

PROPERTY ESSENTIALS

MLS #	810280	Class	LAND
Status	Active	Type	Residential
Asking Price	\$120,000	Apx.Total Acres	0.720
Address	132 Big River Way Lot 8	Price/Acre	\$166,666.67
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	\$190,000
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	KOTHA HOLDINGS GROUP LLC	Sale/Rent	For Sale
Limited Service Y/N	No	Assoc. Doc. Count	0
Listing Date	1/15/2024	Picture Count	9
Expiration Date	10/27/2026	Days On Market	753
Input Date	1/16/2024 2:35 PM	Cumulative DOM	753
Update Date	10/27/2025	Listing Visibility Type	MLS Listing
Status Date	1/19/2024	Input Date	1/16/2024 2:35 PM
HotSheet Date	12/18/2024	Floor Plans Count	0
Price Date	12/18/2024		
Showing Service	ShowingTime		
Update Date	10/27/2025 7:07 PM		

PROPERTY DETAILS

Subdv Name	Big River	Water Front	No
Legal/Lot Block	Lot 8 Big River FORMERLY 21342-21-004	Modular/Mobile Allow	Modular Only
Price/Sqft	\$3.83	Income Producing	No
		Horse Setup	No
		Elem. School	Open Enrollment
		Middle School	Open Enrollment
		High School	Open Enrollment

UTILITIES/RIGHTS

Water Supplier	South Fork Water & Sanitation	Sewer Tap Avail	Yes
Water Tap Avail	Yes	Sewer/Septic In	No
Water Tap Installed	No	Sewer Paid	No
Water Tap Paid	No	Sewer Supplier	South Fork Water & Sanitation
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 #	2134221005	HOA Y/N	Yes
Realist ID	2134221005	HOA Name	Big River
Tax Year	2022	HOA Dues Y/N	Yes
Total Taxes \$	335.12	HOA/Metro Fees	310.00
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	8
Syndicate to Internet	Yes	Agent Hit Count	42
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 Recreation Residential Single family Mountain Recreation Fishing Rights	LOT SIZE/ACREAGE .5-.99 Acres PROPERTY DESCRIPTION Cleared Golf Course Near Fishing Rights	STREET DESCRIPTION/ACCESS Private Paved TOPOGRAPHY Level VEWS Stream/River HOA INCLUSIONS Road Maintenance Snow Removal	DISCLOSURES Covenants SHOWING INSTRUCTIONS Call Listing Agent TERMS Cash Conventional 1031 Exchange AVAILABLE FOR AUCTION No
POSSIBLE PROPERTY USE Residential Single Family ZONING Residential Single Family	DOMESTIC WATER Tap Available DOMESTIC SEWER Sewer Tap Available		

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 at the end of the street.

PROPERTY DESCRIPTION/REMARKS

Prop. Description/Remarks Versatile River-Access Property in Big River – South Fork, CO. Welcome to Big River, a small, gated community nestled along the scenic Rio Grande River in South Fork, Colorado. This .72-acre lot offers direct river access within the development and features stunning mountain and river views—a rare combination of privacy, beauty, and convenience. With the flexibility to build one home or up to three cabins (minimum 1,200 sq ft each), this property is ideal for a personal retreat, investment, or vacation rental opportunity. Water and sewer taps are available, along with high-speed fiber optic internet, making it easy to stay connected while enjoying the serenity of the mountains. RV parking is allowed, and you can 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 Wolf Creek Ski Area, hiking trails, and world-class fishing, this property offers unbeatable access to outdoor adventure. With one riverfront home already under construction, now is the perfect time to join this growing community. Call today for more information or to schedule a tour of this outstanding property!

CONFIRMED SHOW INSTRUCTIONS

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

ADDITIONAL PICTURES

