



2431

207 W. Ramshorn Street
P.O. Box 663 Dubois, WY. 82513
307-455-2452
Email: propertyinfo@bertmiltonrealty.com
Web: www.bertmiltonrealty.com



**Close to Dubois,
minutes to forest boundary,
with panoramic views**



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P.O. Box 663 Dubois, WY. 82513
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Email: jmilton@wyoming.com
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Vacant Land # 2431

Location: 10 Spruce Creek Court, Dubois, Wyoming.

Legal Description: Lot 61, Upper Little Warm Springs Subdivision, Fremont County, Wyoming.

Lot Size/Acreage: 4.65 acres +/-

Price: **\$99,000.00**

Terms: Cash or new loan

Utilities Available:

Water	Upper Little Warm Springs Water District
Sewer	No proposed public sewer system — septic needed
Electricity	High Plains Power — new service needed
Propane	New service needed
Telephone	Dubois Telephone Exchange — new service needed

Taxes: \$546 property tax, \$416 water district

Remarks: Wonderful panoramic views of the Absaroka Range and still just minutes from downtown Dubois. This lot just awaits your dream home.

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