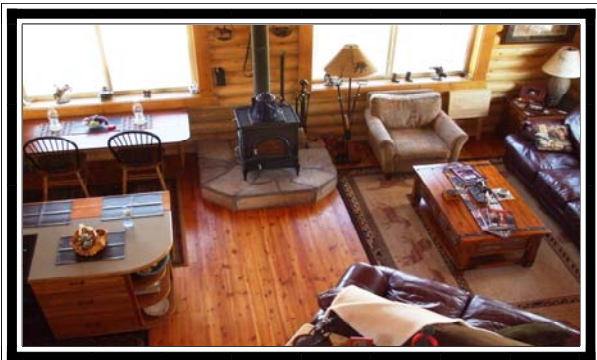




2618

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





**Residential Property
2618**

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

LOCATION: 23 River Bend Lane, Dubois, Wyoming

LEGAL DESCRIPTION: Tract number 5 and 6, Red Creek Ranch Subdivision, First Filing, Fremont County, Wyoming containing 4.64 acres, more or less.

PRICE: \$214,900.00

TERMS: Cash, New Loan, Assumable FHA

UTILITIES:

YEAR BUILT: 2002

- Water:** Private Well
- Sewer:** Septic
- Electric:** High Plains Power
- Propane:** None
- Telephone:** Dubois Telephone Exchange

TAXES: \$1,231.00

REMARKS: With the red hills as a dramatic backdrop, this charming log home has everything you need. An open living, kitchen & dining area is perfect for entertaining. The kitchen boasts appliances, cherry cabinetry and a breakfast bar adjoining the cozy dining area. The large, full bath is lovely with old-world style vanity & cabinets. Enjoy iced tea and lemonade on either the front or back deck. An extra-large detached garage is waiting to be finished. This property borders a community park which goes down to the river's edge.

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>Level 1</i> | 960 | 1 | 1 | Wood stove Electric ETS | Wood stove | Front deck & Covered back deck | Wood & Ceramic Tile | Detached Oversized |
| <i>Level 2</i> | 320 | 1 | | | | | | |
| <i>Crawl Space</i> | Block Foundation | | | | | | | |