

Active 07/28/2026 New Listing	MLS #: 26020127 DOM/CDOM: 1/1	107 Bell Court, Nicholasville, KY 40356	List Price: \$224,500
--	--	--	------------------------------



Property Type:	Residential	Lot Size Source:	Public
Property Sub Type:	Single Family	Lot Size Acres:	Records
	Residence	Lot Size SqFt:	0,2479
County:	Jessamine	Living Area:	10,800
MLS Area Major:	009 - Jessamine	Living Area Source:	2,851
	County		Public
Beds:	5		Records
Baths Total (F,H):	2 (2,0)	Basement YN:	Yes
Cooling YN:	No	Above Grade Fin:	2,851
Heating YN:	Yes	Below Grade Fin:	0
Fireplace YN:	Yes	Above Grade Unfin:	0
Fireplaces Total:	6	Below Grade Unfin:	265
Levels:	Two	Non-Compliant Total	0
Accessibility Feat:	No	SqFt:	
Pool Private YN:	No	Garage YN:	Yes
Year Built:	9999	Garage Spaces:	1
Special Listing	Auction	Carport YN:	No
Cond:		Horse YN:	No
		View YN:	No
		Waterfront:	No
		Water Body Acc:	No

Comp Sale YN:	No	High School	Jessamine County - 9	Parcel Number:	058-10-30-006.00
Association YN:	No	District:		Tax District:	A
		Elementary School:	Red Oak	Tax Rate	1.2480
		Middle/Jr School:	East Jessamine Middle School		
		High School:	East Jess HS		

Listing Agent: Tandy McKee 73194 859-361-5043 tandy@bluegrassauction.com	Listing Office: Bluegrass Auction, Appraisal & Realty, LLC o1382 859-389-8650
---	---

Listing Agreement:	Exclusive Right To Sell	Status Change:	07/28/2026
Listing Contract Date:	07/27/2026	Possession:	Close Of Escrow
Start Showing Date:	07/28/2026	Original List Price:	\$224,500
Expiration Date:	12/27/2026	List Price/SqFt:	\$78.74
Office Exclusive YN:	No		

Private Remarks: Contracted to Sell At Absolute Auction ONLY!!! Offers Prior to Auction will Not Be Entertained. Agent Participation Welcome. Please Visit www.bluegrassauction.com for Agent & Bidder Registration Forms, Agent Requirements & Complete Terms & Conditions.

Public Remarks: Absolute Auction, Live On-Site Saturday, September 12th. Doors Open at 9:00 am for final preview. Bidding Begins at 10:00 am Sharp. Selling to the Highest Bidder Regardless of Listing Price. Contracted to sell at Absolute Auction Only! Offers Prior to Auction will Not Be Entertained. Please Visit www.bluegrassauction.com for Bidder & Agent Registration Forms and Complete Terms & Conditions. Available for Showings & Inspections Prior to Auction Day. This Fabulous 2 Story Home Boasts Amazing Hardwood Floors In All Rooms except Kitchen & Baths, 10 ft. Ceilings on 1st Floor, 6 Intricately Detailed Fireplaces & Mantles, Formal Living Room, Parlor, Very Large Dining Room with Hallway Access to Large Dine-In Kitchen, 1st Floor Laundry Room, 2 Bedrooms on 1st Floor & 3 Very Large Bedrooms on 2nd Floor. Beautiful Front Living Room Staircase to Spacious 2nd Floor Landing. Rear Staircase with Access to Kitchen. Floored attic and Rear Soffit Storage. Updated Roof in 2024. Only 1/2 Block from Downtown Main Street Shops & Restaurants. Detached Garage with Rear parking Space. Absolute Must See!!! Book Your Showing Today!!! Chuck McKee Auctioneer.

Directions: New Circle Rd. to Nicholasville Rd. S. Turn Left on Nicholasville Rd. Business Downtown, turn Left on Bell Ct. Turn Right onto Bell Ct. House is on the Right. Front of house is street parking. **Latitude:** 37.883653 **Longitude:** -84.570159

Showing Requirements: Call Listing Agent
Showing Considerations: Minimal Exterior Lighting; Minimal Interior Lighting
Occupant Type: Vacant

