

**Alpine Haven**  
20400 HWY 285  
Fairplay, CO 80440

**\$449,000**  
35± Acres  
Park County



**Alpine Haven**  
**Fairplay, CO / Park County**

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**SUMMARY**

**Address**

20400 HWY 285

**City, State Zip**

Fairplay, CO 80440

**County**

Park County

**Type**

Recreational Land, Horse Property, Hunting Land, Ranches,  
Undeveloped Land

**Latitude / Longitude**

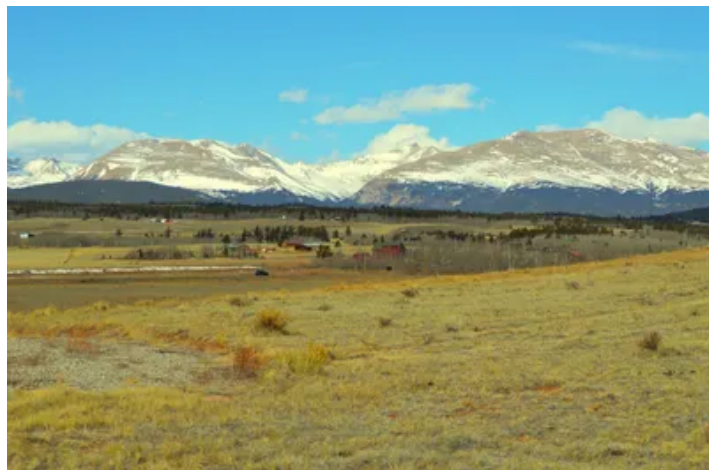
39.1943 / -105.9961

**Acreage**

35

**Price**

\$449,000



## **Alpine Haven**

### **Fairplay, CO / Park County**

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#### **PROPERTY DESCRIPTION**

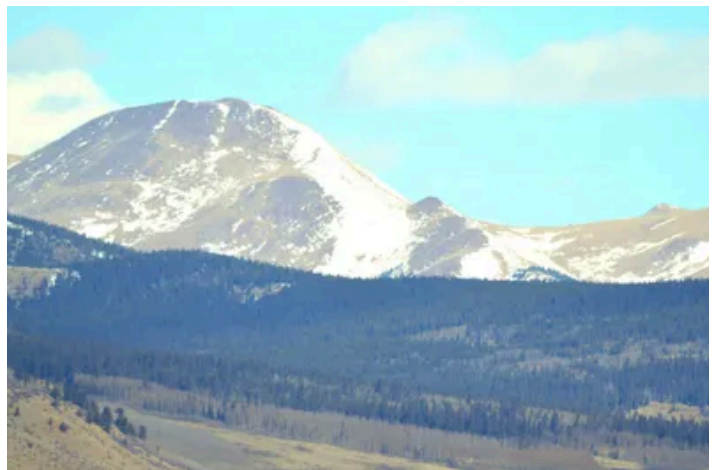
Alpine Haven

This gentle 35-acre parcel is easily accessed from State Highway 285 and only 30 minutes away from the champagne slopes of world-renowned Breckenridge. Located 1 mile from Fairplay, the county seat coined the Fishing Capitol of Colorado. Minutes from miles of public trout fishing rivers and multiple public reservoirs for boating, trout and pike fishing and camping. Enjoy the view of the meandering Four Mile Creek. This splendid serene alpine setting is the perfect place to build your dream home nestled in the aspen groves and towering pines. The 180-degree views of the snow-capped Continental Divide are second to none. Red rocks and Bristle Cone Pines make Alpine Haven about as good as it can get.



