



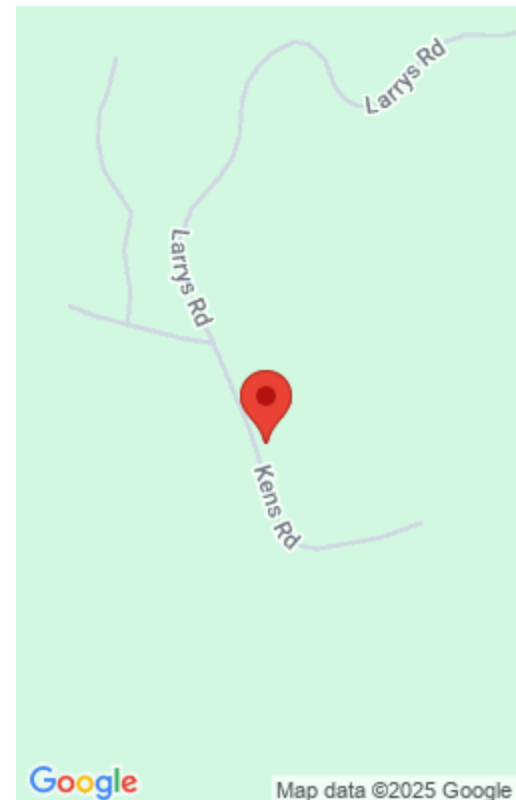
**\$249,900**

## **241 KENS RD, FAIRPLAY, CO 80440, USA**

<https://www.breckmtn.com>

Stunningly wooded 10 acres surrounded by stunning mountains, offering ultimate privacy, no HOA, and the coolest Log Shed ever! Multiple ideal sites for constructing your dream cabin are nestled among majestic pine and aspen trees near the end of a cul-de-sac, just a short distance from the Middle Fork of the South Platte River. Electricity...

- 0 baths
- UnimprovedLand
- Land
- Active



—

# Basics

<b>Type:</b> UnimprovedLand	<b>Status:</b> Active
<b>Category:</b> Land	<b>Lot size, sq ft:</b> 435600, 10 sq ft
<b>Bathrooms:</b> 0 baths	<b>OriginatingSystemName:</b> SUMMIT
<b>MLS ID:</b> S1060047	<b>Lot Size Acres:</b> 10 acres
<b>Date Added:</b> 2025-06-25	<b>Days On Market:</b> 40

—

# Building Details

<b>Water Source:</b> Well	<b>Lot Features:</b> ManyTrees,Secluded,Sloped,SeeRemarks
<b>Sewer:</b> SepticNeeded	<b>View:</b> TreesWoods
<b>Subdivision Name:</b> M/B FAIRPLAY 0 - 34.99 ACRES	<b>Other Structures:</b> Sheds
<b>Parcel Number:</b> 29841	<b>Waterfront:</b> No
<b>Heating:</b> No	<b>Land Lease:</b> No
<b>ViewYN:</b> Yes	<b>Lot Size Area:</b> 10 sq ft
<b>Open Parking:</b> No	

—

# Amenities & Features

<b>Utilities:</b> ElectricityAvailable, 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> ManyTrees, Secluded, Sloped, 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:** \$3,684

**Tax Year:** 2025

\_\_\_\_\_

## Miscellaneous

**Current Use:** SeeRemarks,Vacant

**Exclusions:** No

\_\_\_\_\_

## Listing Information Courtesy of:

**Agent Name:** John Faile

**List Office Name:** Timber Wolf Realty

