Active
10/08/2026
New Listing

MLS #: 26027903
DOM/CDOM: 0/0

136 Lake Country Road, Nicholasville, KY 40356

List Price: $535,000



Property Type:	Residential	**Lot Size Source:**	Public Records
Property Sub Type:	Single Family Residence	**Lot Size Acres:**	5
		Lot Size SqFt:	217,800
County:	Jessamine	**Living Area:**	3,720
MLS Area Major:	009 - Jessamine County	**Living Area Source:**	Public Records
		Basement YN:	Yes
Subdivision:	Rural	**Above Grade Fin:**	2,160
Beds:	3	**Below Grade Fin:**	1,560
Baths Total (F,H):	3 (3,0)	**Above Grade Unfin:**	0
Cooling YN:	Yes	**Below Grade Unfin:**	0
Heating YN:	Yes	**Garage YN:**	Yes
Fireplace YN:	Yes	**Garage Spaces:**	2
Fireplaces Total:	2	**Carport YN:**	No
Levels:	One	**Horse YN:**	Yes
Accessibility Feat:	No	**Waterfront:**	No
Pool Private YN:	No	**Water Body Acc:**	No
Year Built:	1993		
Special Listing Cond:	Auction		

Comp Sale YN:	No	**High School District:**	Jessamine County - 9	**Parcel Number:**	071-00-00-014.00
Association YN:	No			**Tax District:**	District D
		Elementary School:	Warner	**Tax Rate**	1.1530
		Middle/Jr School:	East Jessamine Middle School	**Deed Book:**	557
				Deed Page:	474
		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:**	10/08/2026
Listing Contract Date:	10/08/2026	**Possession:**	Close Of Escrow
Start Showing Date:	10/08/2026	**Original List Price:**	$535,000
Expiration Date:	02/28/2027	**List Price/SqFt:**	$143.82
Office Exclusive YN:	No		

Private Remarks: Selling At Absolute Auction ONLY. Offers prior to Auction will Not be Entertained. Agent participation welcome. Please visit www.bluegrassauction.com for complete terms and conditions as well as Agent and Bidder Registration forms (Both Registration forms must be received by Listing Agent Prior to Auction Day). Contact Listing Agent with Any Questions you may have. Inspections Welcome Prior to Auction.

Public Remarks: Absolute Auction Live On-Site Saturday, November 21st at 10:00 am. Selling to the Highest Bidder Regardless of Listing Price. Offers Prior to Auction Will Not be Entertained. Inspections Welcome Prior to Auction Day. Please Visit www.Bluegrassauction.com for Complete Terms & Conditions, Bidder & Agent Registration Forms. A Fabulous Opportunity to own this Sprawling Ranch Home Nestled on 5 Beautiful Acres. Enjoy peaceful rural living with the convenience of being just minutes from town. This lovely ranch home with finished basement offers 3 spacious bedrooms, 3 bathrooms, main level laundry room, dining room, dine-in kitchen, a large den with fireplace, formal living room, Large screened in rear deck/porch overlooking fields and trees. The basement offers a generous home office, full bath, family room with fireplace and access to attached double garage with additional laundry. Home Updates Include: New Roof 2023, New HVAC System 2023 & New Gutters & Downspouts 2024. Located behind the home is a very generous, detached garage/workshop and large field with back tree line. Don't Hesitate....Book Your Showing Today!! Chuck McKee - Auctioneer.

Directions: Hwy 27 S to US-27 BUS to Main Street. Main Street take KY-39 S to Lake Country Road. House will be on the Right. **Latitude:** 37.865819 **Longitude:** -84.54152

Showing Requirements: Call Listing Agent; Showing Service
Showing Information: Showing Contact Phone: 8593615043; Showing Instructions: Please leave front porch light on. Please make sure windows and doors are secure when leaving.
Occupant Type: Vacant

