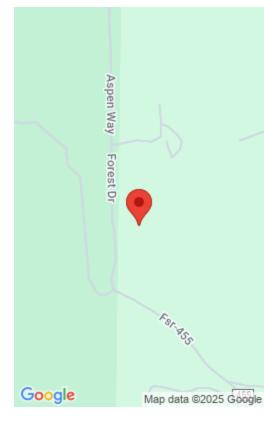


#### 74 FOREST WY, FAIRPLAY, CO 80440, USA

https://www.breckmtn.com

Discover a rare opportunity to own 1 acre of secluded mountain land in a gated Colorado community, perfectly positioned along the edge of the subdivision for ultimate privacy. This quiet, wooded parcel BORDERS NATIONAL FOREST and is just a short walk to the Sheep Creek Trail, offering immediate access to hiking, wildlife, and endless outdoor...

- 0 haths
- UnimprovedLand
- Land
- Active





#### **Basics**

**Type:** UnimprovedLand **Status:** Active

Category: Land Lot size, sq ft: 43560, 1 sq ft

Bathrooms: 0 baths OriginatingSystemName: SUMMIT

MLS ID: S1061428 Lot Size Acres: 1 acres

Date Added: 2025-07-14 Days On Market: 114

## **Building Details**

Water Source: SeeRemarks Lot Features: BordersNationalForest,Level,ManyTrees

**Sewer:** SepticNeeded **View:** Meadow, Mountains

**Subdivision Name:** SPORTSMANS **Parcel Number:** 14296

**VALLEY** 

Waterfront: No Heating: No Land Lease: No ViewYN: Yes

**Lot Size Area: 1** sq ft **Open Parking:** No

### **Amenities & Features**

Utilities: Propane Fireplace: No

Spa: No CoolingYN: No

Pets Allowed: No PoolPrivateYN: No

Lot Features: BordersNationalForest, Level, ManyTrees

## **Expenses, Fees & Taxes**

**Tax Year:** 2024



**Miscellaneous** 

**Association Fee Frequency:** Annually **Community Features:** TrailsPaths

Current Use: Vacant Exclusions: No

Attribution Contact: courtpeel21@gmail.com

# **Listing Information Courtesy of:**

Agent Name: Courtney Peel List Office Name: eXp Realty, LLC, Mountain House Properties

