



2489

207 W. Ramshorn Street
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Vacant Land

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Location: 175 Porcupine Drive, Dubois, Wyoming

Legal Description: Lot 38, Porcupine Subdivision, Filing #2, Fremont County, Wyoming

Lot Size/Acreage: 6.7 acres, more or less

Price: \$110,000.00 **Motivated Seller** **Terms:** Cash or new loan

Utilities Available:

Water	No proposed public water system— well or cistern needed
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: \$782.00

Remarks: Enjoy beautiful Dunoir Valley views from this Porcupine Subdivision lot. The driveway, home site and electricity are already available for your convenience. A nice mixture of trees and open space makes this lot the perfect spot for that cabin in the woods that you've been dreaming of.

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