Architectural Style:	Raised Ranch	**Lot Features:**	Few Trees; Landscaped
Parking Features:	Attached Garage; Detached Garage; Driveway; Garage Faces Side; Off Street	**Fencing:**	None
		Horse Amenities:	None
Basement:	Exterior Entry; Finished; Walk-Out Access	**Construction Materials:**	Brick Veneer
Fireplace Features:	Basement; Family Room		
Foundation Details:	Block	**Appliances:**	Dishwasher; Range; Refrigerator
Structure Type:	House	**Attic Features:**	Access Only
Other Structures:	Workshop	**Flooring:**	Carpet; Ceramic Tile; Hardwood
Patio And Porch Details:	Covered Porch; Rear Porch	**Interior Features:**	Central Vacuum; Eat-in Kitchen; Entrance Foyer; Primary First Floor
Patio And Porch Features:	Porch	**Laundry Features:**	Electric Dryer Hookup; Main Level; Washer Hookup
		Amenity Fee Details:	Amenity Fee YN: No
Heating:	Forced Air		
Cooling:	Central Air		
Water Heater:	Gas		
Roof:	Composition; Dimensional Style; Shingle		
Water Source:	Public		
Sewer:	Septic Tank		
Utilities:	Electricity Connected; Natural Gas Connected; Water Connected		

Room Name	Level	Length	Width	Remarks	Room Name	Level	Length	Width	Remarks
Primary Bedroom	First				Bathroom 1	First			Primary Off-Suite
Bedroom 1	First				Bathroom 2	First			
Bedroom 2	First				Bathroom 3	Lower			
Living Room	First				Den	First			With Gas Fireplace
Kitchen	First			With Breakfast Area	Family Room	Lower			With Gas Fireplace

Dining Room	First	Other	First	Laundry Room
Office	Lower			

Information is deemed to be reliable, but is not guaranteed. © 2026 MLS and FBS. Prepared by Tandy McKee on Thursday, October 08, 2026 6:01 PM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.

ImagineMLS

Seller Disclosure Exempt Form

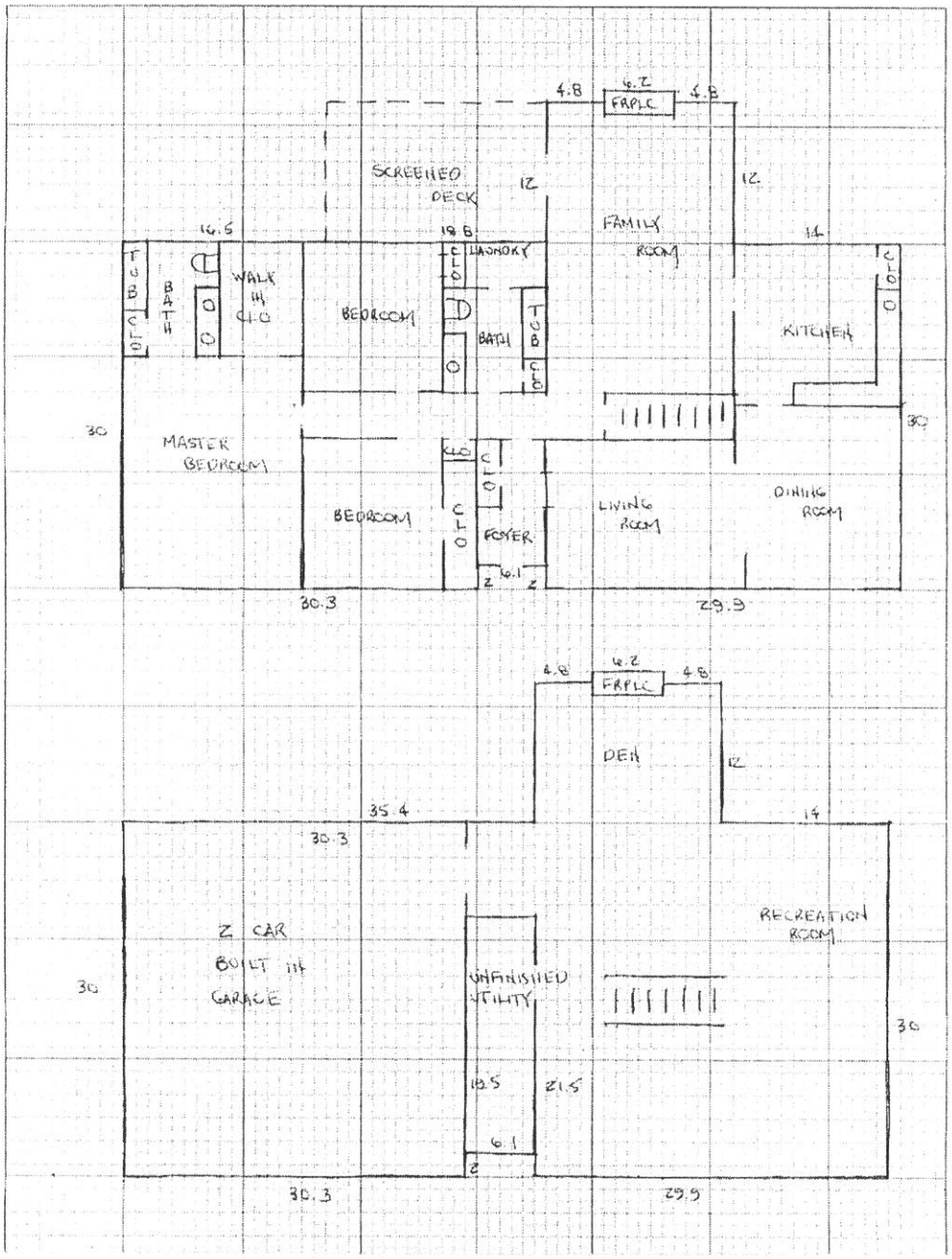
For properties exempt from completing a seller disclosure, please upload this document instead.

