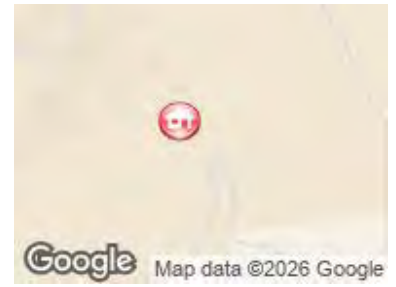


**PROPERTY ESSENTIALS**



<b>MLS #</b>	830148	<b>Class</b>	LAND
<b>Status</b>	Active	<b>Type</b>	Residential
<b>Asking Price</b>	\$739,900	<b>Apx.Total Acres</b>	77.340
<b>Address</b>	1094 & 1343 Valley View Road	<b>Price/Acre</b>	\$9,566.85
<b>City</b>	South Fork		
<b>County</b>	Rio Grande		
<b>State</b>	CO		
<b>Zip</b>	81154		
<b>Area</b>	South Fork		



**LISTING DETAILS**

<b>Listing Agent 1</b>	Connie Goodnight - C: 719-580-0246	<b>Original Price</b>	\$739,900
<b>Listing Office 1</b>	Land Properties, LLC - O: 719-873-1012	<b>REO/Lender Owned</b>	No
<b>Listing Agent License 1</b>	ER100005252	<b>Possible Short Sale</b>	No
<b>Listing Office License 1</b>	EC100041278	<b>EM Deposit \$</b>	5000
<b>Board Name</b>	Pagosa Springs	<b>EM Holder</b>	Title Company
<b>Seller Licensed Y/N</b>	No	<b>Preferred Title Comp.</b>	Allpine Title
<b>Listing Agreement</b>	Exclusive Right to Sell	<b>Exchange/Trade Y/N</b>	No
<b>Agency Relationship</b>	Transaction Broker	<b>Listed in other Class Y/N</b>	No
<b>Owner Name</b>	SBCNV,LLC/BWNV, LLC	<b>Sale/Rent</b>	For Sale
<b>Limited Service Y/N</b>	No	<b>Assoc. Doc. Count</b>	0
<b>Listing Date</b>	11/24/2025	<b>Picture Count</b>	40
<b>Expiration Date</b>	11/20/2026	<b>Days On Market</b>	74
<b>Input Date</b>	11/25/2025 2:41 PM	<b>Cumulative DOM</b>	74
<b>Update Date</b>	11/28/2025	<b>Listing Visibility Type</b>	MLS Listing
<b>Status Date</b>	11/28/2025	<b>Input Date</b>	11/25/2025 2:41 PM
<b>HotSheet Date</b>	11/28/2025	<b>Floor Plans Count</b>	0
<b>Price Date</b>	11/25/2025		
<b>Showing Service</b>	ShowingTime		
<b>Update Date</b>	11/28/2025 12:40 AM		

**PROPERTY DETAILS**

<b>Subdv Name</b>	Agua Ramon Overlook	<b>Water Front</b>	No
<b>Legal/Lot Block</b>	Agua Ramon Overlook Lot 1 CONT 36.93 AC Agua Ramon Overlook Lot 4 CONT 40.41 AC	<b>Modular/Mobile Allow</b>	No
<b>Price/Sqft</b>	\$0.22	<b>Income Producing</b>	No
		<b>Horse Setup</b>	No
		<b>Elem. School</b>	Del Norte K-5
		<b>Middle School</b>	Del Norte 6-8
		<b>High School</b>	Del Norte 9-12

**UTILITIES/RIGHTS**

<b>Water Supplier</b>	Well	<b>Sewer Tap Avail</b>	No
<b>Water Tap Avail</b>	No	<b>Sewer/Septic In</b>	No
<b>Water Tap Installed</b>	No	<b>Sewer Paid</b>	No
<b>Water Tap Paid</b>	No	<b>Sewer Supplier</b>	Septic
<b>Water Well</b>	Yes	<b>Gas Supplier</b>	Propane
<b>Mineral Rights</b>	Unknown	<b>Electric Supplier</b>	San Luis Valley Rural Electric Cooperative
<b>Water Rights/Irrig.</b>	No		

