

**Sale Name:** "OFF GRID MOUNTAIN LIVING", Fairplay Colorado

**LOT 1 - "Off Grid Living" in the Mountains of Colorado**



**Description**

1840 HIGH CREEK DRIVE, FAIRPLAY, CO 80440

You must see this 37 acre parcel located in beautiful Thousand Peaks Ranches in Fairplay Colorado! This property has easy year-round access with well maintained roads just off of Highway 9. Enjoy the magnificent Mountain View's in every direction from this perfect buildable lot. Property includes a large 1,152 sf outbuilding with solar panels/batteries, loafing shed, backup generator, AND a functioning well and septic system. The lot is fenced and ready for your animals. Located roughly 10 minutes away from the Town of Hartsel and about 20 minutes to Fairplay where you can enjoy dining and shopping. Visit our other charming mountain towns nearby: Hartsel, Fairplay, Guffy, or Buena Vista. There, you'll find music, festivals, breweries, farmers markets and much more. Drive an hour to Colorado Springs, 2 hours to Denver, or an hour to Breckenridge Ski Resort. Outdoor activities are also abundant in the area - Pike National Forest to the east and San Isabel National Forest just a short distance to the west for miles of hiking, 4-wheeling and cross-country skiing. Fishing is nearby in the South Platte River and/or Antero, Spinney or 11 Mile Reservoirs for gold medal trout. This property makes an amazing location for a mini ranch or get away!

- Well Permit: 235260
- 37 Acres
- Mountain Views
- 1152 SF Outbuilding
- Loafing Shed
- Outdoor Activities Galore

**Quantity:** 1



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