



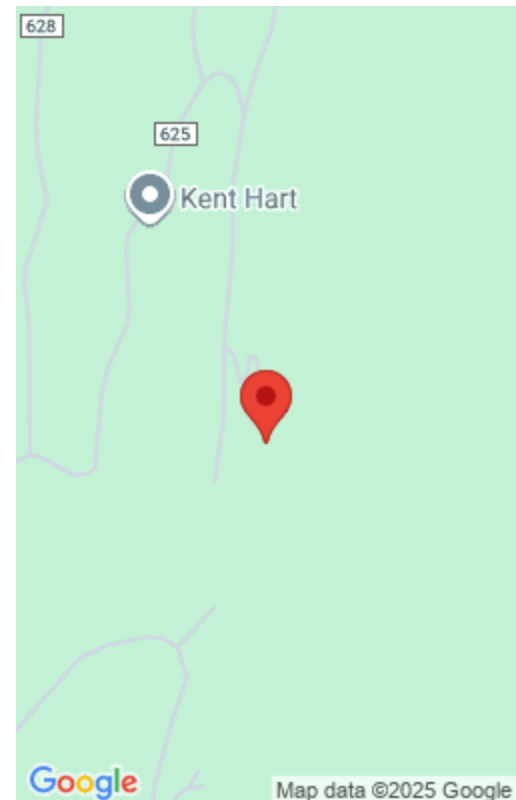
**\$299,000**

**1023 RANGE RD, BRECKENRIDGE, CO 80424, USA**

<https://www.breckmtn.com>

Don't miss this rare opportunity to own a stunning 1-acre homesite that backs directly to the National Forest! This special lot offers unbeatable access to thousands of acres of trails perfect for hiking, biking, snowshoeing, and cross-country skiing right out your back door. When built upon, the homesite boasts the potential for spectacular views of...

- 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> 43995.6, 1.01 sq ft
<b>Bathrooms:</b> 0 baths	<b>OriginatingSystemName:</b> SUMMIT
<b>MLS ID:</b> S1059562	<b>Lot Size Acres:</b> 1.01 acres
<b>Date Added:</b> 2025-06-12	<b>Days On Market:</b> 10

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## Building Details

<b>Water Source:</b> Well	<b>Lot Features:</b> BordersNationalForest,SeeRemarks
<b>Subdivision Name:</b> 39 DEGREES NORTH SUB	<b>Parcel Number:</b> 2804005
<b>Waterfront:</b> No	<b>Heating:</b> No
<b>Land Lease:</b> No	<b>ViewYN:</b> No
<b>Lot Size Area:</b> 1.01 sq ft	<b>Open Parking:</b> No

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## Amenities & Features

<b>Utilities:</b> CableAvailable, ElectricityAvailable, Propane	<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> BordersNationalForest, SeeRemarks	

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## Expenses, Fees & Taxes

<b>Tax Annual Amount:</b> \$6,878.88	<b>Tax Year:</b> 2024
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## Miscellaneous



**Current Use:** Residential,SingleFamily

**Exclusions:** No

**Attribution Contact:** (970) 453-0466

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## Listing Information Courtesy of:

**Agent Name:** Cody Thomas

**List Office Name:** Paffrath & Thomas R.E.S.C

