

PROPERTY ESSENTIALS



MLS # 821890
Status Active
Asking Price \$192,500
Address 4413 Bear Creek Circle
City South Fork
County Rio Grande
State CO
Zip 81154
Area South Fork
Class LAND
Type Residential
Apx.Total Acres 5.000
Price/Acre \$38,500.00



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 Spitzer
Limited Service Y/N No
Listing Date 3/10/2025
Expiration Date 3/10/2026
Input Date 3/11/2025 2:31 PM
Update Date 9/19/2025
Status Date 3/14/2025
HotSheet Date 3/14/2025
Price Date 3/11/2025
Showing Service ShowingTime
Update Date 9/19/2025 2:17 PM
Original Price \$192,500
REO/Lender Owned No
Possible Short Sale No
EM Deposit \$ 3000
EM Holder Title Company
Preferred Title Comp. Allpine Title
Exchange/Trade Y/N No
Listed in other Class Y/N No
Sale/Rent For Sale
Assoc. Doc. Count 0
Picture Count 22
Days On Market 333
Cumulative DOM 699
Listing Visibility Type MLS Listing
Input Date 3/11/2025 2:31 PM
Floor Plans Count 0

PROPERTY DETAILS

Subdv Name Bear Creek #3
Legal/Lot Block LOT 104 SOUTH FORK RANCHES BEAR CREEK FILING NO 3 CONT 5 AC M/L FORMERLY 2125200210
Price/Sqft \$0.88
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 Yes
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 # 2126101011
Realist ID 2126101011
Tax Year 2023
Total Taxes \$ 1,220.92
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 700.00
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 2
Agent Hit Count 27
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	PROPERTY DESCRIPTION	STREET DESCRIPTION/ACCESS	SHOWING INSTRUCTIONS
Residential Single family Mountain Recreation	Golf Course Near Foothills	Paved	Call Listing Agent
POSSIBLE PROPERTY USE	Boundaries Marked Fishing Rights	VIEWS	TERMS
Residential Single Family Mountain Recreation	LIVESTOCK ALLOWED	Mountains	Cash
ZONING	Horses	HOA INCLUSIONS	Conventional 1031 Exchange
Residential Single Family	DOMESTIC WATER	Road Maintenance Snow Removal	AVAILABLE FOR AUCTION
LOT SIZE/ACREAGE	Well-Other	DISCLOSURES	No
1-5 Acres		Covenants	

DIRECTIONS

Directions From Hwy 160 in South Fork, CO, take Hwy 149 for approx. 1 mile and turn right on County Rd. 15. In 2.3 miles turn left into the Bear Creek. This is a gated entrance.

PROPERTY DESCRIPTION/REMARKS

Prop. Description/Remarks Premier 5-Acre Lot in Bear Creek – South Fork, CO. This 5-acre property in the prestigious gated community of Bear Creek is truly one of the best lots available, offering unbelievable mountain views, privacy, and room to build your Colorado dream home. The well has already been drilled, and electric and phone lines are in place at the lot line, making your build process even smoother. With paved streets, underground power, and high-speed internet, you'll enjoy modern conveniences in a serene mountain setting. Bear Creek features private hiking trails and exclusive access to 20+ acres of Rio Grande River frontage, where Gold Medal trout fishing awaits. Located just minutes from downtown South Fork, you're close to rafting, hiking, hunting, and golf at the Rio Grande Golf & Fishing Resort, plus Wolf Creek Ski Area, known for the best snow in Colorado. With multiple desirable building sites and year-round access, this property is a rare find in one of Colorado's most scenic and recreation-rich communities. Call today for more information or to schedule a private tour!

CONFIRMED SHOW INSTRUCTIONS

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

ADDITIONAL PICTURES



