

**Residential Lot - Fairplay, CO - City Limits - Seller  
Financing**  
480 CASTELLO AVE  
Fairplay, CO 80440

**\$125,000**  
0.170± Acres  
Park County



**Residential Lot - Fairplay, CO - City Limits - Seller Financing**  
**Fairplay, CO / Park County**

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**SUMMARY**

**Address**

480 CASTELLO AVE

**City, State Zip**

Fairplay, CO 80440

**County**

Park County

**Type**

Undeveloped Land, Business Opportunity, Lot

**Latitude / Longitude**

39.226794 / -106.000451

**Acreage**

0.170

**Price**

\$125,000

**Property Website**

<https://greatplainslandcompany.com/detail/residential-lot-fairplay-co-city-limits-seller-financing-park-colorado/82363/>



## **PROPERTY DESCRIPTION**

### **0.17-Acre Residential Lot in the Heart of Fairplay, CO – Utilities Available, Mountain Views, and Huge Investment Potential**

This is a rare opportunity to own a 0.17-acre vacant residential lot located right in the charming mountain town of Fairplay, Colorado in the heart of South Park. This beautiful property offers everything you need to build your dream home, vacation retreat, or income-generating investment property. With electricity and city water and sewer services accessible, this lot is ready for development without the complications of off-grid building. Seller Financing is available, contact listing agent for details.

This property features breathtaking views of Sheep Mountain and is one of the few remaining vacant lots within Fairplay proper—making it a valuable long-term investment. Notably, there is no HOA or Covenants, which gives you freedom and flexibility for development. The seller initially planned to build a duplex and already has a preliminary site plan available upon request. Even more appealing, with a Special Use Permit (SUP), you can potentially split the lot and develop two duplexes—an excellent opportunity for maximizing value and rental income.

Fairplay has recently updated its development code to allow Accessory Dwelling Units (ADUs) by right. This means you can now build a single-family home plus an ADU without needing additional approval—ideal for anyone looking to live in one unit and rent the other, or to create a multigenerational living setup. The property has already been surveyed, saving you time and money in the planning phase.

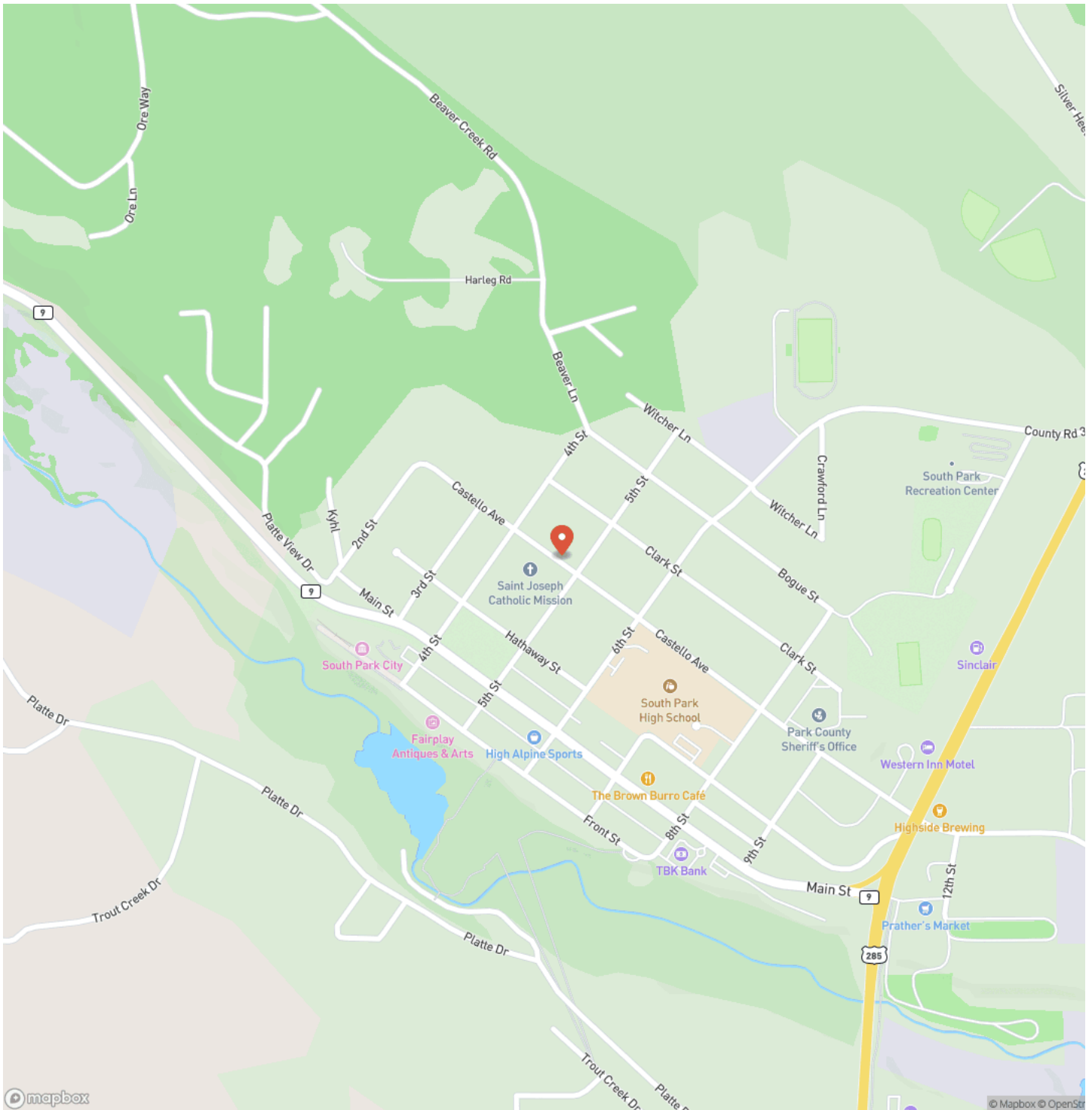
Fairplay is a vibrant, historic town surrounded by stunning alpine scenery and outdoor adventure. Located just 30 minutes from world-class skiing in Breckenridge, you can hit the slopes with ease during the winter months while enjoying the peaceful small-town lifestyle year-round. For fishing enthusiasts, the nearby Antero Reservoir, Spinney Mountain Reservoir, Eleven Mile State Park, and the renowned Dream Stream offer some of the best trout fishing in the state. In the warmer seasons, enjoy endless opportunities for hiking, mountain biking, and camping in the surrounding national forests and trails. Fairplay is also home to several nearby 14ers, including Mt. Sherman and Mt. Lincoln—ideal for those seeking a true Colorado alpine experience.

