

Info Sheet Lot 50 South Fork Ranches Rio Grande

APN: 2121403001

Legal Description: Subdivision South Fork Ranches Fairway Glen Lot 50 Cont 1.82 Ac M/L Plat Dr 11 Maps 147 /152 Formerly 21-214-00-217

County: Rio Grande

GPS Coordinates: 37.692097, -106.64342

Access: Rio Grande Club Trail (Asphalt Road)

Water: [South Fork Ranches Master HomeOwners Association](#)

Water Delivery Service: N/A

Power: San Luis Valley REC

Propane Delivery: [South Fork Propane](#)

Trash Service: [Waste and Recycle MDS](#)

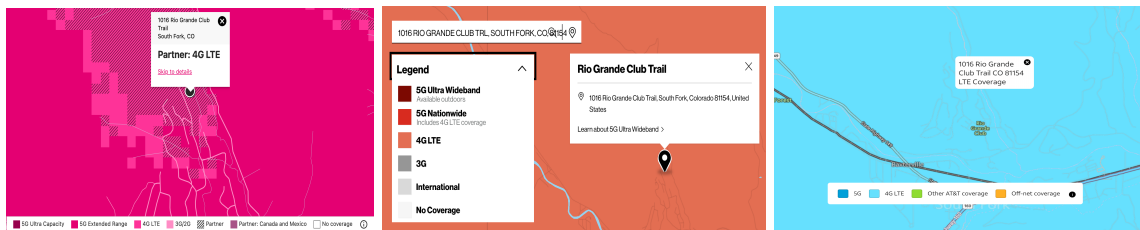
Sewage: [South Fork Water & Sanitation District](#)

Zoning: Residential

Annual Taxes: \$1387.60

Property Tax Status: Current

Cell Service: Verizon: , AT&T: , T Mobile/Sprint:



Internet Service: Centurylink, Viasat, [Starlink](#) (Highly recommended, very fast)

FEMA Flood Zone: Not in floodplain

Wetlands: Seasonal Riverine system through the property. Seasonally flooded -- Classification code: R4SBC



Terrain and Soil: Tolman-Empedrado complex, 3 to 25 percent slopes. Jodero Loam.

SOIL REPORT

ACRES | **CAPABILITIES** | WIAP

Soil: Non-Irrigated

Boundary 1.77 ac

CODE	DESCRIPTION	CPI	NCCPI	CAP	Wildlife / Forestry	Limited Grazing	Moderate Grazing	Intense Grazing	Limited Farming	Moderate Farming	Intense Farming	Very Intense Farming
TeE	Tolman-Empedrado complex, 3 to 25 percent slopes	-	8	6e	■	■	■	■	■	■	■	■
Jo	Jodero loam	-	15	6e	■	■	■	■	■	■	■	■
Totals		0 CPI Average	11.12 NCCPI Average	6 Cap. Average								
1.77 ac												

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Map showing property boundary (red outline) and soil types (TeE, Jo) overlaid on an aerial view. Coordinates: 37.6913, -106.6443

Trees: Various trees on eastern part of the property.

Google Maps link: <https://goo.gl/maps/bGoAoysUzGYrbZjD6>

Mapright Link: <https://mapright.com/ranching/maps/7b37a2c70e180358b5f369974d070d91/share>

HOA: [SouthFork Ranches Masters HomeOwners Association](#) (\$550/year)

School District: Del Norte Consolidated School District No. C-7

See Schools: <https://www.niche.com/k12/d/del-norte-consolidated-school-district-no-c-7-co/>

Climate:

Annual high temperature - 76°

Annual low temperature - 22°

Average annual precipitation - 11in

Average annual snowfall - 34.5in

Nearby Places of Interest:

-Rio Grande Club & Resort - 1 min away

-Rio Grande National Forest - 8 mins away

-Natural Arch Trailhead - 50 mins away

-Great Sand Dunes National Park & Preserve - 1 hr 15 mins away

-Dollar General - 9 mins away

-Downtown South Fork - 9 mins away

Building Restrictions and Land Use -

<https://www.riograndecounty.org/land-use-documents/80-rgc-development-code>