



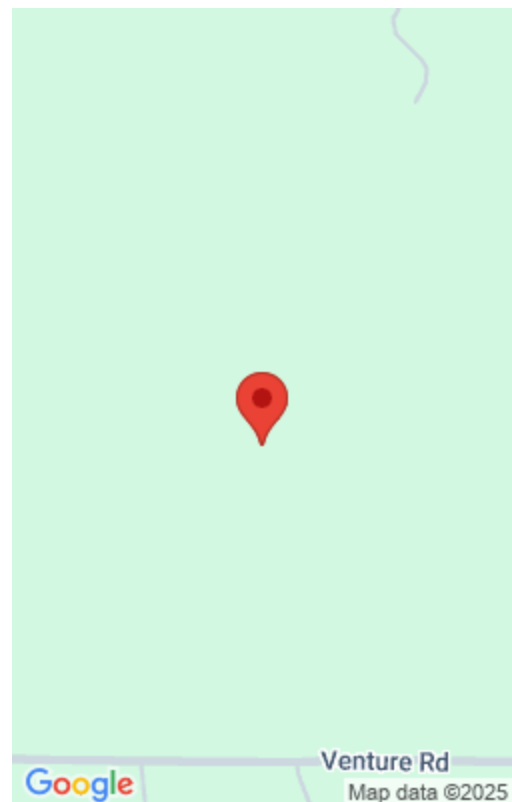
1525 VENTURE RD, FAIRPLAY, CO 80440, USA

<https://www.breckmtn.com>

RARE OPPORTUNITY! 40 acres of privacy and natural beauty in the sought-after Valley of the Sun neighborhood, less than 10 minutes from downtown Fairplay. A rare mountain property with space, seclusion, and potential. Electricity located down the road. Mature aspens and pines, seasonal ponds, and frequent wildlife—elements of true Colorado mountain living. Selective tree clearing...

\$400,000

- 0 baths
- UnimprovedLand
- Land
- Active



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Basics

Type: UnimprovedLand	Status: Active
Category: Land	Lot size, sq ft: 1742400, 40 sq ft
Bathrooms: 0 baths	OriginatingSystemName: SUMMIT
MLS ID: S1057586	Lot Size Acres: 40 acres
Date Added: 2025-05-01	Days On Market: 12

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Building Details

Water Source: Well	Lot Features: Meadow,ManyTrees,Secluded,SeeRemarks
Sewer: SepticNeeded	View: Mountains,TreesWoods
Subdivision Name: METES AND BOUNDS - PRKCO	Parcel Number: 11157
Waterfront: No	Heating: No
Land Lease: No	ViewYN: Yes
Lot Size Area: 40 sq ft	Open Parking: No

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Amenities & Features

Utilities: ElectricityAvailable, Propane, PhoneAvailable, SeeRemarks, TrashCollection	Fireplace: No
Spa: No	CoolingYN: No
Pets Allowed: No	PoolPrivateYN: No
Lot Features: Meadow, ManyTrees, Secluded, SeeRemarks	

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Expenses, Fees & Taxes

Tax Annual Amount: \$7,888.16	Tax Year: 2024
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Miscellaneous

Community Features: TrailsPaths

Current Use: Residential,SeeRemarks

Exclusions: No

Attribution Contact: danielle@mymtnhouse.com

Listing Information Courtesy of:

Agent Name: Danielle Foster **List Office Name:** eXp Realty, LLC, Mountain House Properties

