

**PROPERTY ESSENTIALS**



<b>MLS #</b>	809316	<b>Class</b>	LAND
<b>Status</b>	Active	<b>Type</b>	Residential
<b>Asking Price</b>	\$57,500	<b>Apx.Total Acres</b>	0.560
<b>Address</b>	TBD Little Bear Circle lot 54	<b>Price/Acre</b>	\$102,678.57
<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>	\$43,500
<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>	2000
<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>	11/13/2023	<b>Picture Count</b>	14
<b>Expiration Date</b>	5/25/2026	<b>Days On Market</b>	816
<b>Input Date</b>	11/13/2023 9:00 PM	<b>Cumulative DOM</b>	1355
<b>Update Date</b>	9/19/2025	<b>Listing Visibility Type</b>	MLS Listing
<b>Status Date</b>	11/16/2023	<b>Input Date</b>	11/13/2023 9:00 PM
<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 1:54 PM		

**PROPERTY DETAILS**

<b>Subdv Name</b>	The Ridge at South Fork Ranches	<b>Water Front</b>	No
<b>Legal/Lot</b>	LOT 54 SOUTH FORK RANCHES THE RIDGE FILING 2	<b>Modular/Mobile Allow</b>	No
<b>Block</b>	PLAT DR 11 MAP 274 01-25-06 FORMERLY 21284-00-238	<b>Income Producing</b>	No
<b>Price/Sqft</b>	\$2.36	<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>	None
<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>	2128403016	<b>HOA Y/N</b>	Yes
<b>Realist ID</b>	2128403016	<b>HOA Name</b>	The Ridge at South Fork Ranches
<b>Tax Year</b>	2023	<b>HOA Dues Y/N</b>	Yes
<b>Total Taxes \$</b>	136.56	<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>	3
<b>Syndicate to Internet</b>	Yes	<b>Agent Hit Count</b>	31
<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	UTILITIES	DOMESTIC SEWER
Residential Single family	Wooded Lot	Electricity	Sewer Tap Available
POSSIBLE PROPERTY USE	Borders Golf Course	Phone	STREET DESCRIPTION/ACCESS
Residential Single Family	Fishing Rights	Propane Required	Paved
ZONING		Phone - Landline	VIEWS
Residential Single Family		Phone - Cell Reception	Mountains
LOT SIZE/ACREAGE		DOMESTIC WATER	Valley
.5-.99 Acres		Public	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 Little Bear Circle.

**PROPERTY DESCRIPTION/REMARKS**

**Prop. Description/Remarks** Premium Lot at The Ridge – Rio Grande Golf & Fishing Resort, South Fork, CO. Welcome to The Ridge, the crown jewel of the Rio Grande Golf & Fishing Resort, where unmatched mountain views and multiple prime building sites offer the perfect canvas for your Colorado mountain home. This exceptional property sits above the beautifully improved golf course, with the remodeled Main Club House and enhanced fairways just steps away. The resort also features a Fishing Club House on the banks of the Rio Grande River, offering world-class angling and serene riverfront relaxation. Enjoy a full suite of amenities including a restaurant, bar, fitness room, pool, hot tub, tennis and pickleball courts, scenic walking paths, and practice greens. Located in South Fork, where 98% of the surrounding land is national forest, you'll have easy access to fishing, hiking, hunting, ATV trails, snowmobiling, and skiing at Wolf Creek Ski Area just up the mountain. Club memberships are available with several options to suit your lifestyle. Whether you're building a seasonal retreat or a year-round residence, this property offers the perfect blend of luxury, nature, and recreation. Call today for more information or to schedule a private tour of this outstanding opportunity!

**CONFIRMED SHOW INSTRUCTIONS**

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

**ADDITIONAL PICTURES**



