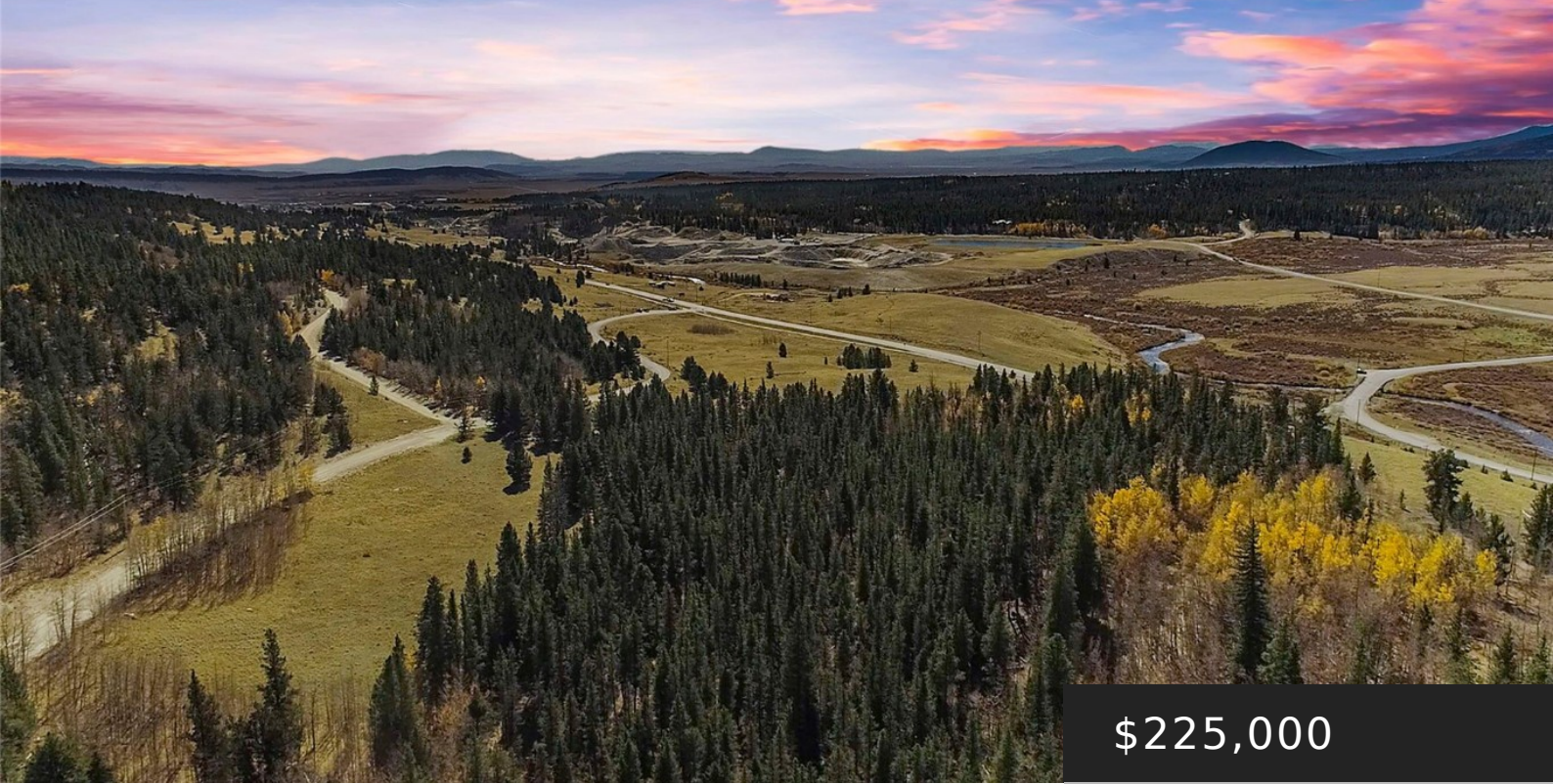




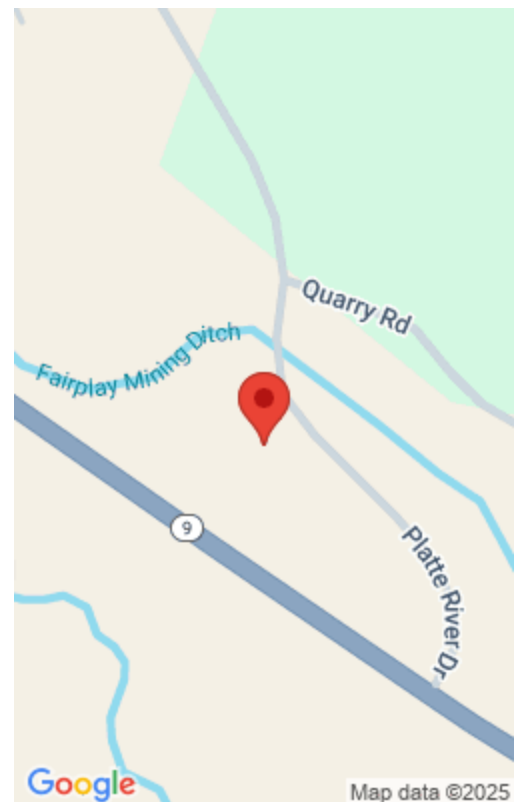
## 181 PLATTE RIVER DR, FAIRPLAY, CO 80440, USA

<https://www.breckmtn.com>

Welcome to Fairplay's newest development - Peak View Subdivision! This exceptional offering features seven buildable lots, each spanning five acres or more, totaling an impressive 44.97 acres. Conveniently situated just south of Alma, residents will enjoy easy access to Fairplay, Breckenridge, and Denver. Lot 4 features 5 gently rolling acres, sloping upward to the hillside,...

**\$225,000**

- 0 baths
- UnimprovedLand
- Land
- Active



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# Basics

**Type:** UnimprovedLand  
**Category:** Land  
**Bathrooms:** 0 baths  
**MLS ID:** S1064128  
**Date Added:** 2025-10-30

**Status:** Active  
**Lot size, sq ft:** 217800, 5 sq ft  
**OriginatingSystemName:** SUMMIT  
**Lot Size Acres:** 5 acres

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# Building Details

|                                                            |                                                                            |
|------------------------------------------------------------|----------------------------------------------------------------------------|
| <b>Water Source:</b> Private                               | <b>Lot Features:</b><br>NearSkiArea,NearPublicTransit,ManyTrees,SeeRemarks |
| <b>Sewer:</b> SepticNeeded                                 | <b>View:</b> Meadow,Mountains,Valley,TreesWoods                            |
| <b>Subdivision Name:</b><br>PEAK VIEW MINOR<br>SUBDIVISION | <b>Parcel Number:</b> 48985                                                |
| <b>Waterfront:</b> No                                      | <b>Heating:</b> No                                                         |
| <b>Land Lease:</b> No                                      | <b>ViewYN:</b> Yes                                                         |
| <b>Lot Size Area:</b> 5 sq ft                              | <b>Open Parking:</b> No                                                    |

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# Amenities & Features

|                                                                                                          |                          |
|----------------------------------------------------------------------------------------------------------|--------------------------|
| <b>Utilities:</b> ElectricityAvailable, NaturalGasAvailable, Propane,<br>PhoneAvailable, TrashCollection | <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> NearSkiArea, NearPublicTransit, ManyTrees, SeeRemarks                               |                          |

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# Nearby Schools



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

**Elementary School:** Edith Teter

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## Expenses, Fees & Taxes

**Tax Annual Amount:** \$635.22

**Tax Year:** 2024

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## Miscellaneous

**Community Features:** None  
**Exclusions:** Yes

**Current Use:** Residential,SingleFamily,Vacant  
**Attribution Contact:** (970) 453-0550

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## Listing Information Courtesy of:

**Agent Name:** Jeni Friedrich

**List Office Name:** LIV Sotheby's I.R.

