

**PROPERTY ESSENTIALS**

<b>MLS #</b>	793830	<b>Class</b>	LAND
<b>Status</b>	Active	<b>Type</b>	Residential
<b>Asking Price</b>	\$63,000	<b>Apx.Total Acres</b>	0.680
<b>Address</b>	TBD Little Bear Circle Lot 41	<b>Price/Acre</b>	\$92,647.06
<b>City</b>	South Fork		
<b>County</b>	Rio Grande		
<b>State</b>	CO		
<b>Zip</b>	81154		
<b>Area</b>	South Fork		

**LISTING DETAILS**

<b>Listing Agent 1</b>	Connie Goodnight - C: 719-580-0246	<b>Original Price</b>	\$55,000
<b>Listing Office 1</b>	Land Properties, LLC - O: 719-873-1012	<b>REO/Lender Owned</b>	No
<b>Listing Agent License 1</b>	ER100005252	<b>Possible Short Sale</b>	No
<b>Listing Office License 1</b>	EC100041278	<b>EM Deposit \$</b>	3000
<b>Board Name</b>	Pagosa Springs	<b>EM Holder</b>	Title Company
<b>Seller Licensed Y/N</b>	No	<b>Preferred Title Comp.</b>	Allpine Title
<b>Listing Agreement</b>	Exclusive Right to Sell	<b>Exchange/Trade Y/N</b>	No
<b>Agency Relationship</b>	Transaction Broker	<b>Listed in other Class Y/N</b>	No
<b>Owner Name</b>	RGC Properties LLC	<b>Sale/Rent</b>	For Sale
<b>Limited Service Y/N</b>	No	<b>Assoc. Doc. Count</b>	0
<b>Listing Date</b>	5/23/2022	<b>Picture Count</b>	11
<b>Expiration Date</b>	5/25/2026	<b>Days On Market</b>	1355
<b>Input Date</b>	5/25/2022 8:00 AM	<b>Cumulative DOM</b>	1355
<b>Update Date</b>	9/19/2025	<b>Listing Visibility Type</b>	MLS Listing
<b>Status Date</b>	5/28/2022	<b>Input Date</b>	5/25/2022 8:00 AM
<b>HotSheet Date</b>	5/15/2025	<b>Floor Plans Count</b>	0
<b>Price Date</b>	5/15/2025		
<b>Showing Service</b>	ShowingTime		
<b>Update Date</b>	9/19/2025 2:00 PM		

**PROPERTY DETAILS**

<b>Subdv Name</b>	The Ridge at South Fork Ranches	<b>Water Front</b>	No
<b>Legal/Lot Block</b>	SF Ranches The Ridge #3 Lot 41	<b>Modular/Mobile Allow</b>	No
<b>Price/Sqft</b>	\$2.13	<b>Income Producing</b>	No
		<b>Horse Setup</b>	No
		<b>Elem. School</b>	Open Enrollment
		<b>Middle School</b>	Open Enrollment
		<b>High School</b>	Open Enrollment

**UTILITIES/RIGHTS**

<b>Water Supplier</b>	Rio Grande Water Company, LLC	<b>Sewer Tap Avail</b>	Yes
<b>Water Tap Avail</b>	Yes	<b>Sewer/Septic In</b>	No
<b>Water Tap Installed</b>	No	<b>Sewer Paid</b>	No
<b>Water Tap Paid</b>	No	<b>Sewer Supplier</b>	South Fork Water & Sanitation
<b>Water Well</b>	No	<b>Gas Supplier</b>	Propane
<b>Mineral Rights</b>	Unknown	<b>Electric Supplier</b>	San Luis Valley Rural Electric Cooperative
<b>Water Rights/Irrig.</b>	No		

**PARCEL/TAX/HOA**

<b>Parcel ID #</b>	2128406001	<b>HOA Y/N</b>	Yes
<b>Realist ID</b>	2128406001	<b>HOA Name</b>	South Fork Ranches HOA
<b>Tax Year</b>	2023	<b>HOA Dues Y/N</b>	Yes
<b>Total Taxes \$</b>	Tax Year20	<b>HOA/Metro Fees</b>	550.00
<b>Special Assemnt Y/N</b>	No	<b>HOA/Metro Fees Frequency</b>	Annually
<b>Other Transfer Fees Y/N</b>	No	<b>HOA Transfer Fees Y/N</b>	No
		<b>Covenants Y/N</b>	YES
		<b>FIPS Code</b>	08105

**MARKETING INFO**

<b>IDX Include</b>	Y	<b>Client Hit Count</b>	17
<b>Syndicate to Internet</b>	Yes	<b>Agent Hit Count</b>	46
<b>Public MLS Sites Y/N</b>	Yes	<b>VOW Include</b>	Yes
		<b>VOW Address</b>	Yes
		<b>VOW Comment</b>	Yes

VOW AVM Yes  
 Sign on Property Y/N Yes  
 Geocode Quality Manually Placed Pin

**FEATURES**

CURRENT PROPERTY USE	PROPERTY DESCRIPTION	STREET DESCRIPTION/ACCESS	SHOWING INSTRUCTIONS
Residential Single family	Wooded Lot	Paved	Call Listing Agent
POSSIBLE PROPERTY USE	Golf Course Near	Private Winter Maintenananc	TERMS
Residential Single Family	DOMESTIC WATER	VEWS	Cash
ZONING	Tap Available	Mountains	Conventional
Residential Single Family	DOMESTIC SEWER	Valley	1031 Exchange
LOT SIZE/ACREAGE	Sewer Tap Available	HOA INCLUSIONS	AVAILABLE FOR AUCTION
.5-.99 Acres		Road Maintenance	No

**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 Little Bear Circle. Lot is on the corner of Little Bear Circle and Blanca Vista Drive.

**PROPERTY DESCRIPTION/REMARKS**

**Prop. Description/Remarks** Stunning Golf Course 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 luxury meets nature in perfect harmony. This prime treed lot offers commanding views of the golf course and breathtaking mountain vistas, with year-round paved road access for easy living. Whether you're planning a seasonal retreat or a full-time residence, this property is ready to build with water, sewer, power, and high-speed fiber optic internet available—ideal for remote work or mountain living. Located in South Fork, where 98% of the surrounding land is national forest, you'll be immersed in outdoor adventure with hiking, ATV-ing, camping, fishing, rafting, and skiing at Wolf Creek Ski Area just minutes away. The Rio Grande River winds through the resort, offering world-class angling and serene riverfront beauty. The resort features a Main Club House and Fishing Club House, plus amenities like a restaurant, bar, fitness center, pool, hot tub, tennis and pickleball courts, walking paths, and practice greens. Memberships are available with several options to suit your lifestyle. Contact me today to learn more about this exceptional opportunity and start planning your Colorado mountain dream home!

**CONFIRMED SHOW INSTRUCTIONS**

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

**ADDITIONAL PICTURES**

