



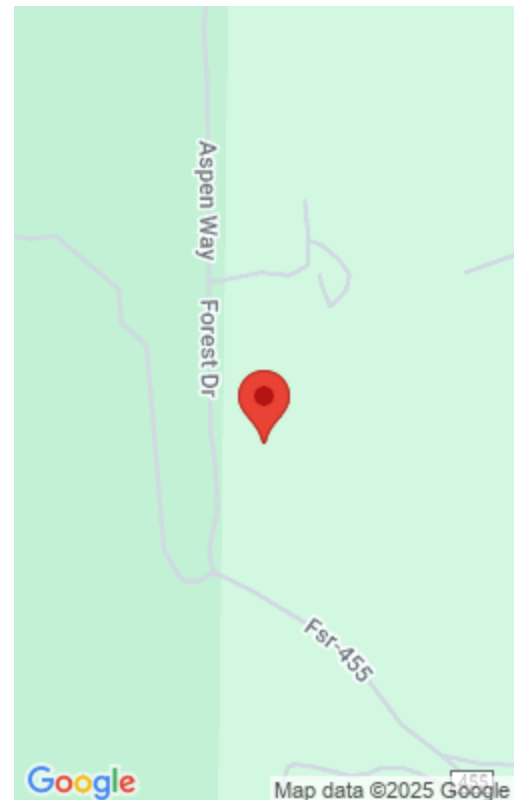
## 74 FOREST WY, FAIRPLAY, CO 80440, USA

<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...

**\$49,500**

- 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> 43560, 1 sq ft
<b>Bathrooms:</b> 0 baths	<b>OriginatingSystemName:</b> SUMMIT
<b>MLS ID:</b> S1061428	<b>Lot Size Acres:</b> 1 acres
<b>Date Added:</b> 2025-07-14	<b>Days On Market:</b> 67

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## Building Details

<b>Water Source:</b> SeeRemarks	<b>Lot Features:</b> BordersNationalForest,Level,ManyTrees
<b>Sewer:</b> SepticNeeded	<b>View:</b> Meadow,Mountains
<b>Subdivision Name:</b> SPORTSMANS VALLEY	<b>Parcel Number:</b> 14296
<b>Waterfront:</b> No	<b>Heating:</b> No
<b>Land Lease:</b> No	<b>ViewYN:</b> Yes
<b>Lot Size Area:</b> 1 sq ft	<b>Open Parking:</b> No

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## Amenities & Features

<b>Utilities:</b> Propane	<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> BordersNationalForest, Level, ManyTrees	

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## Expenses, Fees & Taxes

<b>Association Fee:</b> \$80	<b>Tax Annual Amount:</b> \$754.96
<b>Tax Year:</b> 2024	



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## Miscellaneous

**Association Fee Frequency:** Annually

**Community Features:** TrailsPaths

**Current Use:** Vacant

**Exclusions:** No

**Attribution Contact:** courtpeel21@gmail.com

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## Listing Information Courtesy of:

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

