

PROPERTY ESSENTIALS



| | | | |
|---------------------|------------------------|------------------------|-------------|
| MLS # | 830344 | Class | LAND |
| Status | Active | Type | Residential |
| Asking Price | \$149,000 | Apx.Total Acres | 5.990 |
| Address | 2887 Willow Park Drive | Price/Acre | \$24,874.79 |
| 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 | \$149,000 |
| 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 Co |
| 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 | Sandoval | Sale/Rent | For Sale |
| Limited Service Y/N | No | Assoc. Doc. Count | 0 |
| Listing Date | 12/8/2025 | Picture Count | 24 |
| Expiration Date | 12/3/2026 | Days On Market | 60 |
| Input Date | 12/9/2025 10:43 PM | Cumulative DOM | 60 |
| Update Date | 12/12/2025 | Listing Visibility Type | MLS Listing |
| Status Date | 12/12/2025 | Input Date | 12/9/2025 10:43 PM |
| HotSheet Date | 12/12/2025 | Floor Plans Count | 0 |
| Price Date | 12/9/2025 | | |
| Showing Service | ShowingTime | | |
| Update Date | 12/12/2025 12:38 AM | | |

PROPERTY DETAILS

| | | | |
|------------------------|---|-----------------------------|----------------|
| Subdv Name | Willow Park F #3 | Water Front | No |
| Legal/Lot Block | Willow Park Filing #3 Lot 106 CONT 5.99 AC ML | Modular/Mobile Allow | No |
| Price/Sqft | \$0.57 | Income Producing | No |
| | | Horse Setup | No |
| | | Elem. School | Del Norte K-5 |
| | | Middle School | Del Norte 6-8 |
| | | High School | Del Norte 9-12 |

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 # | 2301403012 | HOA Y/N | Yes |
| Realist ID | 2301403012.000000 | HOA Name | Willow Park HOA |
| Tax Year | 2024 | HOA Dues Y/N | Yes |
| Total Taxes \$ | 41.28 | HOA/Metro Fees | 1000.00 |
| Special Assemnt Y/N | No | HOA/Metro Fees Frequency | Annually |
| | | HOA Transfer Fees Y/N | No |
| | | Covenants Y/N | YES |
| | | FIPS Code | 08105 |

MARKETING INFO

| | | | |
|------------------------------|-----|-------------------------|-----|
| IDX Include | Y | Client Hit Count | 0 |
| Syndicate to Internet | Yes | Agent Hit Count | 20 |
| 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 Residential Single family | LOT SIZE/ACREAGE 5-10 Acres | VIEWS Mountains | SHOWING INSTRUCTIONS Call Listing Agent |
| POSSIBLE PROPERTY USE Residential Single Family Mountain Recreation Recreation | PROPERTY DESCRIPTION Wooded Lot | HOA INCLUSIONS Trash Road Maintenance Snow Removal | TERMS Cash Conventional 1031 Exchange |
| ZONING Residential Single Family | DOMESTIC WATER Well-Other | DISCLOSURES Covenants | AVAILABLE FOR AUCTION No |
| | DOMESTIC SEWER Septic | | |

DIRECTIONS

Directions Hwy 160, east end of South Fork, gate into Willow Park Ranch on south side of highway.

PROPERTY DESCRIPTION/REMARKS

Prop. Description/Remarks Incredible views of the surrounding San Juan Mountains await from this 5.99-acre parcel in the exclusive gated Willow Park subdivision of South Fork, Colorado, offering privacy, abundant wildlife, and direct access to national forest. With mature evergreens and groves of aspens, this lot is ready for your dream mountain home. Underground electricity and phone service are available close to property line. You'll enjoy proximity to a stocked pond with large trout, a beautiful open-air pavilion, and a new warming hut for ice skating. At 9,200 feet in elevation, the property delivers breathtaking scenery year -round—fall colors, sunny summers, and winter wonderland views. Wolf Creek Ski Area, the Rio Grande River's gold medal trout fishing, the Rio Grande Golf & fishing Resort offering an 18-hole golf course, hiking, hunting, and four-wheeling are just some of what this area provides. The historical town of Creede and several hot springs are located close. This is quite possibly one of the most beautiful parcels in Colorado, offering mountain lifestyle amenities with convenience. This lot truly sells itself—call today to set up a showing!

CONFIRMED SHOW INSTRUCTIONS

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

ADDITIONAL PICTURES



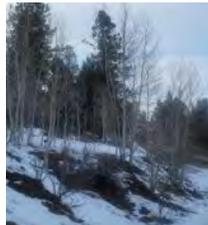
Gated



Views



Views





Pond



Pond

