



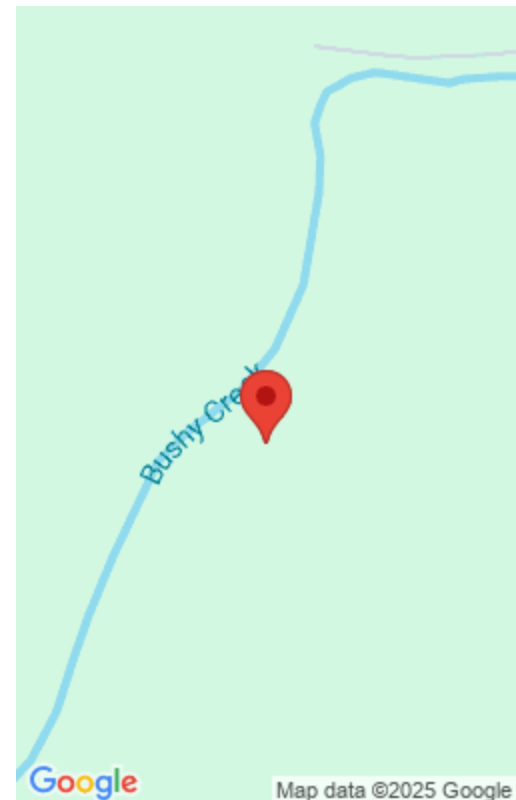
**\$22,000**

## **659H+6F PHIPPSBURG, CO, USA**

<https://www.breckmtn.com>

This .67 acre lot in South Station II at Stagecoach will satisfy the buyer looking for over a half an acre of beautiful, untouched land in Colorado. Lot 37 offers views of mountains and meadows in peaceful harmony with nature. Bordering over 75 acres of AG land ensures wonderful expansive views from the back lot...

- 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> 29185.2, 0.67 sq ft
<b>Bathrooms:</b> 0 baths	<b>OriginatingSystemName:</b> SUMMIT
<b>MLS ID:</b> S1062352	<b>Lot Size Acres:</b> 0.67 acres
<b>Date Added:</b> 2025-08-28	<b>Days On Market:</b> 4

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# Building Details

<b>Water Source:</b> SeeRemarks	<b>Lot Features:</b> SeeRemarks
<b>Subdivision Name:</b> SOUTH STATION II AT STAGECOACH	<b>Parcel Number:</b> R0255714
<b>Waterfront:</b> No	<b>Heating:</b> No
<b>Land Lease:</b> No	<b>ViewYN:</b> No
<b>Lot Size Area:</b> 0.67 sq ft	<b>Open Parking:</b> No

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# Amenities & Features

<b>Utilities:</b> None	<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> SeeRemarks	

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# Nearby Schools

<b>Middle Or Junior School:</b> Soroco	<b>Elementary School:</b> South Routt
<b>High School:</b> Soroco	

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# Expenses, Fees & Taxes



**Association Fee:** \$125

**Tax Annual Amount:** \$342.64

**Tax Year:** 2025

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## Miscellaneous

**Association Fee Frequency:** Annually

**Community Features:** TrailsPaths

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

**Exclusions:** Do Not Know

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

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## Listing Information Courtesy of:

**Agent Name:** Diane Emert

**List Office Name:** RE/MAX Partners

