

PROPERTY ESSENTIALS



MLS # 823958 Class LAND
Status Active Type Residential
Asking Price \$57,500 Apx.Total Acres 0.680
Address 530 Blanca Vista Dr Price/Acre \$84,558.82
City South Fork
County Rio Grande
State CO
Zip 81154
Area South Fork



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 RGC Properties LLC
Limited Service Y/N No
Listing Date 5/11/2025
Expiration Date 5/25/2026
Input Date 5/12/2025 2:57 PM
Update Date 9/19/2025
Status Date 5/15/2025
HotSheet Date 5/15/2025
Price Date 5/15/2025
Showing Service ShowingTime
Update Date 9/19/2025 1:56 PM
Original Price \$52,500
REO/Lender Owned No
Possible Short Sale No
EM Deposit \$ 3000
EM Holder Title Co
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 271
Cumulative DOM 1369
Listing Visibility Type MLS Listing
Input Date 5/12/2025 2:57 PM
Floor Plans Count 0

PROPERTY DETAILS

Subdv Name The Ridge at South Fork Ranches
Legal/Lot Block SF Ranches The Ridge Filing 1 Lot 8
Price/Sqft \$1.94
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 Rio Grande Water Company, LLC
Water Tap Avail Yes
Water Tap Installed No
Water Tap Paid No
Water Well No
Mineral Rights Unknown
Water Rights/Irrig. No
Sewer Tap Avail Yes
Sewer/Septic In No
Sewer Paid No
Sewer Supplier South Fork Water & Sanitation
Gas Supplier Propane
Electric Supplier San Luis Valley Rural Electric Cooperative

PARCEL/TAX/HOA

Parcel ID # 2128402013
Realist ID 2128402013
Tax Year 2024
Total Taxes \$ 141.92
Special Assemnt Y/N No
Other Transfer Fees Y/N No
HOA Y/N Yes
HOA Name South Fork Ranches
HOA Dues Y/N Yes
HOA/Metro Fees 550.00
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 24
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	HOA INCLUSIONS
Residential Single family	Wooded Lot	Private	Road Maintenance
POSSIBLE PROPERTY USE	Golf Course Near	Private Winter Maintenanc	DISCLOSURES
Residential Single Family	DOMESTIC WATER	VEWS	Covenants
Mountain Recreation	Tap Available	Mountains	SHOWING INSTRUCTIONS
ZONING	DOMESTIC SEWER		Call Listing Agent
Residential Single Family	Sewer Tap Available		AVAILABLE FOR AUCTION
LOT SIZE/ACREAGE			No
.5-.99 Acres			

**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 the second lot on the right on Blanca Vista Drive.

**PROPERTY DESCRIPTION/REMARKS**

**Prop. Description/Remarks** Exceptional Mountain View Lots at The Ridge – Rio Grande Golf & Fishing Resort, South Fork, CO. Welcome to The Ridge, the most pristine and elevated section of the Rio Grande Golf & Fishing Resort, where nature and luxury meet. These prime treed lots overlook the beautifully maintained golf course and offer breathtaking mountain views in every direction. With year-round paved road access, this location is ideal for building your summer retreat or full-time residence. All utilities are in place—water, sewer, and power are available at the lot, along with high-speed fiber optic internet, making it perfect for remote work or mountain living. Located in South Fork, where 98% of the surrounding land is national forest, you'll enjoy unmatched access to hiking, ATV trails, camping, fishing, rafting, and skiing at Wolf Creek Ski Area, just up the mountain. The resort features a Main Club House and a Fishing Club House on the banks of the Rio Grande River, offering world-class angling and outdoor recreation. Amenities include a restaurant, bar, fitness center, pool, hot tub, and courts for tennis and pickleball, plus scenic walking paths and practice greens. Membership options are available to enhance your lifestyle. Contact me today to explore these outstanding lots 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**

