

PROPERTY ESSENTIALS

MLS #	807289	Class	LAND
Status	Active	Type	Residential
Asking Price	\$29,900	Apx.Total Acres	0.260
Address	19 S Alder Creek	Price/Acre	\$115,000.00
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	\$37,000
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	Norcom	Sale/Rent	For Sale
Limited Service Y/N	No	Assoc. Doc. Count	0
Listing Date	8/24/2023	Picture Count	5
Expiration Date	8/24/2026	Days On Market	897
Input Date	8/24/2023 5:50 AM	Cumulative DOM	1425
Update Date	9/17/2025	Listing Visibility Type	MLS Listing
Status Date	8/27/2023	Input Date	8/24/2023 5:50 AM
HotSheet Date	6/2/2025	Floor Plans Count	0
Price Date	6/2/2025		
Showing Service	ShowingTime		
Update Date	9/17/2025 3:55 PM		

PROPERTY DETAILS

Subdv Name	Alder Creek Meadows #1	Water Front	No
Legal/Lot Block	Lot 70 Alder Creek Meadows at South Fork Ranches	Modular/Mobile Allow	No
Price/Sqft	\$2.64	Income Producing	No
		Horse Setup	No
		Elem. School	Open Enrollment
		Middle School	Open Enrollment
		High School	Open Enrollment

UTILITIES/RIGHTS

Water Supplier	Rio Grande Water Company, LLC	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 #	2127303004	HOA Y/N	Yes
Realist ID	2127303004	HOA Name	South Fork Ranches
Tax Year	2021	HOA Dues Y/N	Yes
Total Taxes \$	375.78	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	26
Syndicate to Internet	Yes	Agent Hit Count	48
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	STREET DESCRIPTION/ACCESS	HOA INCLUSIONS	SHOWING INSTRUCTIONS
Residential Single family	Paved	Road Maintenance	Call Listing Agent
ZONING	VIEWS	DISCLOSURES	AVAILABLE FOR AUCTION
Residential Single Family	Mountains	Covenants	No
LOT SIZE/ACREAGE	Valley		
.25-.5 Acres			

DIRECTIONS

Directions Exit off of Hwy 149 onto County Road 15. Go approx 1 mile & turn left into the golf course. Go past the clubhouse and take right on Fairway Drive. Take the first right onto Fairway Drive, then first right onto Parr, then left on S Alder Creek. Lot on left.

PROPERTY DESCRIPTION/REMARKS

Prop. Description/Remarks Great Buy at Rio Grande Golf & Fishing Resort! Discover the perfect blend of recreation and relaxation with this prime lot nestled in the heart of the Rio Grande Golf & Fishing Resort. Enjoy sweeping views of the manicured fairways and majestic mountain backdrop from your future dream home. Located just a short stroll from the clubhouse, Alder creek, and lush fairway, this property offers unbeatable access to the resort's finest amenities. Whether you're an avid golfer, nature lover, or simply seeking a peaceful retreat, this lot delivers the lifestyle you've been waiting for. Bring your house plans—this one's ready to impress!

CONFIRMED SHOW INSTRUCTIONS

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

ADDITIONAL PICTURES

