

Active
07/15/2026
New Listing

MLS #: 26018557
DOM/CDOM: 0/0

860 Darley Drive, Lexington, KY 40505

List Price: \$99,500



Property Type:	Residential	Lot Size Source:	Public
Property Sub Type:	Single Family	Records	
	Residence	Lot Size Acres:	0.172
County:	Fayette	Lot Size SqFt:	7,492.32
MLS Area Major:	002 - Fayette County	Living Area:	1,195
	NE	Living Area Source:	Public
Inside New Circle	Yes	Records	
Rd:		Basement YN:	No
Subdivision:	Meadows	Above Grade Fin:	1,195
Beds:	3	Below Grade Fin:	0
Baths Total (F,H):	1 (1,0)	Above Grade Unfin:	0
Cooling YN:	Yes	Below Grade Unfin:	0
Heating YN:	Yes	Non-Compliant Total	0
Fireplace YN:	No	SqFt:	
Levels:	One and One Half	Garage YN:	Yes
Accessibility Feat:	No	Garage Spaces:	1
Pool Private YN:	No	Carport YN:	No
Year Built:	1948	Horse YN:	No
		View YN:	No
		Waterfront:	No
		Water Body Acc:	No

Comp Sale YN: No
Association YN: No

High School District: Fayette County - 1
Elementary School: Northern
Middle/Jr School: Bryan Station
High School: Bryan Station

Parcel Number: 10176800
Tax District: 01
Tax Rate: 1.2638

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
Listing Contract Date: 07/15/2026
Start Showing Date: 07/15/2026
Expiration Date: 10/22/2026
Office Exclusive YN: No

Status Change: 07/15/2026
Possession: Close Of Escrow; Close Plus 30 Days
Original List Price: \$99,500
List Price/SqFt: \$83.26

Private Remarks: Selling at Absolute Auction Only! Offers Prior to Auction will NOT be Entertained. Liability Waiver is in Attached Documents. (((Liability Waiver Signed by Agent and All Members of Showing Party Must be Submitted to Listing Agent BEFORE Requesting a Showing))) Any Minor Children in Showing Party Must Be Added to Waiver and Signed by Parent/Guardian. Agent Participation Welcome Please Visit www.bluegrassauction.com for Agent & Bidder Registration Forms, Terms & Conditions.

Public Remarks: Absolute Auction Live On-Site Saturday August 1st, 2026. Doors will open at 9:00 am for final preview. Bidding will begin at 10:00. Selling to the Highest Bidder Regardless of Listing Price. Please Visit www.bluegrassauction.com for Registration Forms & Complete Terms & Conditions. Fabulous Investment Opportunity!! This 3 Bedroom, Story and a Half Home has a Spacious Lot, Detached Oversized Garage/Workshop, Large Sun Room Across the Rear of the Home. This Property is Nestled in the Quiet Meadows Subdivision, Convenient to Shopping, Restaurants and More. Don't Miss this Opportunity, Book Your Showing Today!!! Chuck McKee Auctioneer.

Directions: Loudon Ave. to Darley Drive, House will Be on the Right. New Circle Road to Meadow Ln. Meadow Lane to Darley Drive. House will be on Left.
Latitude: 38.050108 **Longitude:** -84.468603

Showing Requirements: Call Listing Agent; Showing Service
Showing Information: Showing Contact Phone: 859-361-5043
Occupant Type: Vacant

Architectural Style:	Ranch	Lot Features:	Few Trees
Parking Features:	Detached Garage; Driveway; Garage Faces Front; Off Street	Fencing:	Partial
		Construction	Vinyl Siding
Foundation Details:	Block	Materials:	
Structure Type:	House	Appliances:	Gas Range
Patio And Porch	Front Porch	Attic Features:	Storage Only
Details:		Flooring:	Carpet; Hardwood; Vinyl
Patio And Porch	Deck; Porch	Laundry Features:	Common Area; Electric Dryer Hookup; Main Level; Washer Hookup
Features:		Amenity Fee Details:	Amenity Fee YN: No
Heating:	Natural Gas		
Cooling:	Central Air		
Roof:	Shingle		
Exterior Features:	Awning(s)		
Water Source:	Public		
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				Bathroom 1	First			
Bedroom 1	First				Other	First			Sun Room
Bedroom 2	Second								
Living Room	First								
Kitchen	First								

Information is deemed to be reliable, but is not guaranteed. © 2026 MLS and FBS. Prepared by Tandy McKee on Wednesday, July 15, 2026 5:27 PM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.



