



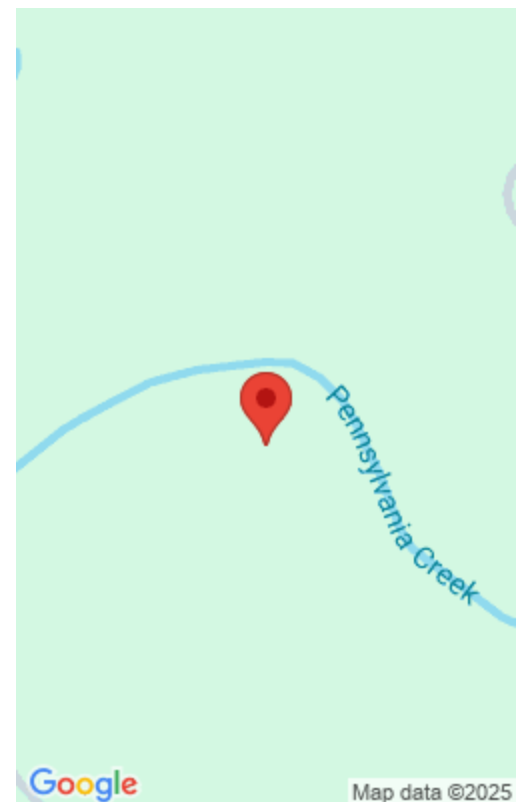
\$475,000

4100 CO RD 1, FAIRPLAY, CO 80440, USA

<https://www.breckmtn.com>

RARE opportunity—37.3 acres of serene mountain land in Metes & Bounds zoning (no HOA or covenants), offering total privacy and flexibility. Conveniently located less than 5 minutes off Hwy 9 with year-round access, and just a short drive to the shops and restaurants of Fairplay and Alma. World-class skiing in Breckenridge is only about 25...

- 0 baths
- UnimprovedLand
- Land
- Active



Basics

Type: UnimprovedLand	Status: Active
Category: Land	Lot size, sq ft: 1624788, 37.3 sq ft
Bathrooms: 0 baths	OriginatingSystemName: SUMMIT
MLS ID: S1059960	Lot Size Acres: 37.3 acres
Date Added: 2025-06-20	Days On Market: 23

Building Details

Water Source: Well	Lot Features: Secluded,SeeRemarks
Subdivision Name: VALLEY OF THE SUN	Parcel Number: 10736
Waterfront: No	Heating: No
Land Lease: No	ViewYN: No
Lot Size Area: 37.3 sq ft	Open Parking: No

Amenities & Features

Utilities: ElectricityAvailable, NaturalGasAvailable, Propane, SeeRemarks	Fireplace: No
Spa: No	CoolingYN: No
Pets Allowed: No	PoolPrivateYN: No
Lot Features: Secluded, SeeRemarks	

Nearby Schools

Middle Or Junior School: South Park	Elementary School: Edith Teter
High School: South Park	

Expenses, Fees & Taxes



Tax Annual Amount: \$7,419.63

Tax Year: 2025

Miscellaneous

Community Features: TrailsPaths

Current Use: SeeRemarks,Vacant

Exclusions: No

Attribution Contact: (970) 406-1610

Listing Information Courtesy of:

Agent Name: Bonnie Paffenroth CRS

List Office Name: Caniglia Real Estate Group,LLC

