Elk Alpine Haven
20400 HWY 285
Fairplay, CO 80440

$399,000
35± Acres
Park County







MORE INFO ONLINE:

https://mossyoakproperties.com/

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
39.19435 / -105.996226

Acreage
35

Price
$399,000

Property Website
www.mossyoakproperties.com







PROPERTY DESCRIPTION

Elk Alpine Haven

Set against the sweeping skies and iconic high-country backdrops of Park County, this 35-acre parcel captures the quintessential spirit of the Colorado Rockies. Offering a dynamic blend of open pasture and tranquil woodland, the property presents an inspiring canvas for outdoor enthusiasts, equestrians, and visionaries alike. Whether you envision a private mountain homestead, a seasonal hunting camp, or a pristine recreational getaway, this expansive acreage provides the freedom and space to bring your high-altitude dreams to life.

Location

Situated in Fairplay, Colorado, along the historic corridor of Park County, this property combines convenient regional connectivity with authentic mountain seclusion. Fairplay is celebrated for its rich mining heritage, vibrant community character, and immediate proximity to some of the state's finest outdoor recreation. Located at 20400 HWY 285, the setting ensures seamless transit north or south, placing endless national forest lands, premier fishing waters, and alpine adventures within effortless reach while maintaining the serene peace of rural mountain living.

Land and terrain

Encompassing 35 rolling acres, the land showcases a diverse and scenic mountain terrain that transitions naturally between open, grassy expanses and quiet tree cover. The ground remains largely in its natural state, characterized by native grassed clearings ideal for pasture alongside partially wooded sections that offer natural shelter and seclusion. This varied topography creates remarkable visual depth, multiple potential homesites, and panoramic vantage points that capture the expansive Colorado horizon.

Improvements and infrastructure

The parcel is already secured with perimeter fencing, establishing clear boundaries and immediate utility for managing animals or defining your private domain. Aside from the fencing, the property is a blank slate untouched by residential structures, allowing the next owner complete architectural freedom. You have the unique opportunity to design custom equestrian facilities, build an off-grid cabin, or construct a full-scale mountain ranch tailored precisely to your personal taste and functional needs.

Water and utilities

Developing a bespoke mountain retreat offers the distinct advantage of tailoring all foundational systems to your exact specifications. Future owners have the flexibility to explore private well installations, rainwater collection methods, or alternative storage systems to suit residential or livestock needs. Similarly, energy options remain entirely adaptable, allowing you to evaluate traditional grid connections or capitalize on Colorado's abundant sunshine with an advanced, sustainable solar and battery configuration.

Wildlife and vegetation

The property serves as a vibrant corridor for native Rocky Mountain fauna, making it an extraordinary sanctuary for wildlife watching and seasonal hunting. The landscape is routinely visited by big game, including elk, mule deer, antelope, and bear. Complementing this active wildlife community is the land's native vegetation, which features a balanced mix of healthy native pasture grasses and partially wooded pockets that provide essential forage and natural canopy cover throughout the seasons.

Current and potential use

Offering exceptional versatility, the acreage is ideally suited for a wide array of agricultural, equestrian, and sporting pursuits. The fenced terrain and pasture amenities lend themselves naturally to livestock, grazing, or keeping horses beneath open skies. Additionally, the presence of big game makes it an enviable private hunting and recreational tract, while the pristine mountain setting offers endless promise for establishing a private family ranch or a quiet weekend basecamp.

Access and easements

Arriving at the property is straightforward and dependable year-round, thanks to direct highway road frontage along HWY 285 combined with gravel and paved access routes. This robust roadway framework ensures smooth transit for personal vehicles, horse trailers, and construction equipment alike, eliminating the travel challenges often associated with remote mountain acreage while keeping you conveniently linked to nearby towns and regional supply centers.

