

PROPERTY ESSENTIALS

MLS #	826275	Class	LAND
Status	Active	Type	Commercial
Asking Price	\$265,000	Apx.Total Acres	1.290
Address	31098 Hwy 160	Price/Acre	\$205,426.36
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	\$265,000
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 \$	5000.00
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	Guizar	Sale/Rent	For Sale
Limited Service Y/N	No	Assoc. Doc. Count	0
Listing Date	7/7/2025	Picture Count	8
Expiration Date	7/7/2026	Days On Market	214
Input Date	7/7/2025 2:54 PM	Cumulative DOM	947
Update Date	9/19/2025	Listing Visibility Type	MLS Listing
Status Date	7/10/2025	Input Date	7/7/2025 2:54 PM
HotSheet Date	7/10/2025	Floor Plans Count	0
Price Date	7/7/2025		
Showing Service	ShowingTime		
Update Date	9/19/2025 2:24 PM		

PROPERTY DETAILS

Subdv Name	Foothills Estates #2	Water Front	Yes
Legal/Lot Block	Foothills estates #2 Lot 2 Block 3 Less Well House Tract #4	Modular/Mobile Allow	No
Price/Sqft	\$4.72	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 #	2133410003	HOA Y/N	No
Realist ID	2133410003	Covenants Y/N	YES
Tax Year	2023	FIPS Code	08105
Total Taxes \$	2765.04		
Special Assemnt Y/N	No		
Other Transfer Fees Y/N	No		

MARKETING INFO

IDX Include	Y	Client Hit Count	1
Syndicate to Internet	Yes	Agent Hit Count	33
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	Manually Placed Pin

FEATURES**CURRENT PROPERTY USE**

Mountain Recreation
Commercial
Fishing Rights

POSSIBLE PROPERTY USE

Commercial

ZONING

Commercial

LOT SIZE/ACREAGE

1-5 Acres

PROPERTY DESCRIPTION

Cleared
Fishing Rights

DOMESTIC WATER

Well-Other

DOMESTIC SEWER

Septic

WATERFRONT

River/Stream

VIEWS

Stream/River

DISCLOSURES

Covenants

SHOWING INSTRUCTIONS

Call Listing Office

AVAILABLE FOR AUCTION

No

DIRECTIONS

Directions From South Fork, head west on Hwy 160. Turn left on Escondida Drive. Property is on the right before you cross the bridge.

PROPERTY DESCRIPTION/REMARKS

Prop. Description/Remarks Prime Riverfront Property – South Fork, CO. Here's your chance to own a rare riverfront gem on the South Fork of the Rio Grande River, perfectly positioned for both commercial and residential use. Whether you envision a restaurant, café, boutique business, or a live-work retreat, this property delivers with direct river access, high-speed fiber optic internet, and unbeatable visibility in one of Colorado's most scenic towns. Zoned for commercial with residential allowed, the possibilities are wide open. Enjoy proximity to hiking and ATV trails, fishing, mountain lakes and streams, Wolf Creek Ski Area (just 25 minutes away), and world-class golf at the Rio Grande Golf & Fishing Resort. With year-round recreation and a growing community, South Fork truly is Colorado's best-kept secret. Bring your vision and let's explore how this riverfront property can bring it to life—call today for more information!

CONFIRMED SHOW INSTRUCTIONS

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

ADDITIONAL PICTURES