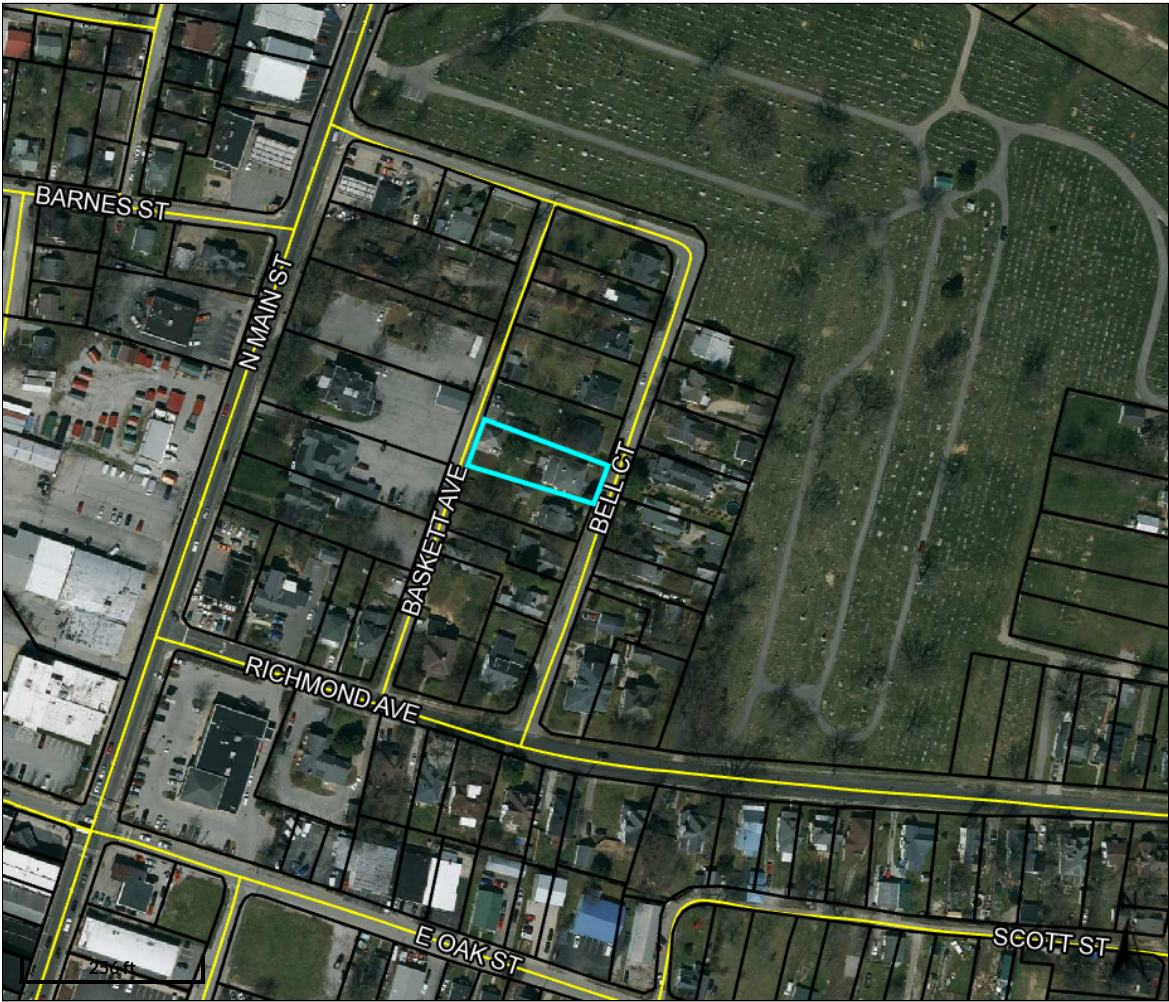
Parking Features:	Detached Garage; Driveway; Garage Faces Rear	Lot Features:	Few Trees
Basement:	Partial; Unfinished	Fencing:	Partial; Privacy; Wood
Fireplace Features:	Den; Dining Room; Living Room; Primary Bedroom	Construction Materials:	Vinyl Siding
Foundation Details:	Stone	Appliances:	Dishwasher; Range
Structure Type:	House	Attic Features:	Partially Floored; Pull-Down Stairs
Patio And Porch	Covered Porch; Front Porch	Flooring:	Hardwood; Vinyl
Details:		Interior Features:	Ceiling Fan(s); Eat-in Kitchen
Patio And Porch	Deck; Porch	Laundry Features:	Main Level
Features:		Window Features:	Insulated Windows; Screens; Storm Window(s)
Heating:	Natural Gas; Steam	Amenity Fee Details:	Amenity Fee YN: No
Water Heater:	Gas		
Roof:	Composition; Shingle		
Exterior Features:	Awning(s)		
Water Source:	Public		
Sewer:	Public Sewer		
Utilities:	Electricity Connected; Natural Gas Connected; Water Connected		

Room Name	Level	Length	Width	Remarks
Primary Bedroom	Second			
Kitchen	First			

Information is deemed to be reliable, but is not guaranteed. © 2026 MLS and FBS. Prepared by Tandy McKee on Tuesday, July 28, 2026 2:33 PM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.

JESSAMINE COUNTY, KENTUCKY

PVA OFFICE



- Legend
- Parcels
 - Roads

Parcel ID	058-10-30-006.00	Class	Residential	Owner Address	MERIDA JAMES L & JUANITA	Last Sale	
Property Address	107 BELLE CT	Acreage	n/a		107 BELLE CT	Date	Price
		District	A		NICHOLASVILLE KY 40356-1101	n/a	0
Brief Tax Description	n/a						
	(Note: Not to be used on legal documents)						

Date created: 7/28/2026

Last Data Uploaded: 7/27/2026 1:00:59 PM



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 Bidder

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

Property: **107 Bell Ct, Nicholasville, KY 40356**

Auction Date: **Saturday, September 12th at 10:00AM**

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

We understand a 10% Buyer's Premium will be added to the winning bid to determine contract selling price for the Property. Bidder will **submit the Bidder Registration form with this document** agreeing to the terms and conditions of the auction, and will sign the auction purchase agreement and abide by the terms of the auction if Bidder has 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 Bidder is the winning bidder, provided all of the following conditions are met:

- 1) This registration form as well as the Bidder 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 Bidder 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 Bidder.
- 4) Registered Bidder 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.

Bidder's Name (Please Print)

Bidder'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: **107 Bell Ct, Nicholasville, KY 40356** Auction Date: **Saturday September 12th, 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.
- The winning Bidder will sign an auction sales contract (available upon request) immediately following the sale (or as soon as 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 **Monday, October 12th, 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. 26.07