

LAND FOR SALE

REDHILL FOREST LOT #487

TBD MIDDLE FORK VISTA, FAIRPLAY, CO 80440

TREVEY
COMMERCIAL



PROPERTY FEATURES

- One of the Neighborhood's Largest & Rarest Parcels – Surrounded by HOA Open Space on Three Sides
- Breathtaking 180° Views of Reinecker Ridge & Boreas Pass
- Exceptional Privacy with Expansive Mountain Views and Protected Open Space
- HOA Benefits Include Private Hunting Access in GMU 50, Deeded Trout Fishing Access & Private Trails
- Seasonal Camping Allowed (*May–October*) with Community Water Fill-Up & RV Dump Station
- Community Well Available (*Not Yet Tapped*) with Neighborhood Fire Hydrants for Potential Insurance Savings
- Quick Access to Boreas Pass Recreation and World-Class Skiing in Breckenridge
- Conveniently Located ~1 Hour from C-470 and the Denver Metro Area

PROPERTY DETAILS

AVAILABLE	5.24 AC
SALE PRICE	\$105,000.00
TAXES	\$1,535.04 (2025)
HOA	\$1,025 / Year
ZONING	Residential
ACCESS	Approx. 1 Hour from C-470 & Metro Denver
UTILITIES	CORE / Propane
WATER / SAN	Community Well / Septic
CITY / COUNTY	Fairplay / Park

REGIONAL AERIAL



PHOTO GALLERY



BROKERAGE DISCLOSURE

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