

PROPERTY ESSENTIALS



MLS #	809318	Class	LAND
Status	Active	Type	Residential
Asking Price	\$52,500	Apx.Total Acres	0.410
Address	600 Blanca Vista Drive Lot 11	Price/Acre	\$128,048.78
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	\$42,000
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 \$	2000
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	11/13/2023	Picture Count	14
Expiration Date	5/25/2026	Days On Market	816
Input Date	11/13/2023 9:51 PM	Cumulative DOM	816
Update Date	9/19/2025	Listing Visibility Type	MLS Listing
Status Date	11/16/2023	Input Date	11/13/2023 9:51 PM
HotSheet Date	5/15/2025	Floor Plans Count	0
Price Date	5/15/2025		
Showing Service	ShowingTime		
Update Date	9/19/2025 1:47 PM		

PROPERTY DETAILS

Subdv Name	The Ridge at South Fork Ranches	Water Front	No
Legal/Lot	Lot 11 South Fork Ranches The Ridge Filing No 1 DR 11	Modular/Mobile Allow	No
Block	Map 233 01-18-05 CONT .41 AC Formerly 21284-00-238	Income Producing	No
Price/Sqft	\$2.94	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	South Fork Propane
Mineral Rights	Unknown	Electric Supplier	San Luis Valley Rural Electric Cooperative
Water Rights/Irrig.	No		

PARCEL/TAX/HOA

Parcel ID #	2128402010	HOA Y/N	Yes
Realist ID	2128402010	HOA Name	The Ridge@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
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	4
Syndicate to Internet	Yes	Agent Hit Count	40
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	ZONING Residential Single Family	UTILITIES Electricity Internet Propane Required Phone - Cell Reception	DOMESTIC SEWER Sewer Tap Available
	LOT SIZE/ACREAGE .5-.99 Acres	DOMESTIC WATER Public	STREET DESCRIPTION/ACCESS Paved
	PROPERTY DESCRIPTION Wooded Lot Borders Golf Course Fishing Rights		VIEWS Mountains Valley Stream/River

DIRECTIONS

Directions From Highway 149, take County Road 15 west to the Rio Grande Club, turn left into the Club entrance Go past the Clubhouse and follow the signs to the left to the "Ridge", Property located on Blanca Vista Drive. Look for sign. For more information, visit: www.southforkranchshoa.org

PROPERTY DESCRIPTION/REMARKS

Prop. Description/Remarks Premier Building Opportunity at The Ridge – Rio Grande Golf Resort, South Fork, CO. Welcome to The Ridge, where the best mountain views in the resort meet multiple prime building sites—perfect for your dream Colorado mountain home. Nestled within the beautifully upgraded Rio Grande Golf & Fishing Resort, this property offers access to a newly remodeled Main Club House and an enhanced golf course, along with a Fishing Club House perched on the banks of the Rio Grande River. Enjoy resort-style amenities including a restaurant, bar, fitness room, pool, hot tub, tennis and pickleball courts, scenic walking paths, and practice greens. Located in South Fork, Colorado, you'll be minutes from world-class fishing, hiking, hunting, ATV trails, and snow sports at Wolf Creek Ski Area. Whether you're seeking adventure or tranquility, this location has it all. With several membership options available, now is the time to bring your plans and build in one of Colorado's most breathtaking and recreation-rich communities. Call today for more information or to schedule a private tour of this outstanding property.

CONFIRMED SHOW INSTRUCTIONS

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

ADDITIONAL PICTURES



View



