

**PROPERTY ESSENTIALS**

<b>MLS #</b>	810288	<b>Class</b>	LAND
<b>Status</b>	Active	<b>Type</b>	Residential
<b>Asking Price</b>	\$585,000	<b>Apx.Total Acres</b>	1.940
<b>Address</b>	116 Big River Way Lot 9	<b>Price/Acre</b>	\$301,546.39
<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>	\$600,000
<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>	Kotha Holdings Group. LLC	<b>Sale/Rent</b>	For Sale
<b>Limited Service Y/N</b>	No	<b>Assoc. Doc. Count</b>	0
<b>Listing Date</b>	1/15/2024	<b>Picture Count</b>	9
<b>Expiration Date</b>	10/27/2026	<b>Days On Market</b>	753
<b>Input Date</b>	1/16/2024 8:44 PM	<b>Cumulative DOM</b>	753
<b>Update Date</b>	10/27/2025	<b>Listing Visibility Type</b>	MLS Listing
<b>Status Date</b>	1/19/2024	<b>Input Date</b>	1/16/2024 8:44 PM
<b>HotSheet Date</b>	5/10/2024	<b>Floor Plans Count</b>	0
<b>Price Date</b>	5/10/2024		
<b>Showing Service</b>	ShowingTime		
<b>Update Date</b>	10/27/2025 7:07 PM		

**PROPERTY DETAILS**

<b>Subdv Name</b>	Big River	<b>Water Front</b>	No
<b>Legal/Lot Block</b>	Big River Lot 9 FORMERLY 21342-21-002/003	<b>Modular/Mobile Allow</b>	Modular Only
<b>Price/Sqft</b>	\$6.92	<b>Income Producing</b>	No
		<b>Horse Setup</b>	No
		<b>Elem. School</b>	Open Enrollment
		<b>Middle School</b>	Open Enrollment
		<b>High School</b>	Open Enrollment

**UTILITIES/RIGHTS**

<b>Water Supplier</b>	Rio Grande Water Company, LLC	<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>	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>	2134221006	<b>HOA Y/N</b>	Yes
<b>Realist ID</b>	2134221006	<b>HOA Name</b>	Big River
<b>Tax Year</b>	2022	<b>HOA Dues Y/N</b>	Yes
<b>Total Taxes \$</b>	670.20	<b>HOA/Metro Fees</b>	310.00
<b>Special Assemnt Y/N</b>	No	<b>HOA/Metro Fees Frequency</b>	Annually
<b>Other Transfer Fees Y/N</b>	No	<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>	7
<b>Syndicate to Internet</b>	Yes	<b>Agent Hit Count</b>	33
<b>Public MLS Sites Y/N</b>	Yes	<b>VOW Include</b>	Yes
		<b>VOW Address</b>	Yes
		<b>VOW Comment</b>	Yes

VOW AVM Yes  
 Sign on Property Y/N Yes  
 Geocode Quality Exact Match

**FEATURES**

CURRENT PROPERTY USE	PROPERTY DESCRIPTION	TOPOGRAPHY	DISCLOSURES
Residential Single family	Cleared	Level	Covenants
<b>POSSIBLE PROPERTY USE</b>	Golf Course Near	<b>VIEWS</b>	<b>SHOWING INSTRUCTIONS</b>
Residential Single Family	<b>DOMESTIC WATER</b>	Mountains	Call Listing Agent
Mountain Recreation	Tap Available	Valley	<b>TERMS</b>
Recreation	<b>DOMESTIC SEWER</b>	Stream/River	Cash
Fishing Rights	Sewer Tap Available	<b>HOA INCLUSIONS</b>	Conventional
<b>ZONING</b>	<b>STREET DESCRIPTION/ACCESS</b>	Road Maintenance	1031 Exchange
Residential Single Family	Private	Snow Removal	<b>AVAILABLE FOR AUCTION</b>
<b>LOT SIZE/ACREAGE</b>	Private Winter Maintenan		No
1-5 Acres			

**DIRECTIONS**

**Directions** From Highway 149 going towards Creede, turn right on Wharton Dr and go to the end of the street. Big River entrance is on the right. Property is on the left as you pass thru the gate.

**PROPERTY DESCRIPTION/REMARKS**

**Prop. Description/Remarks** Developer's Dream in Big River – South Fork, Colorado Welcome to Big River, a small, gated community nestled along the banks of the Rio Grande River in scenic South Fork, Colorado. This 1.94-acre parcel offers direct river access and stunning mountain views—an exceptional opportunity for developers or anyone seeking a peaceful mountain retreat. Zoned for up to 10 cabins and 3 freestanding garage buildings (with 10 total bays), Lot 9 can be converted into a condo lot, allowing each cabin to be sold individually. With no build time restrictions, you can develop at your own pace or simply build a single-family home with a minimum of 1,200 sq ft. Enjoy modern conveniences with water and sewer taps, high-speed fiber optic internet, and flexible living options including vacation/short-term rentals and RV parking. Stay in your RV on-site for up to 180 days per year before building, and 60 days annually after construction—days don't need to be consecutive. Located just across the river from the Rio Grande Golf & Fishing Resort, and minutes from world-class skiing at Wolf Creek Ski Area, this property is surrounded by outdoor adventure—fishing, hiking, rafting, and more. With two riverfront homes already built, this is your chance to join a growing community in one of Colorado's most breathtaking settings. Call today for more information and let's bring your vision to life!

**CONFIRMED SHOW INSTRUCTIONS**

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

**ADDITIONAL PICTURES**