Exemptions include:

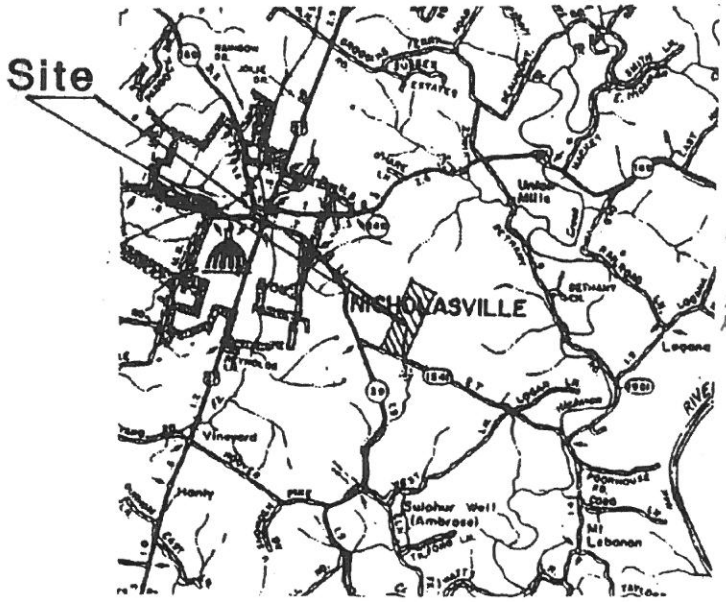
- Auction
- COMP/FSBO
- Foreclosure
- Multi Housing
- New Construction

Borrower: Ronald/Eleanor Keeler		File No.: 051641	
Property Address: 136 Lake Country Rd.		Case No.:	
City: Nicholasville	State: Ky.		Zip: 40356
Lender: Wells Fargo Bank,N.A-M036612			

