



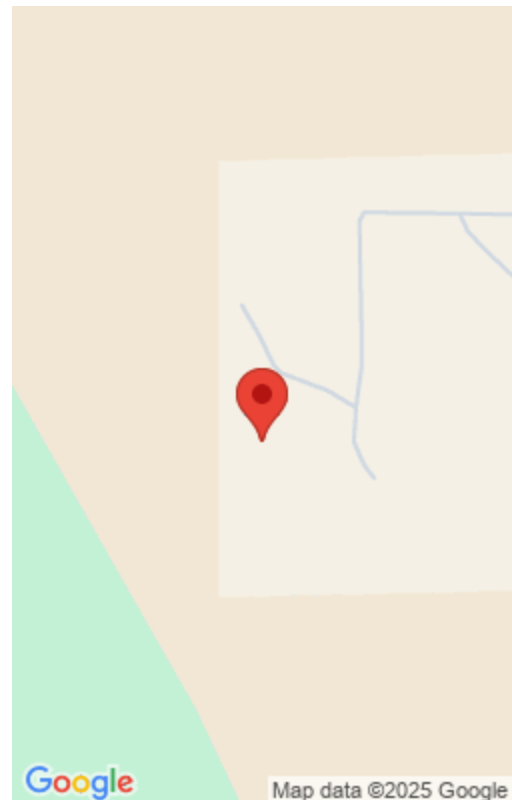
725 LAMB MOUNTAIN RD, FAIRPLAY, CO 80440, USA

<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...

\$150,000

- 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: S1064135	Lot Size Acres: 2.5 acres
Date Added: 2025-10-30	Days On Market: 10

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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	



Expenses, Fees & Taxes

Association Fee: \$1,680

Tax Annual Amount: \$2,243.60

Tax Year: 2024

Miscellaneous

Association Fee Frequency: Annually

Community Features: SeeRemarks

Current Use: Residential,SingleFamily,Vacant

Exclusions: Yes

Attribution Contact: (970) 453-0550

Listing Information Courtesy of:

Agent Name: Jeni Friedrich

List Office Name: LIV Sotheby's I.R.

