



Client Full 2 Page

MLS # 759831
Class LAND
Type Residential
Area South Fork
Address 3927 Bear Creek Circle
City South Fork
Zip 81154

Asking Price \$75,000
Status NEW
Sale/Rent For Sale



General Information

Subdv Name	Bear Creek #3	Sewer Tap Avail	No	Press System Y/N	
County	Rio Grande	Sewer/Septic In	No	Adjudicated Y/N	
Elem. School	Open Enrollment	Sewer Paid	No	Water Supplier	Well
Middle School	Open Enrollment	Water Tap Avail	No	Sewer Supplier	Septic
High School	Open Enrollment	Water Tap Installed	No	Gas Supplier	Propane
Fronts		Water Tap Paid	No	Electric Supplier	San Luis Valley Rural Electric

Lot Dimension 5.03 acres
Lot Dim. Source County
Apx.Total Acres 5.03
Irrigation/Water District

Remarks
Located in one of the premier areas of South Fork. This area features paved roads, two common areas (one includes private access to the Rio Grande River in a park like setting, another a walking trail along Bear Creek). Mountain views of Del Norte Peak and Continental Divide are spectacular. This parcel has phone, electric, and high speed internet to the lot line. Horses are allowed. This area and lot is close to the Rio Grande River, Wolf Creek Ski Area, the spectacular Rio Grande Club golf course, and is surrounded by millions of acres of national forest with miles and miles of hiking, ATV, and snowmobile roads. Year around activity is waiting for you. Buyer will need to drill well and install septic.

Features

PROPERTY DESCRIPTION Wooded Lot, Golf Course Near, Foothills
LOT SIZE/ACREAGE 1-5 Acres
ZONING Residential Single Family
CURRENT PROPERTY USE Residential Single family
POSSIBLE PROPERTY USE Horses

STREET DESCRIPTION/ACCESS Paved
TOPOGRAPHY Sloped
HOA INCLUSIONS Road Maintenance, Snow Removal
VIEWES Mountains

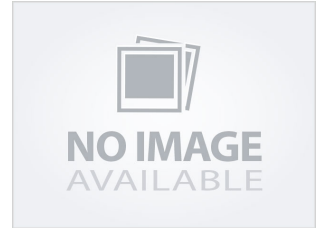
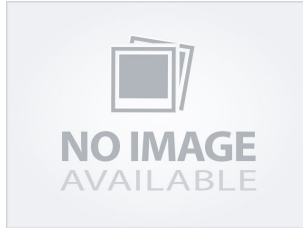
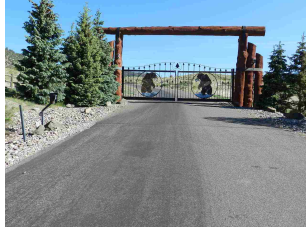
Dan Street

C: 719-850-0509

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<http://www.landpropertyessouthfork.com>

Additional Property Photos



Directions to the Property

Take HWY 149 toward Creede. Cross the bridge over the Rio Grande River and turn right onto CR 15. Go east to the Bear Creek gate on your left. Enter Bear Creek and turn right onto Bear Paw Cutoff. Turn right at dead end and look for sign on your right.

