



# 2522-2526

207 W. Ramshorn Street  
P.O. Box 663 Dubois, WY. 82513  
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# *Red Creek Ranch Subdivision*



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## Vacant Land

# 2522-2526

**Location:** 30 Crowheart Lane, Dubois, Wyoming

**Legal Description:** Tracts 27, 28, 29 and 30, Red Creek Ranch Subdivision, First Filing, Fremont County, Wyoming.

**Lot Size/Acreage:** 9.7 acres (+/-)

**Price:** **\$85,000.00**

**Terms:** Cash, New Loan

### Utilities Available:

<b>Water</b>	No proposed public water system — well needed
<b>Sewer</b>	No proposed public sewer system — septic needed
<b>Electricity</b>	High Plains Power — service installed on lot 30
<b>Propane</b>	Needed
<b>Telephone</b>	Dubois Telephone Exchange — service installed on lot 29

**Taxes:** \$613.00

### Remarks:

Located approximately 10 miles east of Dubois in the Red Creek Ranch Addition. Enjoy end of road privacy (cul-de-sac) on this 9.7 acre parcel consisting of 4 lots which may be purchased separately.

Lot 27 - 3.04 acres - \$37,500 - Utilities needed

Lot 28 - 3.13 acres - \$32,500 - Utilities needed

Lot 29 - 1.87 acres - \$33,000 - Phone service installed

Lot 30 - 1.66 acres - \$24,500 - Electric service installed

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.