

South Fork Fishing Retreat

12.31 Acres | Rio Grande County, CO | \$540,000

HAYDEN  OUTDOORS.

South Fork Fishing Retreat

TOTAL ACRES:

12.31

PRICE:

\$540,000

COUNTY:

Rio Grande County

CLOSEST TOWN:

South Fork, CO

Activities & Amenities:

ATV/Off Road
Boating/Sailing/Rafting
Campground
Cycling/Mountain Biking
Equestrian/Horse Property
Fishing
Hunting - Big Game, Predator/Varmint,
Small Game, Turkey, Waterfowl
Stream/River
Water View
Waterfront
State Hunting Unit: 78

Land Details

Address: TBD Cr 15, South Fork,
South Fork, Colorado 81154, USA
Closest Town: South Fork
Total Acres: 12.31
Deeded Acres: 12.31
Zoning: Vacant Land (Nec)
Elevation: 8200
Topography: River Valley
Vegetation: Desert
Estimated Taxes: \$2,030.68 - 2024

Property Summary

Nestled along the storied waters of Colorado's Gold Medal Rio Grande, this 12.36± acre tract presents a rare opportunity to own private river frontage in one of the most coveted fishing corridors in the Rockies. Located just outside the welcoming town of South Fork, the property blends accessibility, beauty, and investment potential in a setting that anglers, recreationists, and investors alike will appreciate.

Land

This acreage climbs gently from the river corridor into a sun-favored hillside with long views. Along the Rio Grande, striking rock shelves give the bank a dramatic, natural look. It's a picturesque interface: cliffs that feel private and protected, with access where you want it. With typical mountain excavation, the slopes yield excellent building envelopes oriented to the river and sky, in a corridor known for Gold Medal trout.

Improvements

The parcel is a clean slate for a new owner's vision—whether a modest cabin tucked in the trees, a year-round residence, or a simple recreational base. Power is nearby and access is via county road (buyer to verify). As with most rural holdings, buyers should confirm well and septic permitting with Rio Grande County.





Recreation

Beyond the river, the options are endless. Wolf Creek—often boasting some of Colorado’s deepest annual snowfall—is just up the pass. Summer brings rafting, golfing, and high-country exploring. Historic Creede, with its mining district and repertory theater, is an easy day trip. For hunters, surrounding GMU 78 offer solid elk, mule deer, and turkey opportunities.

Region & Climate

High-elevation mountain climate with big day-night swings and four true seasons. Typical July averages run around 71°F/46°F (high/low), while January averages are about 28°F/8°F. Annual precipitation is roughly 11–15 inches with a summer monsoon peak in July–August, and the town sees ~35 inches of snow per year (significantly more at higher elevations nearby). Wolf Creek Ski Area, up on the pass above town, is known for averaging about 430 inches of snow annually.

