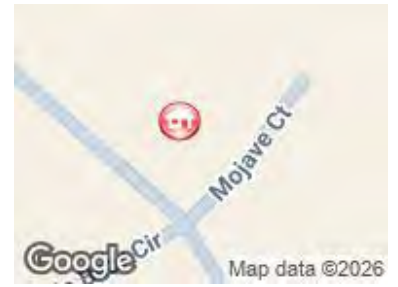


PROPERTY ESSENTIALS



MLS #	809086	Class	LAND
Status	Active	Type	Residential
Asking Price	\$60,500	Apx.Total Acres	0.570
Address	506 Blanca Vista Dr Lot 7	Price/Acre	\$106,140.35
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	\$52,500
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	RGC Properties LLC	Sale/Rent	For Sale
Limited Service Y/N	No	Assoc. Doc. Count	0
Listing Date	11/2/2023	Picture Count	11
Expiration Date	5/25/2026	Days On Market	827
Input Date	11/2/2023 1:05 AM	Cumulative DOM	827
Update Date	9/19/2025	Listing Visibility Type	MLS Listing
Status Date	11/5/2023	Input Date	11/2/2023 1:05 AM
HotSheet Date	5/15/2025	Floor Plans Count	0
Price Date	5/15/2025		
Showing Service	ShowingTime		
Update Date	9/19/2025 1:58 PM		

PROPERTY DETAILS

Subdv Name	The Ridge at South Fork Ranches	Water Front	No
Legal/Lot Block	SF Ranches The Ridge Filing #1 Lot 7	Modular/Mobile Allow	No
Price/Sqft	\$2.44	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 #	2128402014	HOA Y/N	Yes
Realist ID	2128402014	HOA Name	South Fork Ranches HOA
Tax Year	2023	HOA Dues Y/N	Yes
Total Taxes \$	136.56	HOA/Metro Fees	550.00
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	6
Syndicate to Internet	Yes	Agent Hit Count	32
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	PROPERTY DESCRIPTION	DOMESTIC SEWER	SHOWING INSTRUCTIONS
Residential Single family	Wooded Lot	Sewer Tap Available	Call Listing Agent
POSSIBLE PROPERTY USE	Corner	STREET DESCRIPTION/ACCESS	AVAILABLE FOR AUCTION
Residential Single Family	Golf Course Near	Paved	No
ZONING	DOMESTIC WATER	VIEWS	
Residential Single Family	Tap Available	Mountains	
LOT SIZE/ACREAGE		HOA INCLUSIONS	
.5-.99 Acres		Road Maintenance	

DIRECTIONS

Directions From South Fork, take Hwy 149. After you cross the bridge, turn right onto CO Rd 15. Turn left at the Rio Grande Golf & Fishing Resort. Go around Club House and up the hill on Rio Grande Club Trail. Turn left onto Blanca Vista Drive. The lot is on the corner of Blanca Vista Drive and Mojave Court.

PROPERTY DESCRIPTION/REMARKS

Prop. Description/Remarks Prime Lot at The Ridge – Rio Grande Golf & Fishing Resort, South Fork, CO. Discover mountain living at its finest in The Ridge, the most pristine enclave of the Rio Grande Golf & Fishing Resort. This prime treed lot sits above the golf course, offering sweeping mountain views and year-round access via paved, maintained roads. Whether you're envisioning a summer getaway or a full-time residence, this property is ready to build with water, sewer, power, and high-speed fiber optic internet available—perfect for working remotely in a serene setting. Located in South Fork, where 98% of the surrounding land is national forest, you'll be immersed in nature with endless opportunities for hiking, ATV-ing, camping, fishing, rafting, and skiing at Wolf Creek Ski Area, just minutes away. The Rio Grande River flows through the resort, offering some of Colorado's best angling and outdoor recreation. The resort features a Main Club House and Fishing Club House, plus amenities like a restaurant, bar, fitness center, pool, hot tub, tennis and pickleball courts, walking paths, and practice greens. Membership options are available to enhance your lifestyle and access to these exceptional facilities. Call today to explore this outstanding property and start planning your Colorado mountain dream home!

CONFIRMED SHOW INSTRUCTIONS

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

ADDITIONAL PICTURES

