

PROPERTY ESSENTIALS



MLS #	818748	Class	LAND
Status	Active	Type	Residential
Asking Price	\$125,000	Apx.Total Acres	6.870
Address	1287 Bear Creek Circle	Price/Acre	\$18,195.05
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	\$150,000
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 \$	3000
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	Lopez	Sale/Rent	For Sale
Limited Service Y/N	No	Assoc. Doc. Count	0
Listing Date	10/11/2024	Picture Count	25
Expiration Date	10/11/2026	Days On Market	483
Input Date	10/13/2024 3:10 PM	Cumulative DOM	483
Update Date	10/10/2025	Listing Visibility Type	MLS Listing
Status Date	10/16/2024	Input Date	10/13/2024 3:10 PM
HotSheet Date	7/7/2025	Floor Plans Count	0
Price Date	7/7/2025		
Showing Service	ShowingTime		
Update Date	10/10/2025 1:19 PM		

PROPERTY DETAILS

Subdv Name	Bear Creek #2	Water Front	No
Legal/Lot Block	LOT 76 SOUTH FORK RANCHES BEAR CREEK FILING NO 2	Modular/Mobile Allow	No
Price/Sqft	\$0.42	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 #	2123101038	HOA Y/N	Yes
Realist ID	2123101038	HOA Name	Bear Creek HOA
Tax Year	2022	HOA Dues Y/N	Yes
Total Taxes \$	\$1,398.99	HOA/Metro Fees	595.00
Special Assemnt Y/N	No	HOA/Metro Fees Frequency	Annually
Other Transfer Fees Y/N	No	HOA Transfer Fees Y/N	No
		Covenants Y/N	YES
		FIPS Code	08105

MARKETING INFO

IDX Include	Y	Client Hit Count	4
Syndicate to Internet	Yes	Agent Hit Count	31
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	STREET DESCRIPTION/ACCESS	DISCLOSURES
Residential Single family	Wooded Lot	Paved	Covenants
POSSIBLE PROPERTY USE	Golf Course Near	TOPOGRAPHY	SHOWING INSTRUCTIONS
Residential Single Family	Foothills	Level	Call Listing Agent
Mountain Recreation	Borders National Forest	Sloped	TERMS
ZONING	LIVESTOCK ALLOWED	Rolling	Cash
Residential Single Family	Horses	VIEWS	Conventional
LOT SIZE/ACREAGE		Mountains	1031 Exchange
5-10 Acres			

DIRECTIONS

Directions Take US Hwy 149 West. Cross Rio Grande River and turn left (East) onto CO RD 15. Follow to the Bear Creek Entrance. Turn left (North) into the subdivision. Follow Bear Creek Circle about 1 mile. The property is on the left (West) bordering National Forest.

PROPERTY DESCRIPTION/REMARKS

Prop. Description/Remarks Mountain Paradise in Bear Creek – South Fork, CO. This exceptional Colorado mountain home-site is located in the exclusive gated community of Bear Creek, offering privacy, beauty, and direct access to adventure. With several prime building sites, this property borders the National Forest and allows for horses, making it ideal for those seeking a tranquil retreat with room to roam. Enjoy underground power, paved streets, and stunning mountain views from every angle. When you're ready to build, simply drill a well and install a septic system—there's no build time requirement, so you can plan at your own pace. Just across the street from the entrance, property owners enjoy a private 20+ acre common area along the Rio Grande River, featuring Gold Medal trout fishing waters and serene riverfront access. Located just minutes from the Rio Grande Golf & Fishing Resort, Wolf Creek Ski Area, and endless opportunities for hiking, hunting, fishing, and ATV adventures into thousands of acres of public land, this property is the perfect canvas for your Colorado dream home. Call today for more information or to schedule a private tour!

CONFIRMED SHOW INSTRUCTIONS

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

ADDITIONAL PICTURES



