

**PROPERTY ESSENTIALS**

<b>MLS #</b>	793836	<b>Class</b>	LAND
<b>Status</b>	Active	<b>Type</b>	Residential
<b>Asking Price</b>	\$55,500	<b>Apx.Total Acres</b>	0.560
<b>Address</b>	TBD Little Bear Circle Lot 55	<b>Price/Acre</b>	\$99,107.14
<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>	\$47,500
<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>	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 8:19 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 8:19 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 1:50 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 Filing #2 Lot 55	<b>Modular/Mobile Allow</b>	No
<b>Price/Sqft</b>	\$2.28	<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>	2128403017	<b>HOA Y/N</b>	Yes
<b>Realist ID</b>	2128403017	<b>HOA Name</b>	South Fork Ranches HOA
<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>	17
<b>Syndicate to Internet</b>	Yes	<b>Agent Hit Count</b>	50
<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 Maintenan	TERMS
Residential Single Family	DOMESTIC WATER	IEWS	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 Blanca Vista Drive. Pass the the first Little Bear Circle and take the second Little Bear Circle. Lot is on the right on the corner of Little Bear Circle and Ellingwood Drive.

**PROPERTY DESCRIPTION/REMARKS**

**Prop. Description/Remarks** Premium Lot at The Ridge – Rio Grande Golf & Fishing Resort, South Fork, CO. Welcome to The Ridge, the most pristine and sought-after enclave within the Rio Grande Golf & Fishing Resort. This prime treed lot sits above the golf course, offering breathtaking mountain views and year-round access via paved, maintained roads. Whether you're dreaming of a summer retreat or a full-time residence, this property is ready to build with water, sewer, power, and high-speed fiber optic internet available at the lot—perfect for remote work or mountain living. Surrounded by the natural beauty of South Fork, where 98% of the 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. The resort features a Main Club House, Fishing Club House, restaurant, bar, fitness center, pool, hot tub, and courts for tennis and pickleball, plus scenic walking paths and practice greens. Memberships are available to suit your lifestyle. Contact me today for more information or to schedule a tour of this exceptional property!

**CONFIRMED SHOW INSTRUCTIONS**

**Confirmed Show Instructions** Contact Connie Goodnight with Land Properties LLC

**ADDITIONAL PICTURES**

