

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

