

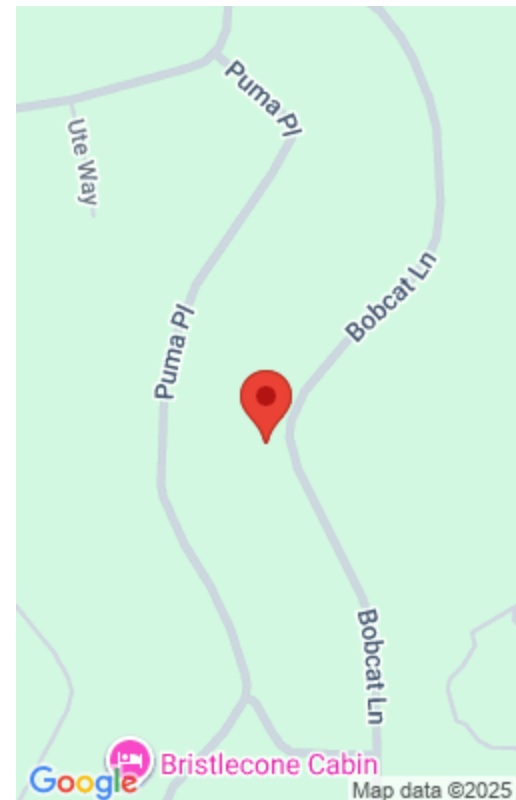
\$74,900

1345 BOBCAT LN, FAIRPLAY, CO 80440, USA

<https://www.breckmtn.com>

Fantastic location at a great price! This lot is the desirable Valley of the Sun neighborhood provides the mountain vibe you desire while being close to the towns of Fairplay and Alma for daily amenities and quintessential small town charm. The natural landscape and uphill lot allow for views near and far with choices for...

- 0 baths
- UnimprovedLand
- Land
- Active



Basics

Type: UnimprovedLand
Category: Land
Bathrooms: 0 baths
MLS ID: S1062127
Date Added: 2025-08-14

Status: Active
Lot size, sq ft: 40510.8, 0.93 sq ft
OriginatingSystemName: SUMMIT
Lot Size Acres: 0.93 acres

Building Details

Water Source: Well
Sewer: SepticNeeded
Parcel Number: 14413
Heating: No
ViewYN: No
Open Parking: No

Lot Features: SeeRemarks
Subdivision Name: VALLEY OF THE SUN
Waterfront: No
Land Lease: No
Lot Size Area: 0.93 sq ft

Amenities & Features

Utilities: ElectricityAvailable, NaturalGasAvailable, Propane, PhoneAvailable, TrashCollection
Spa: No
Pets Allowed: No
Lot Features: SeeRemarks

Fireplace: No
CoolingYN: No
PoolPrivateYN: No

Nearby Schools

Middle Or Junior School: South Park
High School: South Park

Elementary School: Edith Teter



Expenses, Fees & Taxes

Tax Annual Amount: \$1,095.16

Tax Year: 2025

Miscellaneous

Community Features:
SeeRemarks,TrailsPaths

Current Use: LiveWork,Residential,SingleFamily,Vacant

Exclusions: No

Attribution Contact: (970) 389-3876

Listing Information Courtesy of:

Agent Name: Lisa Kunst

List Office Name: Caniglia Real Estate Group,LLC

