

PROPERTY ESSENTIALS



MLS #	813750	Class	LAND
Status	Active	Type	Residential
Asking Price	\$57,000	Apx.Total Acres	0.680
Address	580 Blanca Vista Dr Lot 10	Price/Acre	\$83,823.53
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	\$49,000
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	RGC Properties LLC	Sale/Rent	For Sale
Limited Service Y/N	No	Assoc. Doc. Count	0
Listing Date	5/20/2024	Picture Count	7
Expiration Date	5/25/2026	Days On Market	627
Input Date	5/20/2024 12:25 PM	Cumulative DOM	1359
Update Date	9/19/2025	Listing Visibility Type	MLS Listing
Status Date	5/23/2024	Input Date	5/20/2024 12:25 PM
HotSheet Date	5/15/2025	Floor Plans Count	0
Price Date	5/15/2025		
Showing Service	ShowingTime		
Update Date	9/19/2025 1:52 PM		

PROPERTY DETAILS

Subdv Name	The Ridge at South Fork Ranches	Water Front	No
Legal/Lot Block	SF Ranches The Ridge Filing 1 Lot 10 CONT .56	Modular/Mobile Allow	No
Price/Sqft	\$1.92	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 #	2128402013	HOA Y/N	Yes
Realist ID	2128402013	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
		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	22
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	PROPERTY DESCRIPTION	STREET DESCRIPTION/ACCESS	SHOWING INSTRUCTIONS
Residential Single family	Wooded Lot	Paved	Call Listing Agent
ZONING	Golf Course Near	Private Winter Maintenanc	AVAILABLE FOR AUCTION
Residential Single Family	DOMESTIC WATER	VIEWS	No
LOT SIZE/ACREAGE	Tap Available	Mountains	
.5-.99 Acres	DOMESTIC SEWER	Valley	
	Sewer Tap Available	HOA INCLUSIONS	
		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 Blanca Vista Drive.

PROPERTY DESCRIPTION/REMARKS

Prop. Description/Remarks Spectacular Lot 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 meets luxury living. This prime treed lot overlooks the beautifully maintained golf course and offers breathtaking mountain views in every direction. With year-round paved road access, this property is ideal for a summer retreat or a full-time residence. All utilities are ready to go—water, sewer, power, and high-speed fiber optic internet are available at the lot, 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 snow sports at Wolf Creek Ski Area, just up the mountain. The Rio Grande River flows through the resort, offering some of Colorado's finest angling and outdoor recreation. Resort amenities include a Main Club House, Fishing Club House, restaurant, bar, fitness center, pool, hot tub, and courts for tennis and pickleball. If desired, membership options are available to enhance your lifestyle. Contact me today to explore this exceptional opportunity 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

