



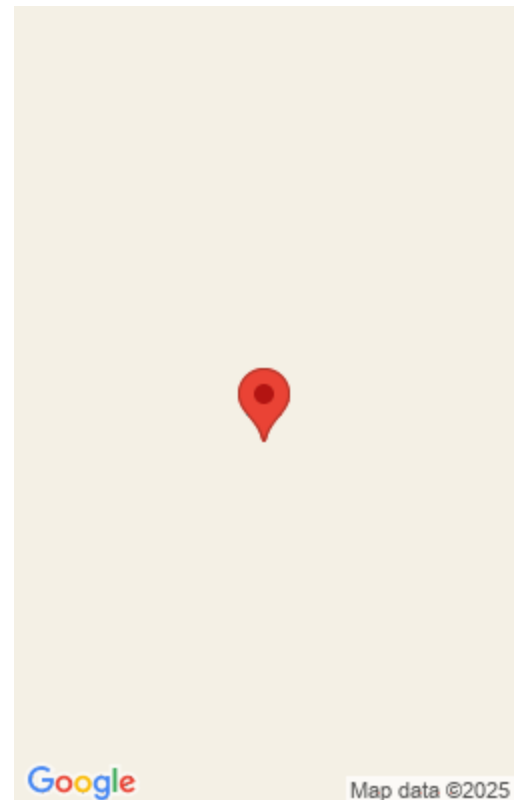
**\$73,000**

## **85FP2CF2+HH**

<https://www.breckmtn.com>

40 acres of level land is available to camp, develop a ranch, or start your own off-grid homestead. 360 degree views frame this expanse of grassland located right in the Heart of Colorado. National Forest access points surround the area for hiking, biking, and off-roading opportunities. Spinney and Eleven Mile reservoirs and The Dream Stream...

- 0 baths
- UnimprovedLand
- Land
- Active



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# Basics

<b>Type:</b> UnimprovedLand	<b>Status:</b> Active
<b>Category:</b> Land	<b>Lot size, sq ft:</b> 1742400, 40 sq ft
<b>Bathrooms:</b> 0 baths	<b>OriginatingSystemName:</b> SUMMIT
<b>MLS ID:</b> S1060041	<b>Lot Size Acres:</b> 40 acres
<b>Date Added:</b> 2025-06-24	<b>Days On Market:</b> 70

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# Building Details

<b>Water Source:</b> Well	<b>Lot Features:</b> Level,SeeRemarks
<b>Sewer:</b> SepticNeeded	<b>View:</b> Mountains
<b>Subdivision Name:</b> METES AND BOUNDS - PRKCO	<b>Parcel Number:</b> 22736
<b>Waterfront:</b> No	<b>Heating:</b> No
<b>Land Lease:</b> No	<b>ViewYN:</b> Yes
<b>Lot Size Area:</b> 40 sq ft	<b>Open Parking:</b> No

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# 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> Level, SeeRemarks	

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# Nearby Schools

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



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## Expenses, Fees & Taxes

**Tax Annual Amount:** \$1,207

**Tax Year:** 2025

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## Miscellaneous

**Community Features:** SeeRemarks

**Current Use:** SeeRemarks,Vacant

**Exclusions:** No

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## Listing Information Courtesy of:

**Agent Name:** JoAnn MacDougall

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