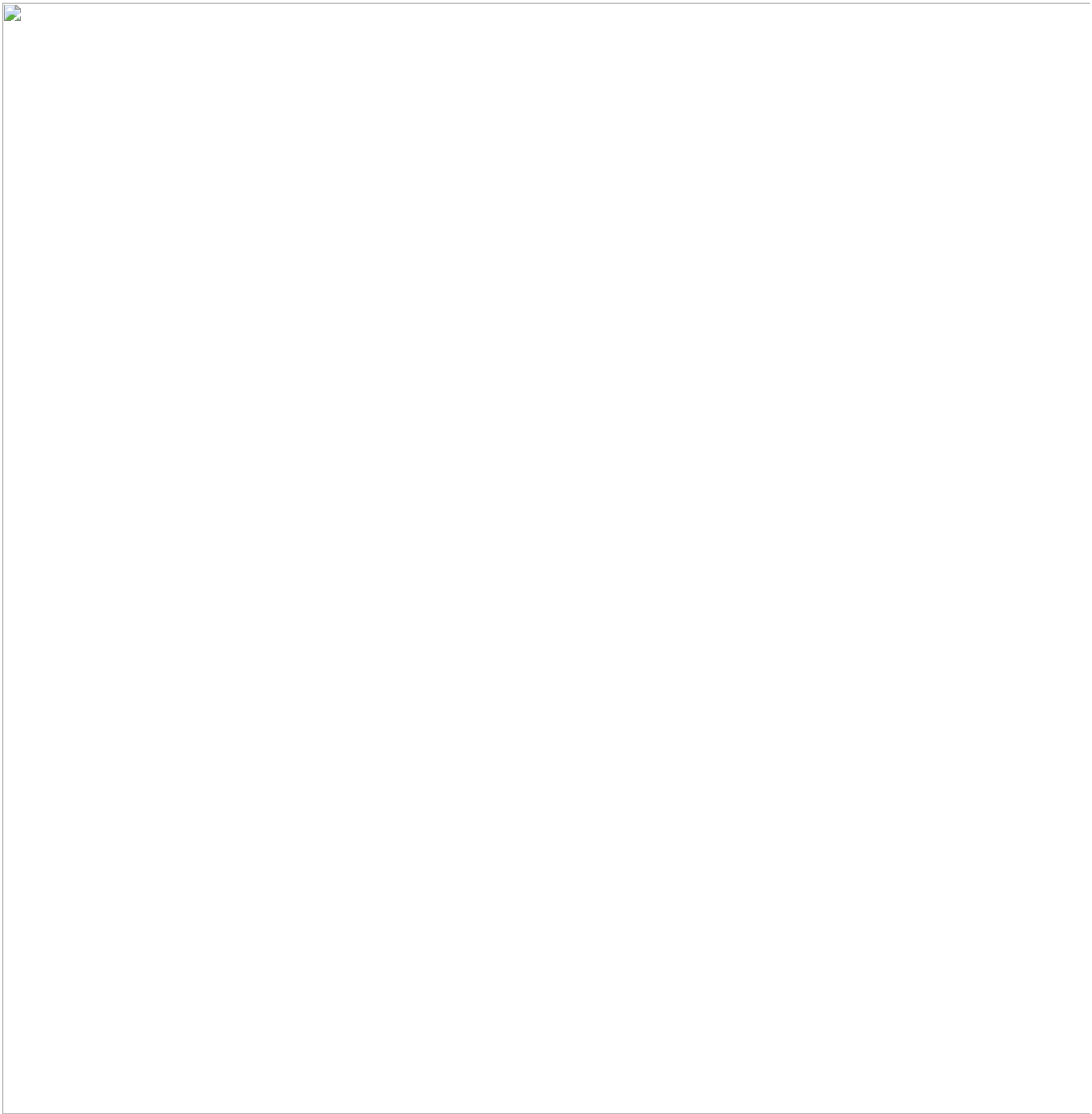
Alpine Haven  
Fairplay, CO / Park County

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# Locator Map

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# Locator Map

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## Satellite Map

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**LISTING REPRESENTATIVE**

**For more information contact:**



### Representative

Bob Register

## Mobile

(719) 686-8744

## Email

bregester@mossyoakproperties.com

## Address

844 Beaver Pond Drive

## City / State / Zip

Divide, CO 80814

## NOTES

[illegible]



[illegible]

**MossyOakProperties.com**

## **DISCLAIMERS**

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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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