		
Special Listing	Auction		
Cond:			

Comp Sale YN:	No	High School District:	Boyle County - 12	Parcel Number:	34C-000-001
Association YN:	No	Elementary School:	Woodlawn	Tax District:	04 Danville- Common School
		Middle/Jr School:	Boyle Co	Tax Rate	11.4400
		High School:	Boyle Co		

Listing Contract Date:	05/13/2026	Status Change:	05/13/2026
		Possession:	Close Of Escrow
		Original List Price:	\$350,000

Public Remarks: Absolute Auction Live On-Site Saturday, June 20th at 10:00 am sharp. Doors will open at 9:00 am for final preview. This Estate Property is Contracted to Sell at Absolute Auction Only! Offers Prior to Auction Will Not be Entertained. Please visit www.bluegrassauction.com for Registration Forms & Complete Terms & Conditions. This Wonderful .92 Acre Property Boasts a Stately 4600 sqft. Colonial Brick Home with Grand Double Entry Doors, Slate Floor Foyer, Large Open Rooms, 6 Spacious Bedrooms, 5 Bathrooms and a Fabulous Open Sunroom and So Much More!!! Exterior Features Include a Full Rear Deck off of Sunroom overlooking the Spacious Back Yard with 2 Story Play House & Storage Shed. Don't Miss This Opportunity to Own This Home. Book Your Showing Today! Chuck McKee Auctioneer.

Directions: BG Parkway to Lawrenceburg Exit 59A, 127 South to Harrodsburg, 127 Bypass South to 127 Danville Rd. to Hwy 150 Perryville Rd. .4 miles to 3366 Bluegrass Pike, .4 miles on right. **Latitude:** 37.653924 **Longitude:** -84.810228

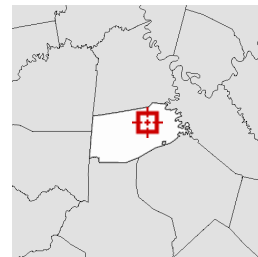
Architectural Style:	Colonial	Lot Features:	Few Trees
Parking Features:	Attached Garage; Driveway; Garage Door Opener; Garage Faces Side; Off Street	Fencing:	Partial; Wood
Basement:	Crawl Space	Construction Materials:	Brick Veneer
Fireplace Features:	Den; Gas Log; Masonry	Appliances:	Dishwasher; Disposal; Microwave; Range; Refrigerator; Vented Exhaust Fan
Foundation Details:	Block	Attic Features:	Partially Floored; Permanent Stairs; Pull-Down Stairs
Structure Type:	House	Flooring:	Carpet; Ceramic Tile; Hardwood; Slate; Tile
Other Structures:	Shed(s); Other	Interior Features:	Breakfast Bar; Ceiling Fan(s); Entrance Foyer; Walk-In Closet(s)
Patio And Porch Details:	Covered Porch; Front Porch	Laundry Features:	Gas Dryer Hookup; Main Level; Washer Hookup
Patio And Porch Features:	Deck; Porch	Window Features:	Blinds; Insulated Windows
Heating:	Forced Air; Natural Gas	Amenity Fee Details:	Amenity Fee YN: No
Cooling:	Ceiling Fan(s); Central Air; Electric		
Water Heater:	Gas		
Roof:	Composition; Dimensional Style; Shingle		
Exterior Features:	Storm Door(s); Other		
Water Source:	Public		
Sewer:	Public Sewer		
Utilities:	Cable Available; Electricity Connected; Natural Gas Available; Phone Available; Sewer Connected; Water Connected		

Room Name	Level	Length	Width	Remarks	Room Name	Level	Length	Width	Remarks
Primary Bedroom	Second				Bathroom 1	First			Half Bath
Bedroom 1	First				Bathroom 2	First			Half Bath
Bedroom 2	Second				Bathroom 3	Second			Off suite Bath (Bed 3)
Bedroom 3	Second				Bathroom 4	Second			
Bedroom 4	Second				Bathroom 5	Second			Off Suite Bath (Primary)
Bedroom 5	Second				Den	First			
Living Room	First				Other	First			Sun Room
Kitchen	First				Other	First			Laundry Room
Dining Room	First								
Foyer	First								

Listing provided courtesy of:



Overview



Legend

-  Parcels
-  Roads

Parcel ID	34C-000-001	Physical Address	BLUEGRASS PK 1050	Land Value	\$0	Last 2 Sales			
Property Class	Residential	Mailing Address	NELSON KENNETH JOHN LIVING TRUST	Improvement Value	\$350,000	Date	Price	Reason	Qual
Taxing District	Danville-Common Schoo	Address	C/O FARMERS NATIONAL BANK	Total Value	\$350,000	2/6/2024	0	Close Relative Sale	U
Acres	0.92		304 W MAIN STREET DANVILLE, KY 40422			2/6/2024	0	Transfer Tax Not Paid	U

Date created: 5/13/2026

Last Data Uploaded: 5/12/2026 8:22:53 PM

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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: 1050 Bluegrass Pike, Danville, KY 40422

Auction Date: Saturday, June 20th 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: **1050 Bluegrass Pike, Danville, KY 40422**

Auction Date: **Saturday June 20th, 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 **Thursday, July 30th, 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