

\$89,000 - 1555 Sheep Ridge Road, Fairplay

MLS® #1945198



Listing Office: Christie's International Real Estate Colorado- Summit Colorado

\$89,000

0 Bedroom, 0.00 Bathroom,
Land on 1 Acres

Warm Springs Ranch, Fairplay, CO

Build your mountain home here! This level, 1 acre lot in Warm Springs ranch provides the perfect palate for realizing your dreams of a home in the Rockies. Warm Springs Ranch has a rich history from the early mining days; relics of miner cabins still dot the ranch - to more recently when the "Warm Springs" drew visitors and bathers to soak in the natural spring fed ponds. Embraced by Pike National Forest to the west, a large swath of dedicated Nature Preserve lands in the center and DOW lands to the east, the ranch enjoys a lush pastoral setting while being minutes to the conveniences of town. Private hiking trails lead residents and guests to exclusive entry points of the National Forest. A large pond in the center of the ranch is stocked for private fishing along with the ponds to the east with the northern pond, warm to the touch. A community center hosts neighborhood gatherings and events. An on-site compactor eliminates the need for unsightly trash cans and discourages unwanted scavengers. A thoughtfully planned community, WSR allows short term rentals, maintains its own roads and has an on-site Ranch Manager. A short drive to the Town of Fairplay for shopping, dining, a rec center and free shuttle to Summit County. Buena Vista is just to the south for miles of rafting, boating and fishing on the Arkansas river. Truly the perfect blend of solace and privacy with year-round adventures just outside your door - come explore Park County and Warm Springs Ranch.



**Listing Courtesy of Christie's International
Real Estate Colorado- Summit Colorado**

Essential Information

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|-----------|-----------------|
| MLS® # | 1945198 |
| Price | \$89,000 |
| Bathrooms | 0.00 |
| Acres | 1.00 |
| Type | Land |
| Sub-Type | Unimproved Land |
| Status | Active |

Community Information

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|-------------|-----------------------|
| Address | 1555 Sheep Ridge Road |
| Subdivision | Warm Springs Ranch |
| City | Fairplay |
| County | Park |
| State | CO |
| Zip Code | 80440 |

Amenities

| | |
|-----------|--|
| Amenities | Clubhouse, Gated |
| Utilities | Electricity To Lot Line, Natural Gas Available, Phone Available, Propane |
| View | Meadow, Mountain(s), Plains, Valley |

Exterior

| | |
|-----------------|---|
| Lot Description | Level, Many Trees, Near Public Transit, Near Ski Area |
|-----------------|---|

School Information

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| District | Park County RE-2 |
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Additional Information

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|-------------|------------------|
| Date Listed | April 17th, 2025 |
| Zoning | Residential |



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