Whether you're looking to build a mountain getaway, invest in a growing community, or create passive income through rentals, this lot offers it all. With very few vacant parcels left in town, this is your chance to grab a piece of Fairplay's future. Don't miss out on this beautiful mountain property with views, utilities, and tremendous potential.

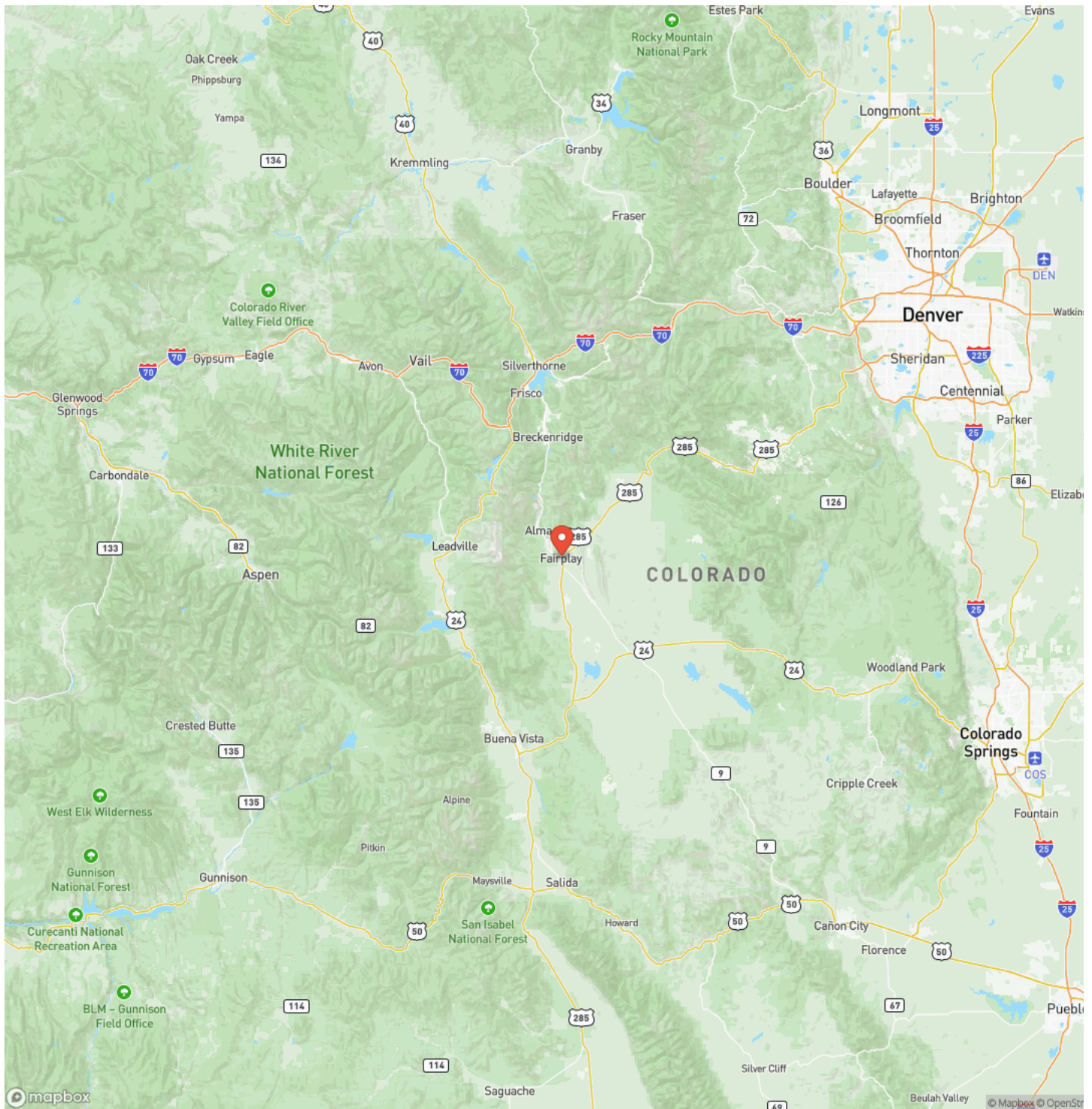
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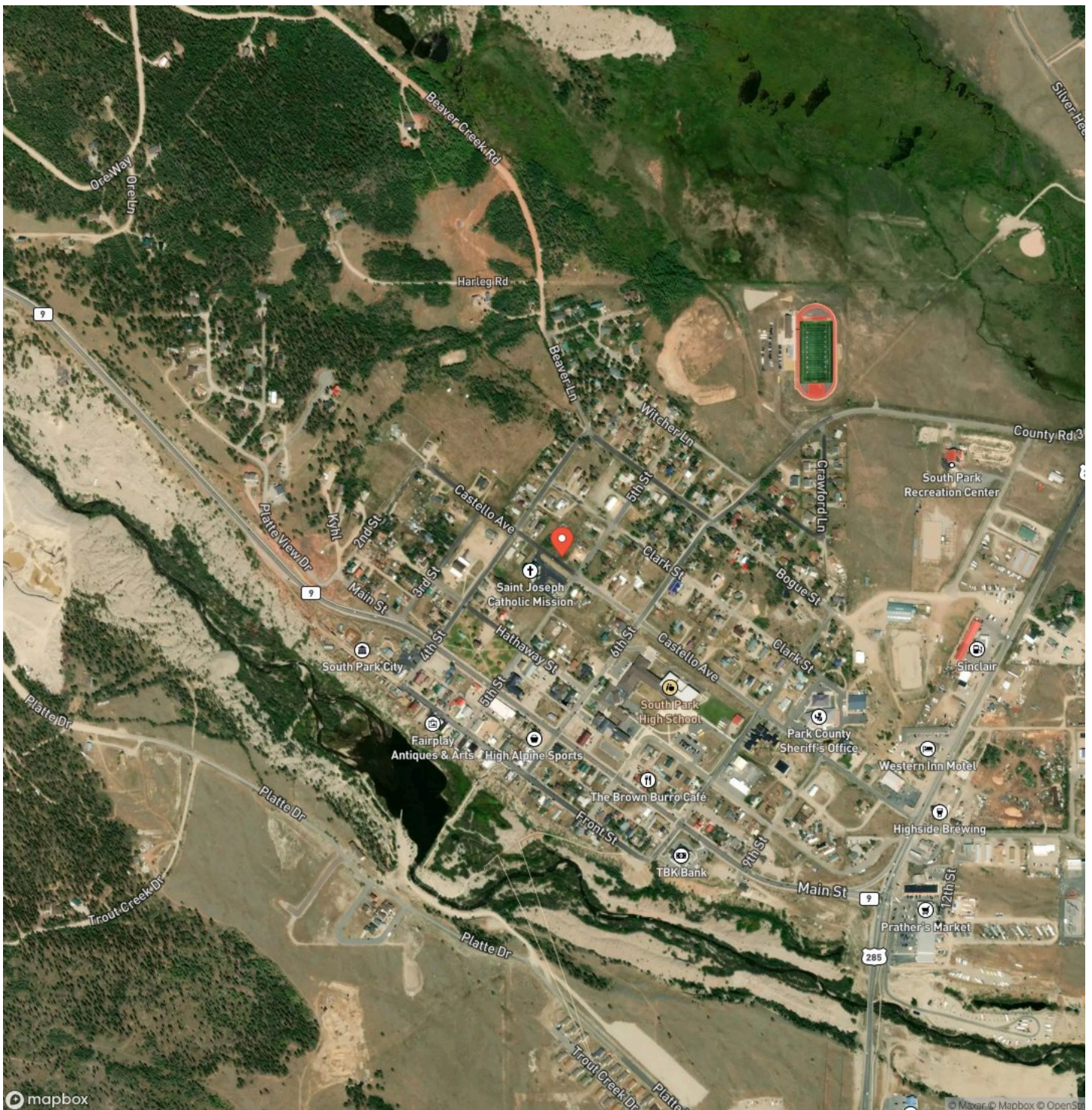
## Locator Map



## Locator Map



## Satellite Map



**Residential Lot - Fariplay, CO - City Limits - Seller Financing**  
**Fairplay, CO / Park County**

## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Ethan Janicki

## Mobile

(303) 963-6738

## Email

ethan@greatplains.land

**Address**

City / State / Zip

## NOTES

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

## This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



**MORE INFO ONLINE:**  
**greatplainslandcompany.com**

## **DISCLAIMERS**

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



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