



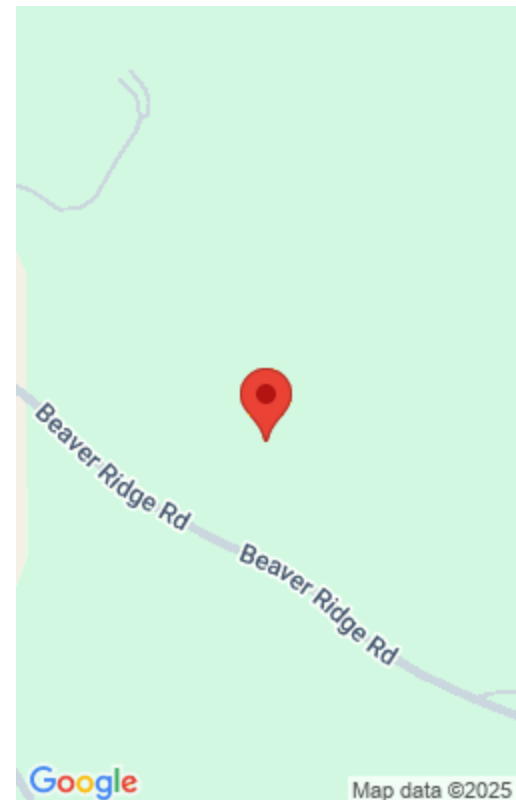
**\$184,900**

**1201 BEAVER RIDGE RD, FAIRPLAY, CO  
80440, USA**

<https://www.breckmtn.com>

8.4 Acres of Mountain Beauty – Between Alma & Fairplay, with Pike National Forest Nearby Discover this stunning 5-acre parcel perfectly positioned between the historic towns of Alma and Fairplay, Colorado. Nestled just one mile east of Highway 9, this heavily wooded property features a beautiful mix of Aspen and Pine, offering both privacy and...

- 0 baths
- UnimprovedLand
- Land
- Active





# Basics

**Type:** UnimprovedLand

**Category:** Land

**OriginatingSystemName:** SUMMIT

**Lot Size Acres:** 8.4 acres

**Status:** Active

**Bathrooms:** 0 baths

**MLS ID:** S1057659

**Date Added:** 2025-05-04



# Building Details

**Water Source:** Well

**Sewer:** SepticNeeded

**View:** Mountains,Valley

**Subdivision Name:** METES AND BOUNDS - PRKCO

**Parcel Number:** 13236

**Waterfront:** No

**Heating:** No

**Land Lease:** No

**ViewYN:** Yes

**Lot Size Area:** 8.4 sq ft

**Open Parking:** No



# Amenities & Features

**Utilities:** ElectricityAvailable, Propane, PhoneAvailable, TrashCollection

**Spa:** No

**Pets Allowed:** No

**Lot Features:** RollingSlope, ManyTrees, SeeRemarks

**Fireplace:** No

**CoolingYN:** No

**PoolPrivateYN:** No



# Nearby Schools

**Middle Or Junior School:** South Park

**High School:** South Park

**Elementary School:** Edith Teter



# Expenses, Fees & Taxes



**Tax Annual Amount:** \$4,397.24

**Tax Year:** 2024

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## Miscellaneous

**Community Features:** SeeRemarks

**Current Use:** SeeRemarks,Vacant

**Exclusions:** No

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## Listing Information Courtesy of:

**Agent Name:** Kevin Copeland

**List Office Name:** Jefferson Real Estate, Inc.

