



# 2549

207 W. Ramshorn Street  
P.O. Box 663 Dubois, WY. 82513  
307-455-2452  
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## Vacant Land #2549

**Location:** Stock Trail, Dubois, Wyoming

**Legal Description:** Lot 5B, Callahan Addition, a re-subdivision of Lots 5 & 6, Warm Springs Addition No. 1-Replat, Town of Dubois, Fremont County, WY

**Lot Size/Acreage:** 4.99 +/-

**Price:** **\$94,950.00**

**Terms:** Cash, new loan and seller financing  
with mutually agreed upon terms

### Utilities Available:

<b>Water</b>	No proposed public water system — private well needed
<b>Sewer</b>	No proposed public sewer system — septic needed
<b>Electricity</b>	High Plains Power — new service needed
<b>Propane</b>	New service needed
<b>Telephone</b>	Dubois Telephone Exchange — new service needed

**Taxes:** TBD

**Remarks:** Beautiful town property with a country feel. Located on a bench overlooking the valley above the Wind River. This is a great end-of-the-road homesite ready for building. Power is close by and horses permitted with corral permit from the Town of Dubois.