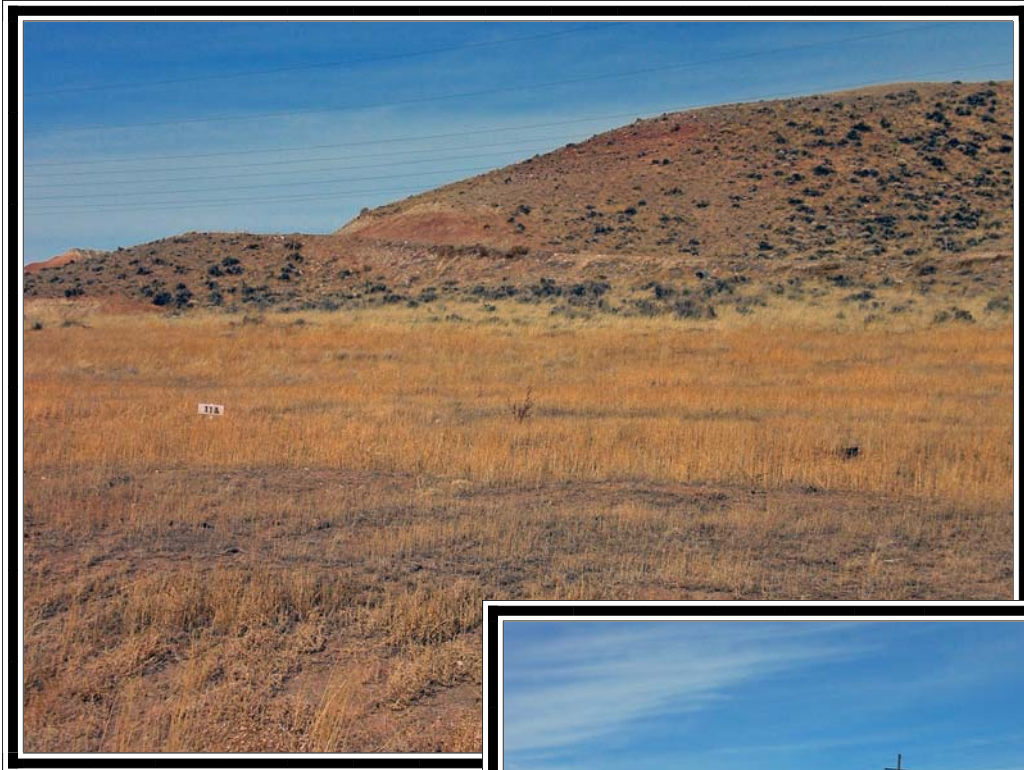




2537

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



Opportunity knocks!



Vacant Land #2537

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

Location: 36 Gilliland Avenue, Dubois, Wyoming

Legal Description: Lot 11A, Replat of Lots 6, 7, 8, 9, 10, 11, 16, 17 & 21,
Painted Hills Estates, Fremont County, Wyoming.

Lot Size/Acreage: 1.86 acres, more or less

Price: **\$55,000.00**

Terms: cash or new loan

Utilities Available:

Water	Municipal water available in street. Taps 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: \$280.00

Remarks: Opportunity knocks! Excellent commercial building lot moments from downtown Dubois and located out of city limits. Municipal water line available in adjacent road and electric close by.

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.