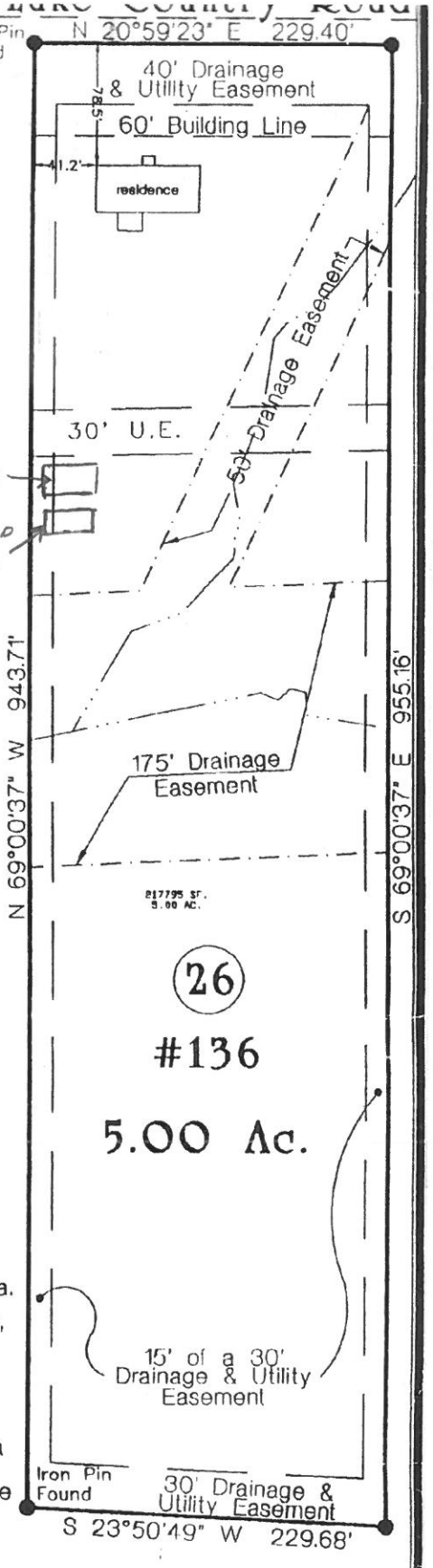
BUILDING SKETCH



Scale: 1" = 100'



Vicinity Map
No Scale



Property of: KERMIT L. & BETTYE SHAFFER

Address: 136 LAKE COUNTRY ROAD

Plat Cabinet: 3 Slide: 170
Lot: 26
Subdivision: THE COUNTRY SUBDIVISION
Lot Area: 5.00 acres

Notes

According to the flood boundary map number 210125 0050A of Jessamine County, this property is not in a flood hazard area.

This plat subject to all legal roadways, easements, and rights-of-way, if any, whether shown hereon or not.

Surveyor/Purchaser Agreement

I hereby agree that this mortgage inspection does not constitute a survey of this property; Property corners have not been set; That this is not a recordable document and does not meet the minimum standards of governing authorities.

Purchaser/Owner Date

Purchaser/Owner Date

HUGO A. ENDRIS, Registered Land Surveyor No. 2405 11/5/93 Date

STATE of KENTUCKY
HUGO A. ENDRIS
2405
LAND SURVEYOR

SLAK Fri Nov 5 13:34:29 1993 KMP

JESSAMINE COUNTY, KENTUCKY

PVA OFFICE



Overview



Legend

- Parcels
- Roads
- Wilmore City Limits
- Nicholasville City Limits

Parcel ID	071-00-00-014.00	**Class**	Residential	**Owner Address**	KEELER RONALD & ELEANOR	**Last Sale**	
Property Address	136 LAKE COUNTRY RD	**Acreage**	n/a		136 LAKE COUNTRY RD	**Date**	**Price**
		District	D		NICHOLASVILLE KY 40356-0000	3/7/2006	$298000

Brief Tax Description n/a
(Note: Not to be used on legal documents)

Date created: 7/22/2026
Last Data Uploaded: 7/22/2026 12:35:12 PM

Developed by SCHNEIDER GEOSPATIAL

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: **136 Lake Country Rd, Nicholasville, KY 40356**

Auction Date: **Saturday, November 21st 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: _____

Rev. 26.06

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: **136 Lake Country Rd, Nicholasville, KY 40356** Auction Date: **_Saturday November 21st, 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, December 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