

PROPERTY ESSENTIALS



MLS # 807288
Status Active
Asking Price \$82,000
Address 4055 Bear Creek Circle
City South Fork
County Rio Grande
State CO
Zip 81154
Area South Fork
Class LAND
Type Residential
Apx.Total Acres 5.070
Price/Acre \$16,173.57



LISTING DETAILS

Listing Agent 1 Connie Goodnight - C: 719-580-0246
Listing Office 1 Land Properties, LLC - O: 719-873-1012
Listing Agent License 1 ER100005252
Listing Office License 1 EC100041278
Board Name Pagosa Springs
Seller Licensed Y/N No
Listing Agreement Exclusive Right to Sell
Agency Relationship Transaction Broker
Owner Name Norcom
Limited Service Y/N No
Listing Date 8/24/2023
Expiration Date 8/24/2026
Input Date 8/24/2023 5:41 AM
Update Date 9/19/2025
Status Date 8/27/2023
HotSheet Date 7/7/2025
Price Date 7/7/2025
Showing Service ShowingTime
Update Date 9/19/2025 2:06 PM
Original Price \$95,000
REO/Lender Owned No
Possible Short Sale No
EM Deposit \$ 3000
EM Holder Title Company
Preferred Title Comp. Alpine Title
Exchange/Trade Y/N No
Listed in other Class Y/N No
Sale/Rent For Sale
Assoc. Doc. Count 0
Picture Count 8
Days On Market 897
Cumulative DOM 1430
Listing Visibility Type MLS Listing
Input Date 8/24/2023 5:41 AM
Floor Plans Count 0

PROPERTY DETAILS

Subdv Name Bear Creek #3
Legal/Lot Block South Fork Ranches Bear Creek #3 Lot 107 CONT 5.07
Price/Sqft \$0.37
Water Front No
Modular/Mobile Allow No
Income Producing No
Horse Setup No
Elem. School Open Enrollment
Middle School Open Enrollment
High School Open Enrollment

UTILITIES/RIGHTS

Water Supplier Well
Water Tap Avail No
Water Tap Installed No
Water Tap Paid No
Water Well No
Mineral Rights Unknown
Water Rights/Irrig. No
Sewer Tap Avail No
Sewer/Septic In No
Sewer Paid No
Sewer Supplier Septic
Gas Supplier Propane
Electric Supplier San Luis Valley Rural Electric Cooperative

PARCEL/TAX/HOA

Parcel ID # 2126101008
Realist ID 2126101008
Tax Year 2022
Total Taxes \$ 927.74
Special Assemnt Y/N No
Other Transfer Fees Y/N No
HOA Y/N Yes
HOA Name Bear Creek HOA
HOA Dues Y/N Yes
HOA/Metro Fees 595.00
HOA/Metro Fees Frequency Annually
HOA Transfer Fees Y/N No
Covenants Y/N YES
FIPS Code 08105

MARKETING INFO

IDX Include Y
Syndicate to Internet Yes
Public MLS Sites Y/N Yes
Client Hit Count 32
Agent Hit Count 59
VOW Include Yes
VOW Address Yes
VOW Comment Yes

VOW AVM Yes  
 Sign on Property Y/N Yes  
 Geocode Quality Exact Match

**FEATURES**

<b>CURRENT PROPERTY USE</b> Residential Single family	<b>LIVESTOCK ALLOWED</b> Horses	<b>VIEWS</b> Mountains Valley	<b>DISCLOSURES</b> Covenants
<b>ZONING</b> Residential Single Family	<b>UTILITIES</b> Electricity Near	<b>HOA INCLUSIONS</b> Road Maintenance Snow Removal Fishing Rights	<b>SHOWING INSTRUCTIONS</b> Call Listing Agent
<b>PROPERTY DESCRIPTION</b> Wooded Lot Corner Golf Course Near	<b>STREET DESCRIPTION/ACCESS</b> Paved		<b>AVAILABLE FOR AUCTION</b> No
	<b>TOPOGRAPHY</b> Level Rolling		

**DIRECTIONS**

**Directions** From South Fork take Hwy 149 to County Rd 15, turn right. Travel approx. 2.5 miles to the Bear Creek (locked gate, broker must be present). Travel up Bear Creek Circle; turn right on Bear Paw Cutoff then right on Bear Creek Circle, lot is on the right at the corner of Bear Creek Circle and Silver Thread Circle.

**PROPERTY DESCRIPTION/REMARKS**

**Prop. Description/Remarks** 5.07-Acre Mountain Retreat in Bear Creek – South Fork, CO Prepare to be inspired by the spectacular views and diverse terrain of this 5.07-acre property in the exclusive gated community of Bear Creek. With varied topography—rolling hills, timbered draws, and open vistas—this unique parcel offers multiple building sites, each with its own stunning perspective. The southern exposure ensures abundant sunshine year-round, and paved road access makes it easy to enjoy the land in every season. There’s no build time requirement, so you can take your time designing your Colorado dream home. When ready, simply drill a well and install a septic system. High-speed fiber optic internet is available, making remote work or streaming in the mountains a breeze. Bear Creek offers direct access to National Forest lands and a private 20+ acre common area along the Rio Grande River, featuring Gold Medal trout fishing. You’re 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. With seller financing available, this is the perfect opportunity to secure a slice of Colorado paradise. 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**

