

396 Iron Mountain Road, Fairplay

Silverheels Ranch, Lot 66, Filing 1, 6.25 acres
Offered at \$79,900



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GORGEIOUS 6+ ACRES!
Located in the popular Silverheels Ranch Subdivision just outside of Fairplay. Open meadow surrounded with aspens provides outstanding views and sun exposure. Outdoor enthusiasts will love this area— hike, bike, ride your ATVs, cross country skiing just behind the neighborhood is NFS. Silverheels Ranch has augmented their water rights to allow 2 horses per lot! Only 30 minutes from Breckenridge. Quiet neighborhood with access to fishing pond and trails in subdivision.





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| COUNTY RD | — | TRAIL |
| DRIVEWAY | — | UNNAMED STREET |
| FOREST SERVICE RD | — | US HWY |
| LOCAL | — | USFS Park County Roads |
| PRIVATE | — | World Imagery |
| ST HWY | — | Citations |

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