

**PROPERTY ESSENTIALS**

<b>MLS #</b>	756057	<b>Class</b>	LAND
<b>Status</b>	Active	<b>Type</b>	Residential
<b>Asking Price</b>	\$99,900	<b>Apx.Total Acres</b>	1.290
<b>Address</b>	0534 Church Creek Drive	<b>Price/Acre</b>	\$77,441.86
<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>	\$112,500
<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>	2000.
<b>Board Name</b>	Pagosa Springs	<b>EM Holder</b>	Alpine Title
<b>Seller Licensed Y/N</b>	No	<b>Preferred Title Comp.</b>	Allpine Title
<b>Listing Agreement</b>	Exclusive Right to Sell	<b>Listed in other Class Y/N</b>	No
<b>Agency Relationship</b>	Seller's Agent	<b>Sale/Rent</b>	For Sale
<b>Owner Name</b>	DeCarlo	<b>Assoc. Doc. Count</b>	0
<b>Limited Service Y/N</b>	No	<b>Picture Count</b>	3
<b>Listing Date</b>	4/15/2019	<b>Days On Market</b>	2489
<b>Expiration Date</b>	4/15/2027	<b>Cumulative DOM</b>	4683
<b>Input Date</b>	4/15/2019 7:21 PM	<b>Listing Visibility Type</b>	MLS Listing
<b>Update Date</b>	2/6/2026	<b>Input Date</b>	4/15/2019 7:21 PM
<b>Status Date</b>	4/18/2019	<b>Floor Plans Count</b>	0
<b>HotSheet Date</b>	1/22/2026		
<b>Price Date</b>	1/22/2026		
<b>Showing Service</b>	ShowingTime		
<b>Update Date</b>	2/6/2026 11:48 AM		

**PROPERTY DETAILS**

<b>Subdv Name</b>	Beaver Mountain Estates	<b>Water Front</b>	No
<b>Legal/Lot Block</b>	Lot 37 Beaver Mountain Estates Phase 3, Filling 1	<b>Modular/Mobile Allow</b>	No
<b>Lot Dimension</b>	1.29-acres	<b>Horse Setup</b>	No
<b>Lot Dim. Source</b>	County Record	<b>Elem. School</b>	Del Norte K-5
<b>Price/Sqft</b>	\$1.78	<b>Middle School</b>	Del Norte 6-8
		<b>High School</b>	Del Norte 9-12

**UTILITIES/RIGHTS**

<b>Water Supplier</b>	Other	<b>Sewer Tap Avail</b>	Yes
<b>Water Tap Avail</b>	Yes	<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>	South Fork Water & Sanitation
<b>Water Well</b>	No	<b>Gas Supplier</b>	Other
<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>	2303304003	<b>HOA Y/N</b>	Yes
<b>Realist ID</b>	2303304003.000000	<b>HOA Name</b>	beaver mountain estates hoa
<b>Tax Year</b>	2019	<b>HOA Dues Y/N</b>	Yes
<b>Total Taxes \$</b>	\$1,026.50	<b>HOA/Metro Fees</b>	150
<b>Special Assemnt Y/N</b>	No	<b>HOA/Metro Fees Frequency</b>	Annually
		<b>HOA Transfer Fees Y/N</b>	No
		<b>Covenants Y/N</b>	YES
		<b>FIPS Code</b>	08105

**MARKETING INFO**

<b>IDX Include</b>	Y	<b>Client Hit Count</b>	46
<b>Syndicate to Internet</b>	Yes	<b>Agent Hit Count</b>	81
		<b>VOW Include</b>	Yes
		<b>VOW Address</b>	Yes
		<b>VOW Comment</b>	Yes
		<b>VOW AVM</b>	Yes

**FEATURES**

<b>CURRENT PROPERTY USE</b>	<b>PROPERTY DESCRIPTION</b>	<b>DOMESTIC SEWER</b>	<b>TOPOGRAPHY</b>
Residential Single family	Wooded Lot	Sewer Tap Available	Rolling
<b>ZONING</b>	<b>UTILITIES</b>	<b>STREET DESCRIPTION/ACCESS</b>	<b>VIEWS</b>
Residential Single Family	Electricity	Paved	Mountains Valley
<b>LOT SIZE/ACREAGE</b>			
1-5 Acres			

**DIRECTIONS**

**Directions** Hwy 160 west. Turn left on Escondida Drive; just past the Allington Inn. Turn right on Church Creek Drive. Take first left on dirt road. Property halfway up the hill and on the right.

**PROPERTY DESCRIPTION/REMARKS**

**Prop. Description/Remarks** THE PRICE HAS BEEN ADJUSTED ON THIS Tranquil Mountain Lot in Beaver Mountain Estates – South Fork, CO. SELLER IS ALSO OFFERING A BUYERS CONCESSION TO BUY DOWN THE INTEREST OR TO HELP WITH CLOSING COST. If you're searching for mountain privacy without sacrificing convenience, look no further than this exceptional property in Beaver Mountain Estates. Tucked among the trees, this outstanding building site offers the perfect setting for your Colorado dream home, with unbelievable views, year-round paved road access, and a peaceful, natural backdrop. Despite its secluded feel, you're just minutes from downtown South Fork, the Rio Grande River, Rio Grande Golf & Fishing Resort, National Forest access, and the legendary Wolf Creek Ski Area. Whether you're planning a seasonal retreat or a full-time residence, this lot delivers the best of both worlds—serenity and accessibility. Bring your house plans and let's walk the land together. Call today for more information or to schedule a private tour!

**AGENT CONFIDENTIAL REMARKS**

**Agent Confidential Remark** SELLER IS ALSO OFFERING A \$3000 BUYERS CONCESSION TO BUY DOWN THE INTEREST OR TO HELP WITH CLOSING COST For more information, visit: [www.bmepoa.com](http://www.bmepoa.com)

**CONFIRMED SHOW INSTRUCTIONS**

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

**ADDITIONAL PICTURES**

Aerial