**PARCEL/TAX/HOA**

<b>Parcel ID #</b>	1918101001	<b>HOA Y/N</b>	No
<b>Realist ID</b>	1918101001.000000	<b>Covenants Y/N</b>	YES
<b>Tax Account ID</b>	1918101004	<b>FIPS Code</b>	08105
<b>Tax Year</b>	2024		
<b>Total Taxes \$</b>	20.59		
<b>Special Assemnt Y/N</b>	No		

**MARKETING INFO**

<b>IDX Include</b>	Y	<b>Client Hit Count</b>	2
<b>Syndicate to Internet</b>	Yes	<b>Agent Hit Count</b>	15
<b>Public MLS Sites Y/N</b>	Yes	<b>VOW Include</b>	Yes
		<b>VOW Address</b>	Yes
		<b>VOW Comment</b>	Yes
		<b>VOW AVM</b>	Yes
		<b>Sign on Property Y/N</b>	Yes

**FEATURES**

<b>CURRENT PROPERTY USE</b> Recreation Residential Single family	<b>PROPERTY DESCRIPTION</b> Wooded Lot Golf Course Near Foothills Borders National Forest	<b>DOMESTIC WATER</b> Well-Other	<b>DISCLOSURES</b> Covenants
<b>POSSIBLE PROPERTY USE</b> Residential Single Family Mountain Recreation AgLivestock Grazing(no irrigation) Recreation	<b>LIVESTOCK ALLOWED</b> Cattle Horses Other Poultry	<b>DOMESTIC SEWER</b> Septic	<b>SHOWING INSTRUCTIONS</b> Call Listing Agent
<b>ZONING</b> Residential Single Family	<b>OUTBUILDNGS/STRUCTURES</b> Misc Sheds	<b>FENCE</b> Barbed Wire Partial Property	<b>TERMS</b> Cash Conventional 1031 Exchange
<b>LOT SIZE/ACREAGE</b> 51-99 Acres	<b>UTILITIES</b> Electricity Phone - Cell Reception	<b>STREET DESCRIPTION/ACCESS</b> County Gravel	<b>AVAILABLE FOR AUCTION</b> No
		<b>TOPOGRAPHY</b> Level Rolling	
		<b>VIEWS</b> Mountains Valley	

**DIRECTIONS**

**Directions** From South Fork, travel east on Hwy 160 2.5 miles to County Rd 19, turn north and go across bridge then turn east on County Rd 15. Go 2.5miles to County Rd 63, turn north and go ½ mile to Valley View Rd, turn left or west and follow it to the locked gate (must be accompanied by realtor for access). After driving through, the property is located on both sides of the road. There are additional gates to access the property.

**PROPERTY DESCRIPTION/REMARKS**

**Prop. Description/Remarks** Escape to 77.34 acres in the sought-after Agua Ramon Overlooked area of South Fork, Colorado, where privacy and panoramic mountain views meet unmatched convenience. This gated property spans both sides of Valley View Road with three gates, partial fencing, a drilled well, water tank, and grey-water septic already in place, plus a metal container with generator and some tools. The concrete blocks on the property are included and could be used for an outdoor cooking area. There is a small shed and fire pit further up on the land. Property is adjacent to Forest Service land and is located in prestigious Hunting Unit 79. The surrounding mountains offers breathtaking vistas of the Sangre de Cristo Range and Del Norte Peak. There is abundant wildlife, and multiple prime building sites, with underground power and phone to the property line. This property has easy year-round access for camping until you get ready to build your Colorado Mountain Cabin. Short -term rentals, horses and cattle are allowed, and endless recreation from hiking, fishing and skiing to four-wheeling—all with no HOA and minimal covenants, making this the ultimate Colorado mountain retreat. Give me a call today to take a look!

**CONFIRMED SHOW INSTRUCTIONS**

**Confirmed Show Instructions** Contact Connie Goodnight with Land Properties LLC 719-580-0246

**ADDITIONAL PICTURES**



