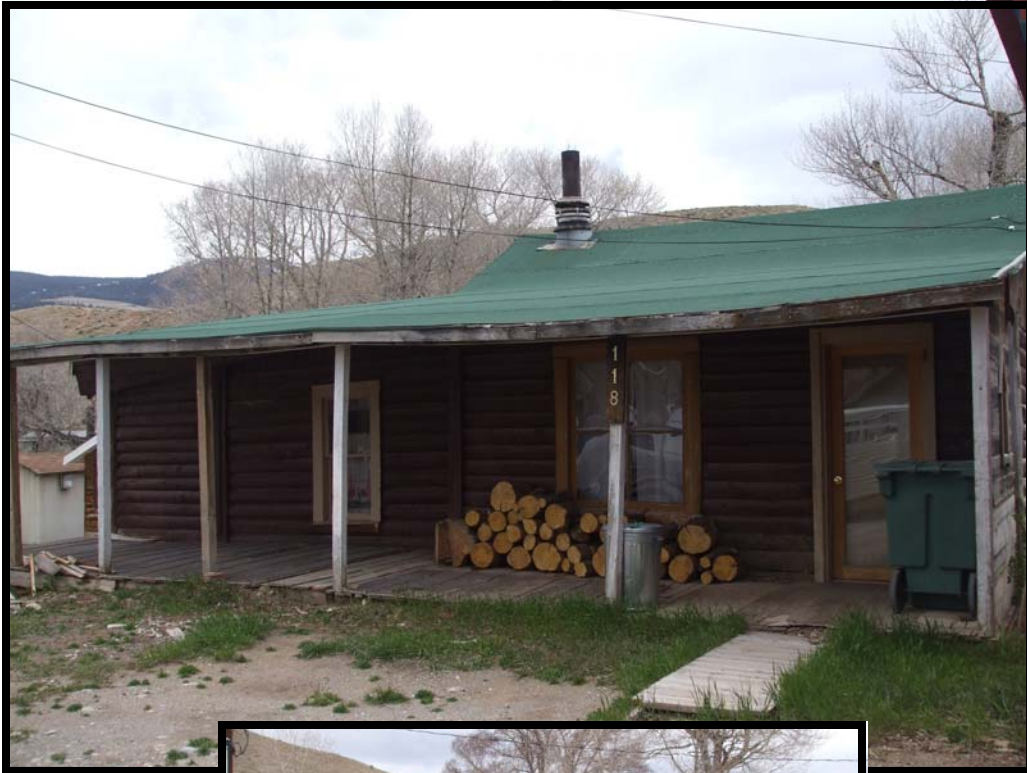




2553

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

Bring Your Toolbox!



Fixer-Upper



**Residential Property
2553**

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

LOCATION: 118 Mercantile Street, Dubois, Wyoming

LEGAL DESCRIPTION: The South 50 feet of Block 4, Ramshorn Second Addition to the Town of Dubois, Fremont County, Wyoming containing 7,404 square feet more or less.

PRICE: \$59,900.00

TERMS: Cash, New Loan, Owner Financing

UTILITIES:

- Water:** City
- Sewer:** City
- Electric:** High Plains Power
- Propane:** Amerigas
- Telephone:** Dubois Telephone Exchange

YEAR BUILT: 1920

TAXES: \$331.00

REMARKS: Older home needing tender touch of skilled handyman. Create value from this one bedroom, one bath affordable home on the banks of Horse Creek. It may be in need of some tender loving care but has good potential, especially for the buyer who is looking for a bargain. The cabin would be great for weekends or for just a little Dubois or recreation getaway.

The data contained herein was obtained from the owner and other sources deemed reliable; however, it is not guaranteed by this office. Prospective purchasers are advised to examine the facts to their own satisfaction. These details regarding the property are subject to change in price and/or terms, or withdrawal from the market without notice. Brokers are advised to call the Listing Agent prior to showing the property to prospective Buyers. This is not an offer of Sub-Agency, rather a sharing of information.

	<i>Sq. Ft.</i>	<i>Bedrooms</i>	<i>Baths</i>	<i>Heating</i>	<i>Fire place</i>	<i>Deck/patio</i>	<i>Floors</i>	<i>Garage</i>	<i>other</i>
<i>Cabin</i>	801	1	1	Wood & propane	Wood stove	Deck	Carpet & Linoleum	None	Horseshoe Frontage