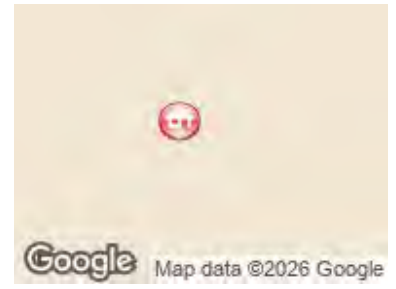


PROPERTY ESSENTIALS



MLS #	837077	Class	LAND
Status	NEW	Type	Residential
Asking Price	\$323,500	Apx.Total Acres	36.930
Address	1094 Valley View Rd	Price/Acre	\$8,759.82
City	South Fork		
County	Rio Grande		
State	CO		
Zip	81154		
Area	South Fork		



LISTING DETAILS

Listing Agent 1	Connie Goodnight - C: 719-580-0246	Original Price	\$323,500
Listing Office 1	Land Properties, LLC - O: 719-873-1012	REO/Lender Owned	No
Listing Agent License 1	ER100005252	Possible Short Sale	No
Listing Office License 1	EC100041278	EM Deposit \$	5000
Board Name	Pagosa Springs	EM Holder	Title Company
Seller Licensed Y/N	No	Preferred Title Comp.	Allpine Title
Listing Agreement	Exclusive Right to Sell	Exchange/Trade Y/N	No
Agency Relationship	Transaction Broker	Listed in other Class Y/N	No
Owner Name	SBCNV LLC	Sale/Rent	For Sale
Limited Service Y/N	No	Assoc. Doc. Count	0
Listing Date	7/10/2026	Picture Count	9
Expiration Date	7/7/2027	Days On Market	4
Input Date	7/13/2026 12:00 PM	Cumulative DOM	4
Update Date	7/13/2026	Listing Visibility Type	MLS Listing
Status Date	7/13/2026	Input Date	7/13/2026 12:00 PM
HotSheet Date	7/13/2026	Floor Plans Count	0
Price Date	7/13/2026		
Showing Service	ShowingTime		
Update Date	7/13/2026 12:01 PM		

PROPERTY DETAILS

Subdv Name	Agua Ramon Overlook	Water Front	No
Legal/Lot Block	Agua Ramon Overlook Lot 1 CONT 36.93 AC	Modular/Mobile Allow	No
Price/Sqft	\$0.20	Income Producing	No
		Horse Setup	No
		Elem. School	Open Enrollment
		Middle School	Open Enrollment
		High School	Open Enrollment

UTILITIES/RIGHTS

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

PARCEL/TAX/HOA

Parcel ID #	1918101001	HOA Y/N	No
Realist ID	1918101001	Covenants Y/N	YES
Tax Year	2025	FIPS Code	08105
Total Taxes \$	8.88		
Special Assemnt Y/N	No		

MARKETING INFO

IDX Include	Y	Client Hit Count	0
Syndicate to Internet	Yes	Agent Hit Count	13
Public MLS Sites Y/N	Yes	VOW Include	Yes
		VOW Address	Yes
		VOW Comment	Yes
		VOW AVM	Yes
		Sign on Property Y/N	Yes
		Geocode Quality	Exact Match

FEATURES

CURRENT PROPERTY USE	PROPERTY DESCRIPTION	DOMESTIC SEWER	DISCLOSURES
Recreation	Wooded Lot	None	Covenants
Residential Single family	Foothills	FENCE	SHOWING INSTRUCTIONS
Mountain Recreation	LIVESTOCK ALLOWED	Barbed Wire	Call Listing Agent
POSSIBLE PROPERTY USE		STREET DESCRIPTION/ACCESS	TERMS
Residential Single Family	Cattle	County	Cash
Mountain Recreation	Horses	Gravel	Conventional
Recreation	Other	TOPOGRAPHY	1031 Exchange
ZONING	UTILITIES	LEVEL	AVAILABLE FOR AUCTION
Residential Single Family	Electricity	Rolling	No
LOT SIZE/ACREAGE	DOMESTIC WATER	VIEWS	
35-50 Acres	None	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 the right side of the road.

PROPERTY DESCRIPTION/REMARKS

Prop. Description/Remarks Escape to 36.93 acres of Colorado mountain serenity on Valley View Road in South Fork. This expansive parcel offers privacy, panoramic views, and endless possibilities for your dream retreat or small farm. The property is fully fenced with barbed wire and has easy year-round access. While there are no improvements yet—no well or septic installed—electric service is nearby, and high-speed fiber optic internet is available. Horses, cattle, and poultry are allowed, giving you the freedom to create a hobby farm or garden surrounded by mountain beauty. Multiple prime building sites offer sweeping views and abundant wildlife, all with no HOA and minimal covenants. Whether you envision a cozy cabin, a working homestead, or a peaceful getaway close to town conveniences, this South Fork acreage combines seclusion, accessibility, and authentic Colorado charm. Call today to schedule a viewing of this unique property.

CONFIRMED SHOW INSTRUCTIONS

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

ADDITIONAL PICTURES