History

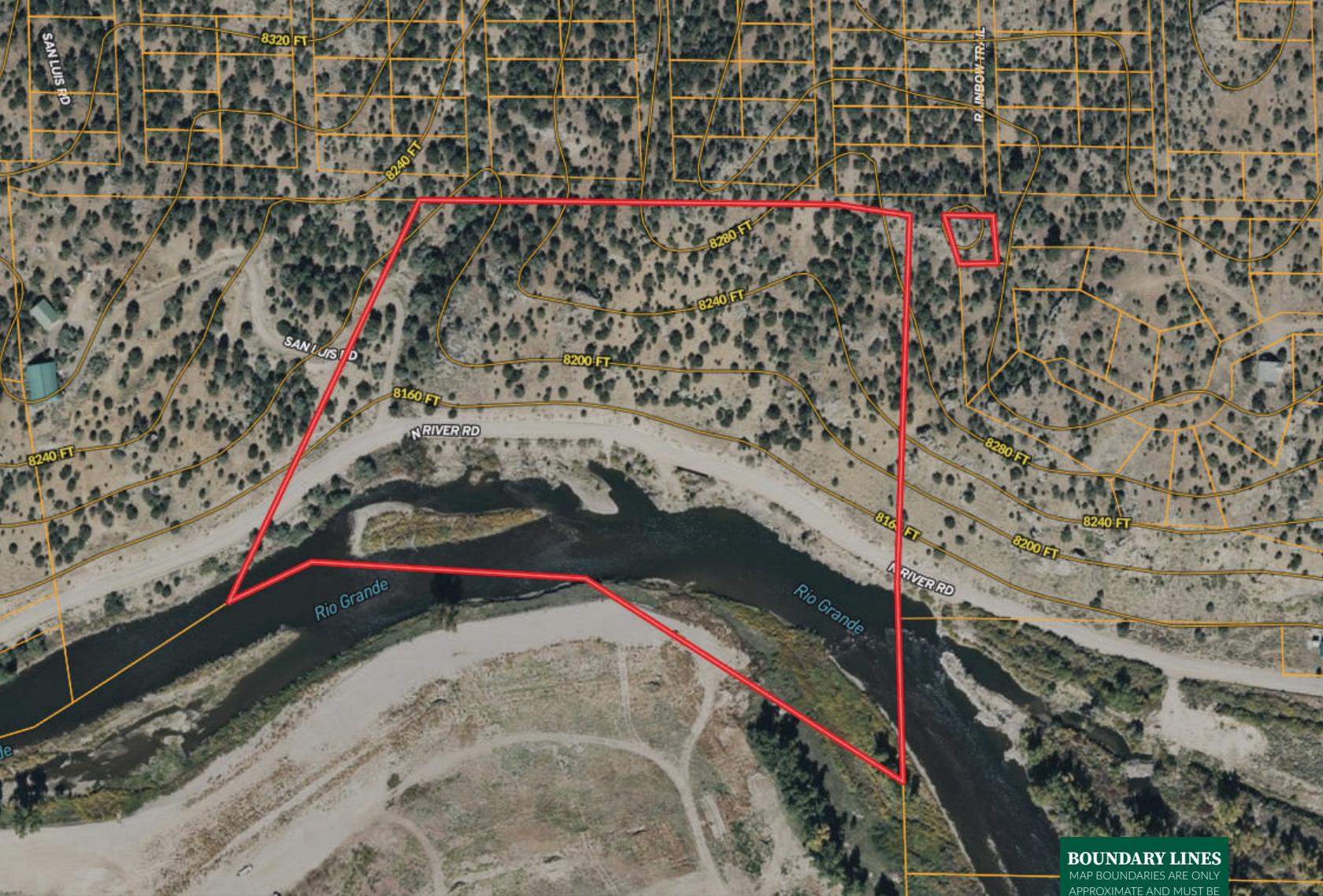
South Fork sits at the confluence of the South Fork and the Rio Grande in Rio Grande County at roughly 8,216 feet. The community began as a timber-milling and railroad support stop tied to the Creede silver boom (founded 1882) and much later incorporated as a statutory town in 1992—making it Colorado’s youngest statutory town. Today the economy is driven by year-round recreation and tourism, with South Fork serving as the eastern gateway to the Silver Thread Scenic & Historic Byway linking South Fork, Creede, and Lake City.

Location

South Fork is a true four-season basecamp. The Rio Grande National Forest, Wolf Creek Ski Area, and miles of trails for hiking, horseback riding, and ATV exploration are minutes away. Despite the wilderness at its doorstep, the property enjoys convenient access to groceries, restaurants, and services in town. Alamosa’s regional airport is under an hour, and Denver is reachable in a half-day drive. **San Luis Valley Regional Airport (ALS) – Alamosa: ~50 miles**

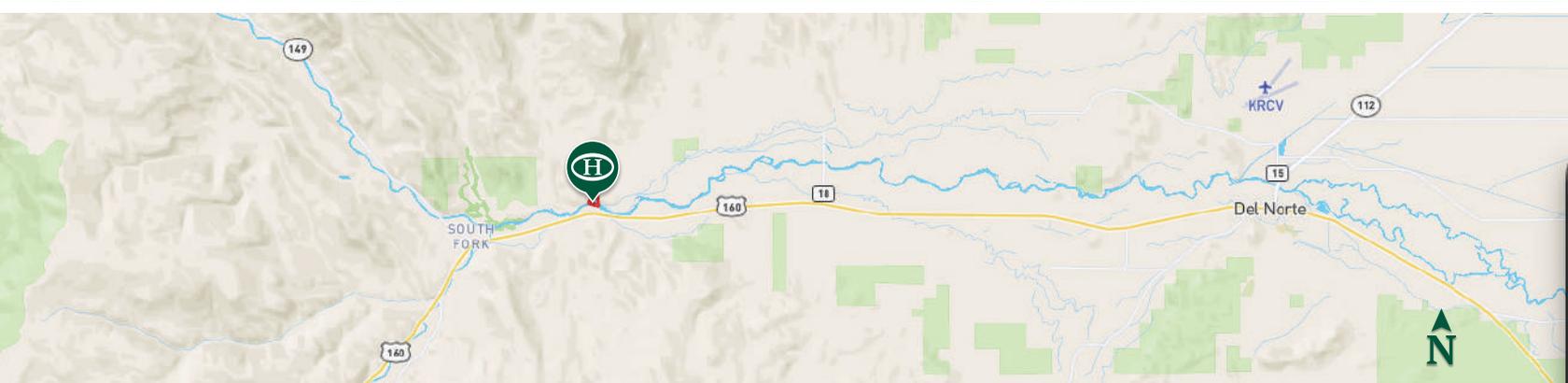


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 Boundary

BOUNDARY LINES
MAP BOUNDARIES ARE ONLY APPROXIMATE AND MUST BE VERIFIED FOR ACCURACY.



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