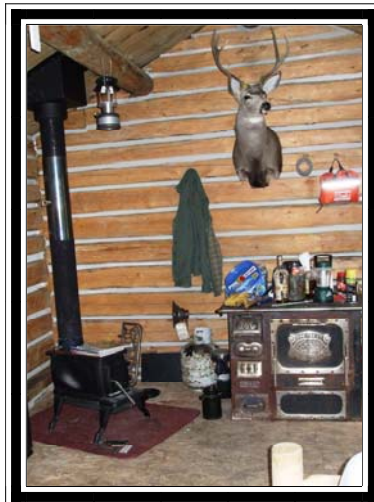




2639

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





Vacant Land # 2639

207 W. Ramshorn Street
P.O. Box 663, Dubois, WY 82513
307-455-2452
Email: propertyinfo@bertmiltonrealty.com
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Location: 18 Porcupine Circle, Dubois, Wyoming

Legal Description: Lot 134, Porcupine Subdivision, Filing No. 2, Fremont County, Wyoming.

Lot Size/Acreage: 5.13 acres

Price: **\$80,000.00**

Terms: Cash, new loan

Utilities Available:

Water	No proposed public water system — private well/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: \$722.62

Remarks: Get away from it all in this 5.13 acre property with a 221 square foot tie-hack era, hunting cabin. Complete with wood stove to keep you warm and toasty and a corral for your horses. This rustic property is within the heart of the area's recreational playground. Hunt, ride, fish, snowmobile, ATV, and hike in the nearby national forest. Socialize at the nearby guest lodges. Beauty and wild-life abound.

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.