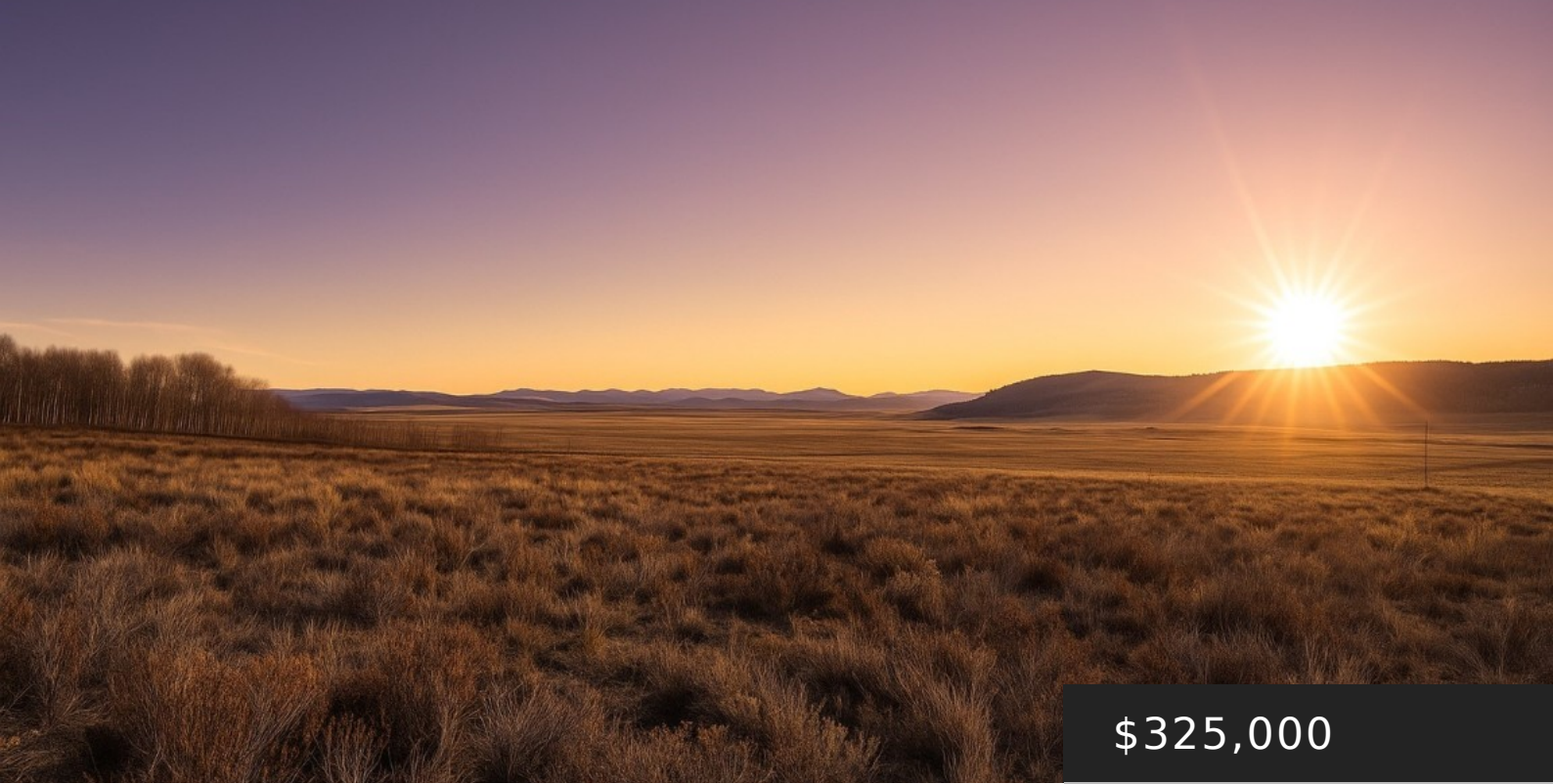




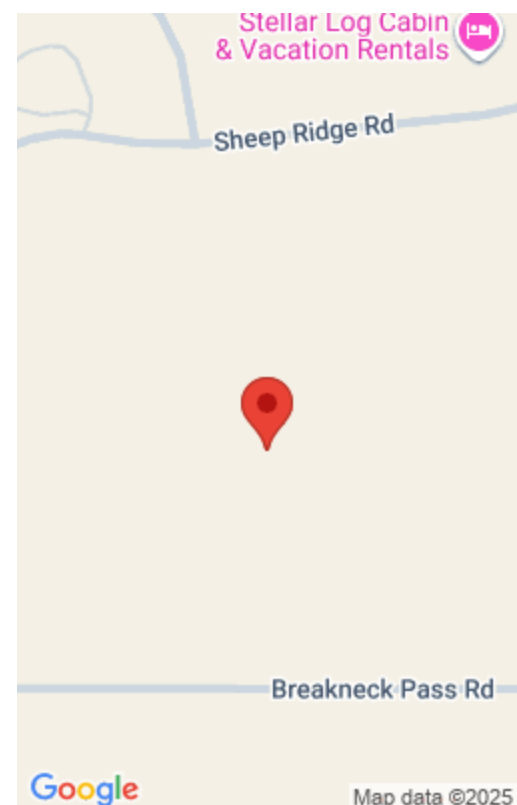
223 BREAKNECK PASS RD, FAIRPLAY, CO 80440, USA

<https://www.breckmtn.com>

Prime location ready to build! Owner has already made improvements, including utilities. Enjoy wide-open spaces, panoramic mountain views, and peaceful living—just 10 minutes from Fairplay and under an hour to Breckenridge Ski Resort. This 37-acre property has POWER installed and includes an old homestead site ready for your new build. The land is gently sloped...

\$325,000

- 0 baths
- UnimprovedLand
- Land
- Active



Basics

Type: UnimprovedLand	Status: Active
Category: Land	Lot size, sq ft: 1618689.6, 37.16 sq ft
Bathrooms: 0 baths	OriginatingSystemName: SUMMIT
MLS ID: S1064065	Lot Size Acres: 37.16 acres
Date Added: 2025-10-23	

Building Details

Water Source: SeeRemarks	Lot Features: SeeRemarks
Sewer: SepticNeeded	View: Mountains
Subdivision Name: ROUND MOUNTAIN	Parcel Number: 32238
Waterfront: No	Heating: No
Land Lease: No	ViewYN: Yes
Lot Size Area: 37.16 sq ft	Open Parking: No

Amenities & Features

Utilities: ElectricityAvailable, PhoneAvailable	Fireplace: No
Spa: No	CoolingYN: No
Pets Allowed: No	PoolPrivateYN: No
Lot Features: SeeRemarks	

Expenses, Fees & Taxes

Tax Annual Amount: \$3,272.10	Tax Year: 2024
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Miscellaneous



Current Use: Residential,SingleFamily,Vacant

Exclusions: Do Not Know

Listing Information Courtesy of:

Agent Name: Lindsey Shorthouse Stapay **List Office Name:** Westward Advisors eXpRealty, LLC