Seller Disclosure Exempt Form

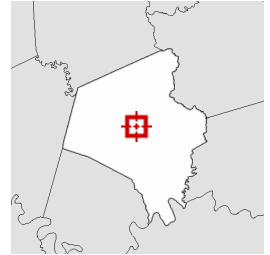
For properties exempt from completing a seller disclosure, please upload this document instead.

Exemptions include:

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



Overview



Legend

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

Parcel ID	10176800	Physical Address	860 DARLEY DR	Fair Cash Value	\$128,300	Last 2 Sales			
Class	R	Owner	ARNOLD JOHN	Agricultural	\$0	Date	7/16/2024	Price	0
Code			BRADLEY II	Land Value					
Taxing	01		1041 NAVAJO TRL	Agricultural	\$0				
District			FRANKFORT KY	Total Value		1/1/1901	0	Reason	UNKNOWN SALE
Acres	0.1722		40601	Taxable Value	\$128,300			DATE	
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Date created: 7/15/2026

Last Data Uploaded: 7/15/2026 3:24:14 PM

Developed by  **SCHNEIDER**
GEOSPATIAL

Waiver of Liability for Premises Hazards

Return electronically to: tandy@bluegrassauction.com, text to 859.361.5043,
or mail to: 1163 Floyd Drive, Lexington Ky 40505

This Agreement is made between Bluegrass Auction, Appraisal & Realty, LLC and Charles McKee ("Auctioneer") and Dorislynn Leach ("Broker") on behalf of Margaret Joyce Ruth and her Guardians, Conservators, Powers of Attorney, Heirs and Assigns ("Seller") and the below signed individual ("Individual") for access for purposes of inspection inside the structures of the property located at the address of:

860 Darley Drive, Lexington Ky 40505 ("Property")

Individual acknowledges, understands and fully accepts that the Property described herein may present unknown potential health and/or safety hazards to anyone accessing the premises, specifically including but not limited to household debris causing trip/fall and other risks, unsafe decking, flooring, ceiling, stairs or other structures and the possibility of hazardous substances including but not limited to molds, fungi, infestation, or other risks (not verified by Seller, Broker or Auctioneer). Individual accepts he/she has been made aware of these possible risks, agrees to observe and obey any posted restrictions on access, and accepts that those who may be sensitive to any such conditions should take appropriate measures including but not limited to using proper protective and safety equipment.

Individual accepts any and all potential risks and holds Auctioneer, Broker and Seller harmless for any accident, injury, illness (including death) or any other harm or expense arising from Individual accessing, inspecting or performing any work on the Property. Individual accepts that Auctioneer, Broker nor Seller is responsible for any lack of care taken by Individual for their safety nor any accident, illness (including death) or other harm that may result to Individual from such lack of care.

Individual agrees that no other person(s) will accompany Individual while accessing the Property without that person(s) also signing this Agreement and Individual will defend, indemnify and hold Auctioneer, Broker and Seller harmless against any such claims by any party that, regardless of reason, accompanies Individual at the Property and has not signed this Agreement.

Individual agrees to deliver a copy of this signed agreement by physical or electronic means to Bluegrass Auction, Appraisal & Realty, LLC at the addresses noted above prior to accessing the Property in any way.

First Individual:

Signature

Date

Printed Name

Second Individual:

Signature

Date

Printed Name

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: **860 Darley Drive, Lexington Ky 40505**

Auction Date: **Saturday, August 1st 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: **860 Darley Dr, Lexington, KY 40505** Auction Date: **Saturday August 1st, 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 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 **Friday, September 28th, 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