



# Fairplay Equestrian Retreat

FAIRPLAY, COLORADO

LIVE WATER  
P R O P E R T I E S



Hunting | Ranching | Fly Fishing | Conservation



# Fairplay Equestrian Retreat

Fairplay, Colorado

±69.9 Acres | Listing Price: \$1,295,000



This high mountain retreat features ±69.9 acres, sweeping mountain views, a well-appointed three-bedroom and two-and-a-half-bathroom home, hay production, and equestrian improvements minutes from Fairplay, Colorado. Bring your horses, mountain bikes, and boots to explore the trail systems of the nearby Pike National Forest, near the property's boundaries. With proximity to multiple gold medal fisheries, mountain reservoirs, and big game hunting opportunities, this retreat beckons outdoorsmen and women.

## Contact

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[www.livewaterproperties.com](http://www.livewaterproperties.com)











## Location

This high mountain retreat is within two hours of major population centers and international airports in Denver and Colorado Springs. The property is 30 minutes from the vibrant resort community of Breckenridge, known for skiing and year-round activities. Minutes away from the estate is the charming town of Fairplay, famous for its fly fishing and recreational opportunities.





## Acreage

The ±69.9 acres are completely fenced and consist of eight acres of flood-irrigated hay ground, which could be expanded if desired. The remaining acreage consists of slightly sloping pasture with approximately half of it being a sub-irrigated pasture, all cared for by a professional range manager. Northeast of the house, a patch of aspens complements the views from the back deck. In addition, there are several natural ponds on the property that hold water at different times of the year. A natural creek runs down the entire south side of the property, which runs most of the year. It supports a vibrant wet meadow and willow community.





## Improvements

Improvements on the property include a three-bedroom and two-and-a-half-bathroom home with an unfinished basement and a wonderful deck. Additionally, there is a 40x60 ft barn equipped with concrete flooring and a lean-to with a horse corral. Riding arena panels are negotiable.

















## Water Rights and Hay Production

The Sacramento Ditch delivers two CFS of adjudicated water rights to irrigate the lower field. Additional water includes a developed and adjudicated spring for livestock water, a seasonal natural creek, and several natural ponds. Both moose and elk roam the property and enjoy the water resources. For the equestrian buyer, premium grass hay has been produced on the lower eight acres, yielding about 1.5 tons per acre.













## Summary

Experience a stunning high mountain retreat on ±69.9 acres near Fairplay, CO, with a three-bedroom and two-bathroom home, equestrian facilities, and hay production. Located within two hours of Denver and Colorado Springs and 30 minutes from Breckenridge, this property offers exceptional access to recreational activities and major cities. It features valuable water rights and a developed spring, which help to produce premium grass hay, making it ideal for outdoor enthusiasts and horse lovers.







# Property Details

Fairplay, Colorado | ±69.9 Acres

Listing Price: \$1,295,000

## ACREAGE

Panoramic mountain views

Fully fenced with eight acres of flood-irrigated hay ground

## IMPROVEMENTS

Well-appointed three-bedroom and two-and-a-half-bathroom home with an unfinished basement and deck

40'x60' barn with concrete flooring, lean-to

Riding arena panels are negotiable

## WATER RIGHTS & HAY PRODUCTION

Sacramento Ditch delivers two CFS of water rights

Additional water from an adjudicated spring, seasonal creek, and natural ponds

Eight acres of hayfields yield approximately 1.5 tons of premium grass hay per acre

## LOCATION

Minutes from Fairplay, Colorado

30 minutes from Breckenridge

Two hours from Denver and Colorado Springs

## CONTACT

For more information please contact

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Brokers representing well-qualified prospective buyers are welcome to enquire and are cordially invited to contact Live Water Properties for information regarding cooperation policies.

### Notes:

1) This is an exclusive listing of Live Water Properties LLC; an agent of Live Water Properties must be present to conduct a showing. The owners respectfully request that other agents and/or prospective buyers contact Live Water Properties in advance to schedule a proper showing and do not attempt to tour or trespass the property on their own. Thank you. 2) Offering subject to errors, omissions, prior sale, change or withdrawal without notice, and approval of purchase by owner. Information provided herein is intended as a general guideline and has been provided by sources deemed reliable, but the accuracy of which we cannot guarantee. 3) Live Water Properties LLC represents the Seller as a Seller's Agent.



