

PROPERTY ESSENTIALS

MLS #	818947	Class	LAND
Status	Active	Type	Residential
Asking Price	\$44,900	Apx.Total Acres	0.500
Address	550 Rio Grande Club Trail	Price/Acre	\$89,800.00
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	\$44,900
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	Sandlin	Sale/Rent	For Sale
Limited Service Y/N	No	Assoc. Doc. Count	0
Listing Date	10/22/2024	Picture Count	17
Expiration Date	10/22/2026	Days On Market	472
Input Date	10/22/2024 11:36 PM	Cumulative DOM	472
Update Date	2/6/2026	Listing Visibility Type	MLS Listing
Status Date	10/25/2024	Input Date	10/22/2024 11:36 PM
HotSheet Date	10/25/2024	Floor Plans Count	0
Price Date	10/22/2024		
Showing Service	ShowingTime		
Update Date	2/6/2026 12:14 PM		

PROPERTY DETAILS

Subdv Name	Fairway Glen	Water Front	No
Legal/Lot Block	Lot 25 South Fork Ranches Fairway Glen CONT .50 AC	Modular/Mobile Allow	No
Price/Sqft	\$2.06	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 #	2121405004	HOA Y/N	Yes
Realist ID	2121405004.000000	HOA Name	Fairway Glen
Tax Year	2023	HOA Dues Y/N	Yes
Total Taxes \$	\$556.60	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	3
Syndicate to Internet	Yes	Agent Hit Count	24
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 Exact Match

FEATURES

CURRENT PROPERTY USE Residential Single family	LOT SIZE/ACREAGE .5-.99 Acres	DOMESTIC SEWER Sewer Tap Available	HOA INCLUSIONS Road Maintenance
POSSIBLE PROPERTY USE Residential Single Family Mountain Recreation Recreation	PROPERTY DESCRIPTION Cleared Corner Borders Golf Course	STREET DESCRIPTION/ACCESS Paved	DISCLOSURES Snow Removal
ZONING Residential Single Family	DOMESTIC WATER Other Tap Available	TOPOGRAPHY Level	SHOWING INSTRUCTIONS Call Listing Agent
		VIEWS Mountains Valley	AVAILABLE FOR AUCTION No

DIRECTIONS

Directions From South Fork take Hwy 149 west towards Creede. Right onto Cnty Rd 15. In about 1 mile take left onto Rio Grande Club Trl. Stay on for 1 mile. At first intersection turn right onto Rio Grande Club Trl. Property is on the corner on the right. Look for sign.

PROPERTY DESCRIPTION/REMARKS

Prop. Description/Remarks Welcome to Fairway Glen, where the sellers are offering a buyer concession—perfect for reducing your interest rate or helping with closing costs. This premier homesite, located within the renowned Rio Grande Golf & Fishing Resort in South Fork, Colorado, features a stunning half-acre corner lot with a level building site and sweeping views of Del Norte Peak. Surrounded by native grasses and vibrant mountain vegetation, it's an ideal setting for your future outdoor living space and gatherings with family and friends. The property is surveyed and staked, with power and phone at the lot, plus water, sewer, and high-speed fiber-optic internet available making your build process smooth and efficient. Whether you envision a full-time residence or a seasonal mountain retreat, this location blends natural beauty with modern convenience. Ownership includes access to exceptional resort amenities, including the log-style Golf Clubhouse with its bar, restaurant, fitness room, and locker rooms with steam showers, as well as tennis and pickleball courts and a full driving range. You'll also enjoy the beautifully appointed Fishing Clubhouse along the Rio Grande River, featuring a full kitchen, bar, spacious great room with a pool table, and a wraparound porch perfect for unwinding after a day on the water. South Fork is surrounded by 98% national forest, offering unmatched access to hiking, ATV trails, fishing, hunting, rafting, and year-round adventure. Just minutes away, Wolf Creek Ski Area which boasts the most snowfall in Colorado, making this a true four-season paradise. Don't miss your opportunity to own a slice of Colorado mountain heaven. Call today for more information and start planning your dream home in Fairway Glen.

AGENT CONFIDENTIAL REMARKS

Agent Confidential Remark Welcome to Fairway Glen, where the sellers are offering a \$1,000 buyer concession

CONFIRMED SHOW INSTRUCTIONS

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

ADDITIONAL PICTURES





River