Showing instructions and contact

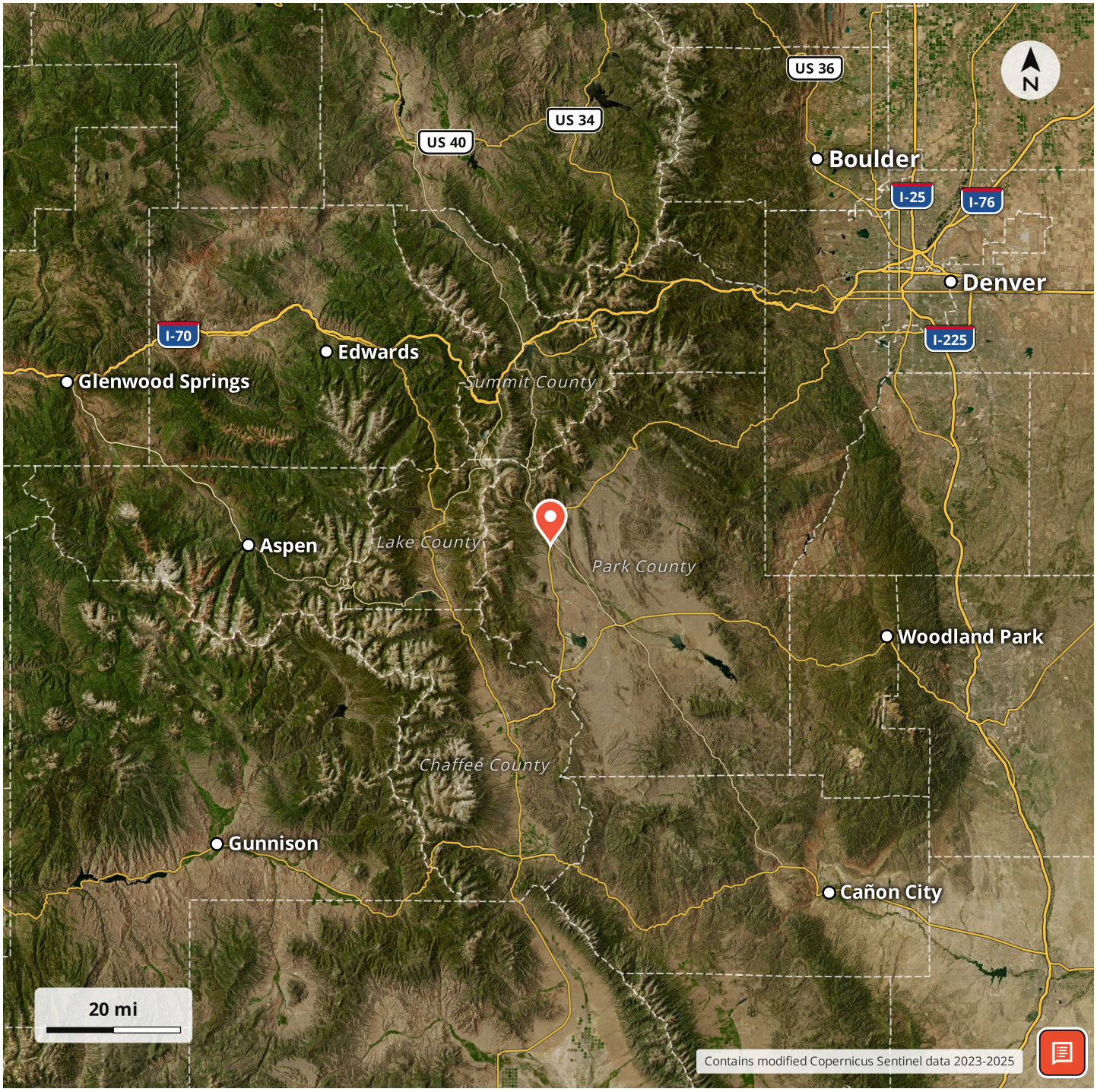
Experience the vast skies, pristine terrain, and endless potential of Elk Alpine Haven firsthand. To arrange a private tour or to learn more about the property, contact Bob Regester at 719-684-6120. Qualified buyers are invited to schedule an appointment and explore everything this remarkable Park County holding has to offer.








Regional Map



Locator Map



Aerial Map



LISTING REPRESENTATIVE

For more information contact:



Representative
Bob Regester

Mobile
(719) 686-8744

Email
bregester@mossyoakproperties.com

Address
844 Beaver Pond Drive

City / State / Zip
Divide, CO 80814

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Mossy Oak Properties Colorado Mountain Realty
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Divide, CO 80814
(719) 686-8744
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