

PROPERTY ESSENTIALS



MLS # 826252
Status Active
Asking Price \$65,000
Address 555 Aspen Road
City South Fork
County Rio Grande
State CO
Zip 81154
Area South Fork
Class LAND
Type Residential
Apx.Total Acres 1.170
Price/Acre \$55,555.56



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 PFG Real Estate LLC
Limited Service Y/N No
Listing Date 7/4/2025
Expiration Date 7/4/2026
Input Date 7/6/2025 3:59 PM
Update Date 9/19/2025
Status Date 7/9/2025
HotSheet Date 7/16/2025
Price Date 7/16/2025
Showing Service ShowingTime
Update Date 9/19/2025 2:01 PM
Original Price \$85,000
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 17
Days On Market 217
Cumulative DOM 217
Listing Visibility Type MLS Listing
Input Date 7/6/2025 3:59 PM
Floor Plans Count 0

PROPERTY DETAILS

Subdv Name Alpine Village #2
Legal/Lot Block Alpine Village #2 Lot 1& 19-20 Block 20 Alpine Village #2 Lot 2-3-4 Block 20 Alpine Village #2 Lot 5 Block 20 Alpine Village #2 Lot 6 Block 20
Price/Sqft \$1.28
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 No
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 # 2125220024
Realist ID 2125220024
Tax Year 2024
Total Taxes \$ 175.64
Special Assemnt Y/N No
Other Transfer Fees Y/N No
HOA Y/N No
Covenants Y/N NO
FIPS Code 08105

MARKETING INFO

IDX Include Y
Syndicate to Internet Yes
Public MLS Sites Y/N Yes
Client Hit Count 5
Agent Hit Count 26
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

POSSIBLE PROPERTY USE
Residential Single Family

ZONING
Residential Single Family

LOT SIZE/ACREAGE
1-5 Acres

PROPERTY DESCRIPTION
Wooded Lot

DOMESTIC WATER
Well-Other

DOMESTIC SEWER
Septic

STREET DESCRIPTION/ACCESS
County
Gravel

TOPOGRAPHY
Rolling

VIEWS
Mountains

SHOWING INSTRUCTIONS
Call Listing Agent

TERMS
Cash
Conventional
1031 Exchange

AVAILABLE FOR AUCTION
No

DIRECTIONS

Directions Head 160 East and turn left onto CR 19. Go right onto CR 15. Take a left onto Arapaho, left onto Hubbard and a left onto Pikes Peak. Stop at intersection with Farnsworth Farnsworth fronts the property with Pikes Peak Road bordering on the right side and Aspen Road bordering the left side.

PROPERTY DESCRIPTION/REMARKS

Prop. Description/Remarks 1.17-Acre Opportunity in Alpine Village #2 – South Fork, CO. This beautiful 1.17-acre property in Alpine Village #2 offers 8 adjoining lots, giving you space, flexibility, and stunning mountain views to bring your Colorado dream home to life. With multiple building sites, you can design a private retreat or a full-time residence surrounded by nature. When you're ready to build, simply drill a well and install a septic system—utilities are straightforward, and high-speed fiber optic internet is available for remote work or streaming in the mountains. Located in South Fork, where 98% of the land is national forest, you'll be minutes from ATV trails, hiking, the Rio Grande River, and the Rio Grande Golf & Fishing Club. Wolf Creek Ski Area, known for the most snow in Colorado, is just up the mountain for winter fun. This property includes parcels 2125220005, 2125220006, 2125220024, and 2125220025, offering a rare chance to own a large, versatile piece of land in one of Colorado's most scenic and recreation-rich communities. Contact me today for more details or to schedule a tour of this outstanding mountain property!

CONFIRMED SHOW INSTRUCTIONS

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

ADDITIONAL PICTURES

