



Property Type: Residential Property Sub Type: Single Family County: Fayette MLS Area Major: 001 - Fayette County Inside New Circle Rd: No Beds: 4 Baths Total (F,H): 2 (1,1) Cooling YN: Yes Heating YN: Yes Fireplace YN: No Levels: Two Accessibility Feat: No Pool Private YN: No Year Built: 1964 Special Listing Cond: Auction	Lot Size Source: Public Records Lot Size Acres: 0.179 Lot Size SqFt: 7,802 Living Area: 1,568 Living Area Source: Public Records Basement YN: No Above Grade Fin: 1,568 Below Grade Fin: 0 Above Grade Unfin: 0 Below Grade Unfin: 0 Garage YN: Yes Garage Spaces: 1 Carport YN: No Horse YN: No View YN: No Waterfront: No Water Body Acc: No	
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Comp Sale YN: No Association YN: No	High School District: Fayette County - 1 Elementary School: Coventry Oak Middle/Jr School: Winburn High School: Bryan Station	Parcel Number: 15905700 Tax District: 01 Tax Rate: 1.2638
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Listing Agent: Tandy McKee 73194 859-361-5043 tandy@bluegrassauction.com	Listing Office: Bluegrass Auction, Appraisal & Realty, LLC o1382 859-389-8650
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Listing Agreement: Exclusive Right To Sell Listing Contract Date: 07/27/2026 Start Showing Date: 07/28/2026 Expiration Date: 12/27/2026 Office Exclusive YN: No	Status Change: 07/28/2026 Possession: Close Of Escrow Original List Price: \$164,900 List Price/SqFt: \$105.17
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Private Remarks: Selling at Absolute Auction Only! Offers Prior to Auction will Not Be Entertained. Agent Participation Welcome. Please Visit www.bluegrassauction.com for Bidder & Agent Registration Forms and Complete Terms & Conditions.

Public Remarks: Absolute Auction Live On-Site Saturday August 22nd. Doors open at 9:00 am for final preview. Bidding will begin 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 Two-Story Home Offers Four Bedrooms with Hardwood Floors, Dining Room & Living Room with Hardwood Floors, 1.5 Bath & Large Covered Back Porch on a Spacious Lot. Don't Miss this Wonderful Opportunity to Make this Your Home. Book Your Showing Today!! Chuck McKee Auctioneer.

Directions: New Circle Road to Georgetown Road North. Turn Right onto Oakwood Dr. House is the 11th Home on the right. **Latitude:** 38.082718 **Longitude:** -84.506479

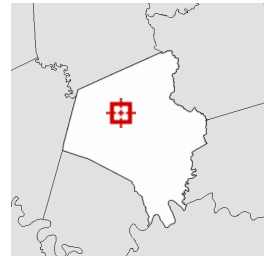
Showing Requirements: Call Listing Agent; Showing Service
Showing Information: Showing Contact Phone: 859.361.5043
Occupant Type: Vacant

Architectural Style: Mid-Century Modern Parking Features: Attached Garage; Driveway; Garage Faces Front; Off Street Basement: Crawl Space Foundation Details: Block Structure Type: House Patio And Porch Details: Covered Patio; Rear Patio; Covered Porch; Front Porch Patio And Porch Features: Patio; Porch Heating: Heat Pump; Natural Gas Cooling: Central Air; Electric Water Heater: Gas Roof: Shingle Exterior Features: Fire Pit; Storm Door(s) Water Source: Public Sewer: Public Sewer	Lot Features: Few Trees Fencing: Chain Link; Partial Other Equipment: Satellite Dish Construction Materials: Brick Veneer; Vinyl Siding Appliances: Range; Vented Exhaust Fan Attic Features: Access Only Flooring: Hardwood; Laminate; Tile Interior Features: Breakfast Bar; Eat-in Kitchen Laundry Features: Common Area; Gas Dryer Hookup; Main Level; Washer Hookup Window Features: Blinds Amenity Fee Details: Amenity Fee YN: No	
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Room Name	Level	Length	Width	Remarks	Room Name	Level	Length	Width	Remarks
Primary Bedroom	Second				Bathroom 1	First			Half Bath
Bedroom 1	Second				Bathroom 2	Second			Full Bath
Bedroom 2	Second				Other	First			Garage
Bedroom 3	Second								
Living Room	First								
Kitchen	First			Eat In Kitchen					
Dining Room	First								



Overview



Legend

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

Parcel ID	15905700	Physical Address	1158 OAKWOOD DR	Fair Cash Value	\$153,200	Last 2 Sales			
Class	R	Owner	BOWENS PAUL R	Agricultural	\$0	Date	Price	Reason	Qual
Code			301 JANE BRIGGS AVE	Land Value		8/8/2017	\$90000	ARMS LENGTH TRANSACTION	Q
Taxing District	01		LEXINGTON KY 40509	Agricultural	\$0	10/7/1964	0	n/a	U
Acres	0.1791			Total Value					
				Taxable Value	\$153,200				

Date created: 7/28/2026

Last Data Uploaded: 7/28/2026 7:45:24 AM

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 Bidder

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

Property: **1158 Oakwood Dr, Lexington, KY 40511**

Auction Date: **Saturday, August 22nd 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: 1158 Oakwood Dr, Lexington, KY 40511 Auction Date: Saturday August 22nd, 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, September 21st, 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