



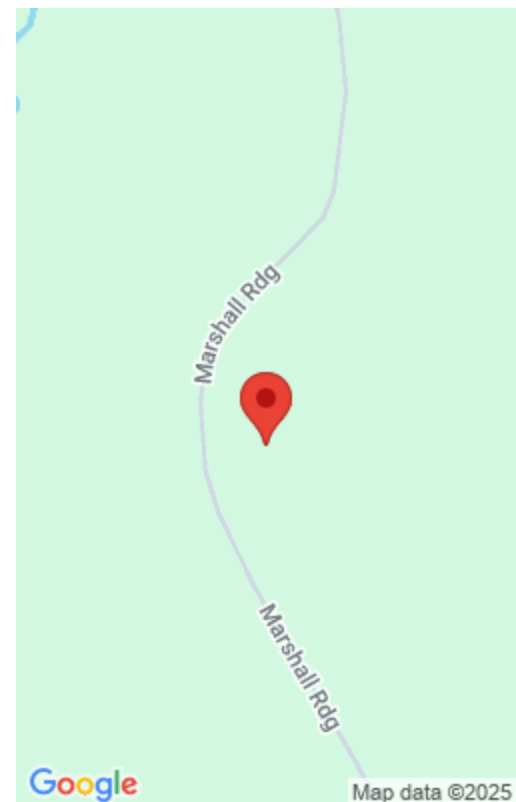
**\$1,450,000**

## **30700 MARSHALL RDG, STEAMBOAT SPRINGS, CO 80487, USA**

<https://www.breckmtn.com>

- 0 baths
- Improved Land, Residential
- Land
- Active

This 50-acre parcel is located within Sidney Peak Ranch, one of Steamboat's most exclusive gated communities. Just 7 miles south of Steamboat Springs, the ranch encompasses 1,500 acres, with 1,200 preserved as open space. Equestrian amenities are a defining feature: the community's state-of-the-art indoor riding facility provides year-round boarding, training, and veterinary services, establishing Sidney...



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# Basics

**Type:** ImprovedLand, Residential  
**Category:** Land  
**Bathrooms:** 0 baths  
**MLS ID:** S1062427  
**Date Added:** 2025-09-12

**Status:** Active  
**Lot size, sq ft:** 2191068, 50.3 sq ft  
**OriginatingSystemName:** SUMMIT  
**Lot Size Acres:** 50.3 acres  
**Days On Market:** 2

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# Building Details

**Water Source:** Private  
**Sewer:** SepticNeeded  
**Subdivision Name:** SIDNEY PEAK RANCH  
**Waterfront:** No  
**Land Lease:** No  
**Lot Size Area:** 50.3 sq ft

**Lot Features:** SeeRemarks  
**View:** Mountains,SkiArea  
**Parcel Number:** R8165377  
**Heating:** No  
**ViewYN:** Yes  
**Open Parking:** No

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# Amenities & Features

**Utilities:** ElectricityAvailable, Propane, MunicipalUtilities, PhoneAvailable, TrashCollection, WaterAvailable  
**Spa:** No  
**Pets Allowed:** No  
**Lot Features:** SeeRemarks

**Fireplace:** No  
**CoolingYN:** No  
**PoolPrivateYN:** No

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# Nearby Schools

**Middle Or Junior School:** Steamboat Springs  
**High School:** Steamboat Springs

**Elementary School:** Soda Creek



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## Expenses, Fees & Taxes

**Association Fee:** \$18,312

**Tax Annual Amount:** \$752.84

**Tax Year:** 2024

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## Miscellaneous

**Association Fee**  
**Frequency:** Annually

**Community Features:**  
EquestrianFacilities,SeeRemarks,TrailsPaths

**Current Use:** Agricultural

**Exclusions:** No

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## Listing Information Courtesy of:

**Agent Name:** Chris Paoli

**List Office Name:** The Agency Steamboat Springs

