



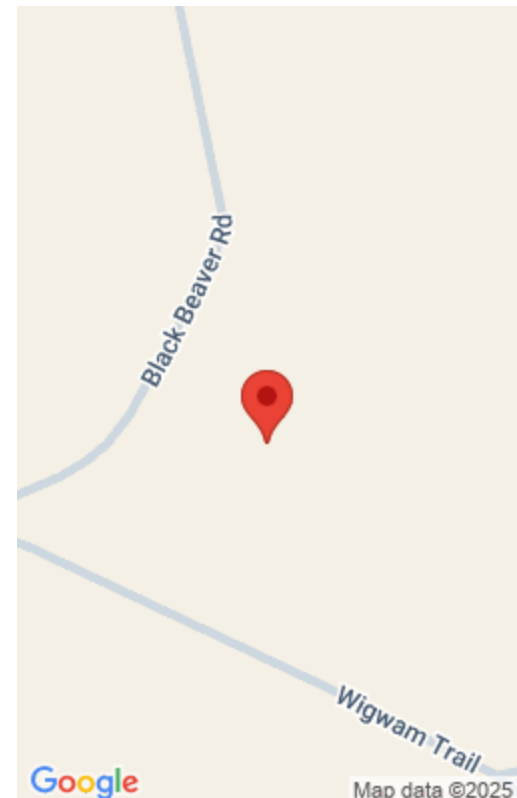
## 150 BLACK BEAR RD, GUFFEY, CO 80820, USA

<https://www.breckmtn.com>

Lot has hill that you can drive up from Flat area on bottom. Views from top are outrageous and bottom flat area will fit your Trailer and sheds. This area is off grid with lots of room to explore. Close to National Forest and Sections of BLM ground. Great area for South Park Fishing, Hiking,...

**\$17,900**

- 0 baths
- UnimprovedLand
- Land
- Active



---

## Basics

<b>Type:</b> UnimprovedLand	<b>Status:</b> Active
<b>Category:</b> Land	<b>Bathrooms:</b> 0 baths
<b>OriginatingSystemName:</b> SUMMIT	<b>MLS ID:</b> S1056971
<b>Lot Size Acres:</b> 6.75 acres	<b>Date Added:</b> 2025-03-31

---

## Building Details

<b>Water Source:</b> Well	<b>Sewer:</b> SepticNeeded
<b>View:</b> Mountains,Valley	<b>Subdivision Name:</b> ESTATES OF COLORADO
<b>Parcel Number:</b> 9535	<b>Waterfront:</b> No
<b>Heating:</b> No	<b>Land Lease:</b> No
<b>ViewYN:</b> Yes	<b>Lot Size Area:</b> 6.75 sq ft
<b>Open Parking:</b> No	

---

## Amenities & Features

<b>Utilities:</b> Propane, PhoneAvailable, TrashCollection	<b>Fireplace:</b> No
<b>Spa:</b> No	<b>CoolingYN:</b> No
<b>Pets Allowed:</b> No	<b>PoolPrivateYN:</b> No
<b>Lot Features:</b> RollingSlope, SeeRemarks	

---

## Nearby Schools

<b>Middle Or Junior School:</b> South Park	<b>Elementary School:</b> Edith Teter
<b>High School:</b> South Park	

---

## Expenses, Fees & Taxes



**Tax Annual Amount:** \$211.56

**Tax Year:** 2024

---

## Miscellaneous

**Community Features:** SeeRemarks

**Current Use:** SeeRemarks,Vacant

**Exclusions:** No

---

## Listing Information Courtesy of:

**Agent Name:** Richard Poveromo GRI

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

