

PROPERTY ESSENTIALS



MLS # 826820 **Class** LAND
Status Active **Type** Residential
Asking Price \$165,000 **Apx.Total Acres** 9.370
Address 531 Bear Creek Circle **Price/Acre** \$17,609.39
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	\$165,000
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 \$	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	Hendricks	Sale/Rent	For Sale
Limited Service Y/N	No	Assoc. Doc. Count	0
Listing Date	7/21/2025	Picture Count	13
Expiration Date	7/21/2026	Days On Market	200
Input Date	7/23/2025 12:35 AM	Cumulative DOM	200
Update Date	9/19/2025	Listing Visibility Type	MLS Listing
Status Date	7/26/2025	Input Date	7/23/2025 12:35 AM
HotSheet Date	7/26/2025	Floor Plans Count	0
Price Date	7/23/2025		
Showing Service	ShowingTime		
Update Date	9/19/2025 2:12 PM		

PROPERTY DETAILS

Subdv Name	Bear Creek #1	Water Front	No
Legal/Lot Block	SF Ranches Bear Creek Filing #1 Lot 3 CONT 9.37 AC FORMERLY 21143-00-204	Modular/Mobile Allow	No
Price/Sqft	\$0.40	Income Producing	No
		Horse Setup	No
		Elem. School	Open Enrollment
		Middle School	Open Enrollment
		High School	Open Enrollment

UTILITIES/RIGHTS

Water Supplier	Well	Sewer Tap Avail	No
Water Tap Avail	No	Sewer/Septic In	No
Water Tap Installed	No	Sewer Paid	No
Water Tap Paid	No	Sewer Supplier	Septic
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 #	2126201026	HOA Y/N	Yes
Realist ID	2126201026	HOA Name	Bear Creek
Tax Year	2024	HOA Dues Y/N	Yes
Total Taxes \$	1718.96	HOA/Metro Fees	995.00
Special Assemnt Y/N	No	HOA/Metro Fees Frequency	Annually
		HOA Transfer Fees Y/N	No
		Covenants Y/N	YES
		FIPS Code	08105

MARKETING INFO

IDX Include	Y	Client Hit Count	0
Syndicate to Internet	Yes	Agent Hit Count	27
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

Residential Single family
Mountain Recreation

POSSIBLE PROPERTY USE

Residential Single Family
Mountain Recreation

ZONING

Residential Single Family

LOT SIZE/ACREAGE

5-10 Acres

PROPERTY DESCRIPTION

Wooded Lot
Borders Public Land
Golf Course Near
Foothills
Borders National Forest
Boundaries Marked

DOMESTIC WATER

Well-Other

DOMESTIC SEWER

Septic

STREET DESCRIPTION/ACCESS

Private
Paved
Private Winter Maintenan

TOPOGRAPHY

Level
Rolling

VIEWS

Mountains

HOA INCLUSIONS

Road Maintenance
Snow Removal
Fishing Rights

DISCLOSURES

Property Disclosure

SHOWING INSTRUCTIONS

Call Listing Agent

TERMS

Cash
Conventional
1031 Exchange

AVAILABLE FOR AUCTION

No

DIRECTIONS

Directions Take HWY 149 West from the HWY 149/160 Intersection in South Fork, CO approximately 1 mile. Turn right onto CO RD 15. Travel approximately 1 mile and turn left (North) into the entrance of Bear Creek. This is a gated community so you will need to be with a Broker. Head straight, property will be on right. Look for Land Properties LLC sign.

PROPERTY DESCRIPTION/REMARKS

Prop. Description/Remarks Discover the perfect blend of tranquility and adventure with this buildable 9.37-acres property located in the highly sought -after Bear Creek subdivision of South Fork, Colorado. Nestled in a serene mountain setting, this property offers a rare opportunity to create your ideal retreat surrounded by nature. Electricity available at the lot line. Well and septic system will be needed. High-speed Fiber Optic Internet is available. Property offers a peaceful setting with stunning views and plenty of space to design your custom mountain home. Located on the right in the lower part of the Bear Creek community which offers year-round access via well-maintained roads. Only 1 mile from South Fork, offering shops, restaurants, and essential amenities. Exclusive access to the Rio Grande River for fishing, kayaking, and exploring. Just 5 minutes to Rio Grande Golf Course and 25 minutes to Wolf Creek Ski Area. Historic Creede is also a short 25-minute drive away for arts, culture, and more adventure. Major medical facilities within 15 minutes. New medical clinic in South Fork. Alamosa Regional Airport just 1 hour away, offering two daily commercial flights. Call today for more information.

CONFIRMED SHOW INSTRUCTIONS

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

ADDITIONAL PICTURES