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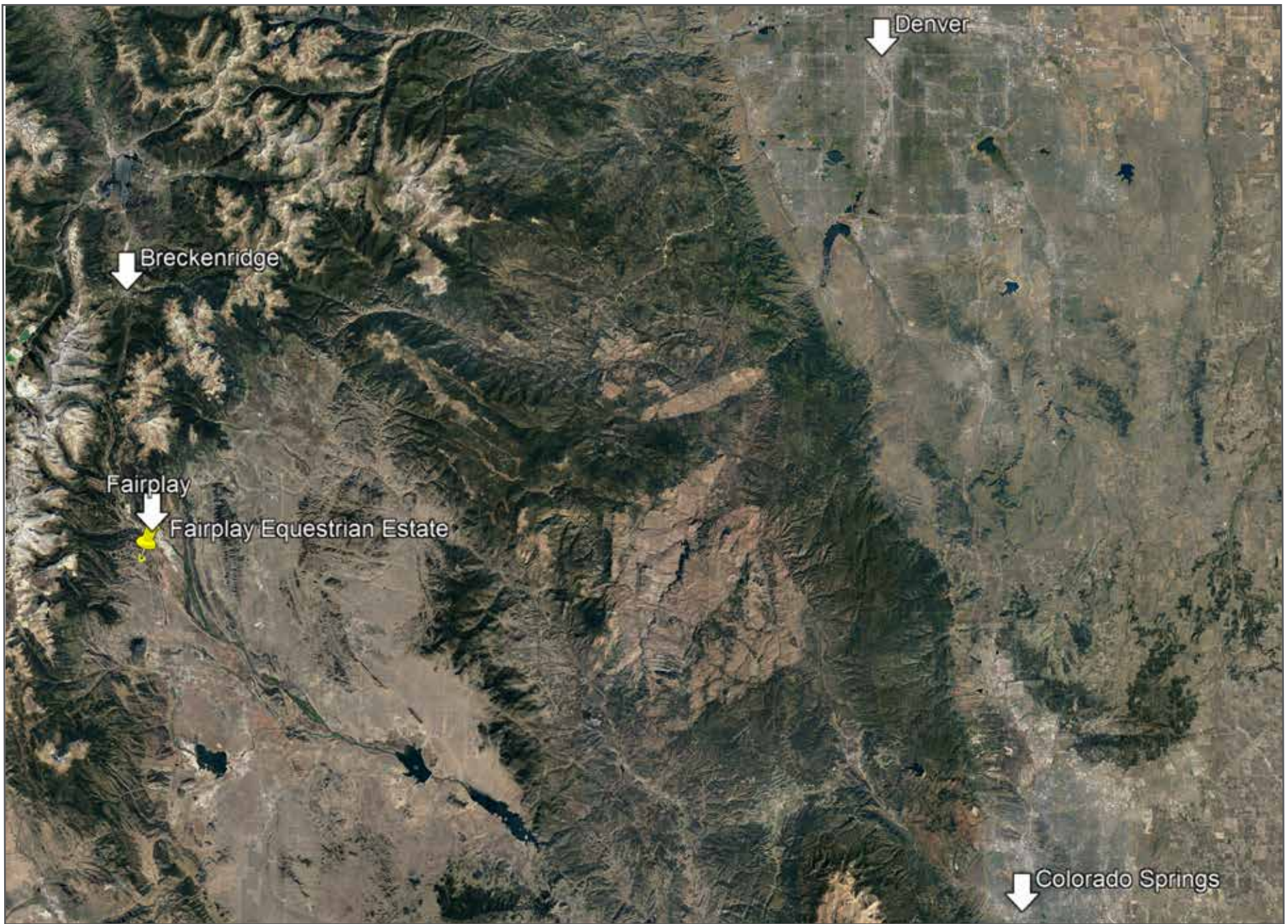


## Fairplay Equestrian Retreat - Aerial Map

••Maps are for visual aid only accuracy is not guaranteed.







## Fairplay Equestrian Retreat - Location Map

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