



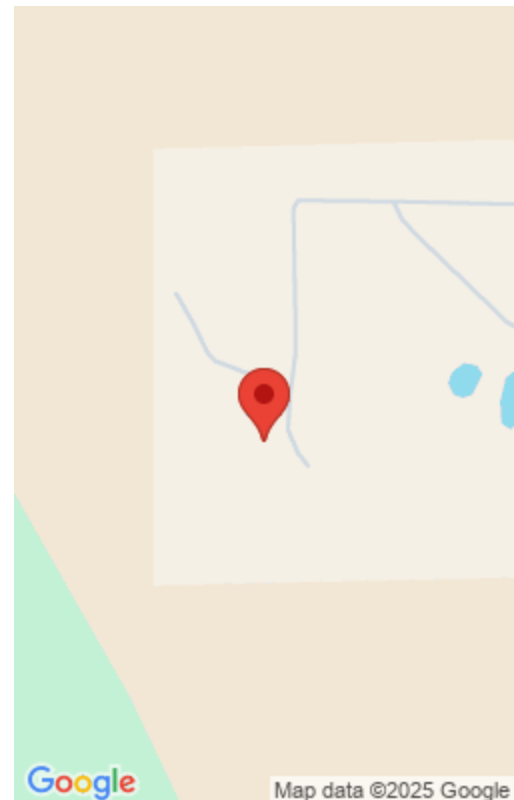
**751 LAMB MOUNTAIN RD, FAIRPLAY, CO
80440, USA**

<https://www.breckmtn.com>

This is THE BEST lot in WSR, 2.5 acres perched on the western edge, abutting 20,000 acres of National Forest and commanding near panoramic views. The lot is richly treed with Aspen and Pine. Gently sloping with many potential build sites, it's a blank canvas inviting your dreams of owning in the Rockies. The property...

\$159,000

- 0 baths
- UnimprovedLand
- Land
- Active



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Basics

Type: UnimprovedLand	Status: Active
Category: Land	Lot size, sq ft: 108900, 2.5 sq ft
Bathrooms: 0 baths	OriginatingSystemName: SUMMIT
MLS ID: S1061326	Lot Size Acres: 2.5 acres
Date Added: 2025-07-07	Days On Market: 46

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Building Details

Water Source: CommunityCoop,Well	Lot Features: BordersNationalForest,CulDeSac,NearSkiArea,NearPublicTransit,ManyTrees,Secluded,SeeRemarks
Sewer: SepticNeeded	View: Meadow,Mountains,Pond,River,SouthernExposure,CreekStream,Valley,TreesWoods,Lake
Subdivision Name: WARM SPRINGS	Parcel Number: 39313
Waterfront: No	Heating: No
Land Lease: No	ViewYN: Yes
Lot Size Area: 2.5 sq ft	Open Parking: No

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Amenities & Features

Utilities: ElectricityAvailable, NaturalGasAvailable, Propane, MunicipalUtilities, PhoneAvailable, WaterAvailable	Fireplace: No
Spa: No	CoolingYN: No
Pets Allowed: No	PoolPrivateYN: No
Lot Features: BordersNationalForest, CulDeSac, NearSkiArea, NearPublicTransit, ManyTrees, Secluded, SeeRemarks	

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Nearby Schools

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



Association Fee: \$1,680

Tax Annual Amount: \$2,243.60

Tax Year: 2024

Association Fee Frequency: Annually

Community Features: SeeRemarks

Current Use: Residential,SingleFamily,Vacant **Exclusions:** Yes

Attribution Contact: (970) 485-3837

11/11/2016

Agent Name: Jeni Friedrich **List Office Name:** Christie`s International Real Estate CO LLC

