



**\$75,000**

## **134 EL LOBO LN, FAIRPLAY, CO 80440, USA**

<https://www.breckmtn.com>

Welcome to your future dream home site in Fairplay! This exceptional corner lot is 1.01 acres of prime real estate. Nestled on a picturesque corner lot, this property is beautifully adorned with mature trees, offering both privacy and natural beauty. The gently sloping terrain provides an ideal foundation for your custom-built home, with the driveway...

- 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> S1062442	<b>Lot Size Acres:</b> 1.01 acres
<b>Date Added:</b> 2025-09-04	

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## Building Details

<b>Water Source:</b> Well	<b>Lot Features:</b> BordersNationalForest,SeeRemarks
<b>Sewer:</b> SepticNeeded	<b>View:</b> Mountains,Valley,TreesWoods
<b>Subdivision Name:</b> VALLEY OF THE SUN	<b>Parcel Number:</b> 45125
<b>Waterfront:</b> No	<b>Heating:</b> No
<b>Land Lease:</b> No	<b>ViewYN:</b> Yes
<b>Lot Size Area:</b> 1.01 sq ft	<b>Open Parking:</b> No

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## Amenities & Features

<b>Utilities:</b> ElectricityAvailable, NaturalGasAvailable	<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> \$590	<b>Tax Year:</b> 2024
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## Miscellaneous



**Community Features:** TrailsPaths  
**Exclusions:** No

**Current Use:** Residential,SingleFamily

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**Listing Information Courtesy of:**

**Agent Name:** Anne Marie Ohly

**List Office Name:** Omni Real Estate

