



**\$199,000**

## **337 BUSCH RUN, FAIRPLAY, CO 80440, USA**

<https://www.breckmtn.com>

A gorgeous, flat, almost 5 acre parcel that is well treed with a perfect mix of beautiful aspen and pine trees! It's just waiting for your new mountain home! It will be a very easy build as the land is completely flat! Great location being only 5 minutes from the adorable mountain town of Fairplay...

- 0 baths
- UnimprovedLand
- Land
- Active



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## Basics

<b>Type:</b> UnimprovedLand	<b>Status:</b> Active
<b>Category:</b> Land	<b>Lot size, sq ft:</b> 203425.2, 4.67 sq ft
<b>Bathrooms:</b> 0 baths	<b>OriginatingSystemName:</b> SUMMIT
<b>MLS ID:</b> S1050711	<b>Lot Size Acres:</b> 4.67 acres
<b>Date Added:</b> 2024-06-11	<b>Days On Market:</b> 391

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## Building Details

<b>Water Source:</b> Well	<b>Lot Features:</b> SeeRemarks
<b>Subdivision Name:</b> METES AND BOUNDS - ALL	<b>Virtual Tour URL Branded:</b> <a href="https://tour.summitmultimedia.com/2252643">https://tour.summitmultimedia.com/2252643</a>
<b>Parcel Number:</b> 45701	<b>Waterfront:</b> No
<b>Heating:</b> No	<b>Land Lease:</b> No
<b>ViewYN:</b> No	<b>Lot Size Area:</b> 4.67 sq ft
<b>Open Parking:</b> No	

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## Amenities & Features

<b>Utilities:</b> ElectricityAvailable, NaturalGasAvailable, HighSpeedInternetAvailable, 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> SeeRemarks	

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## Expenses, Fees & Taxes

<b>Tax Annual Amount:</b> \$3,023.92	<b>Tax Year:</b> 2023
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# Miscellaneous

**Community Features:** TrailsPaths

**Current Use:** SeeRemarks,Vacant

**Exclusions:** No

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# Listing Information Courtesy of:

**Agent Name:** Keta Braggins

**List Office Name:** Breckenridge Real Estate Group

