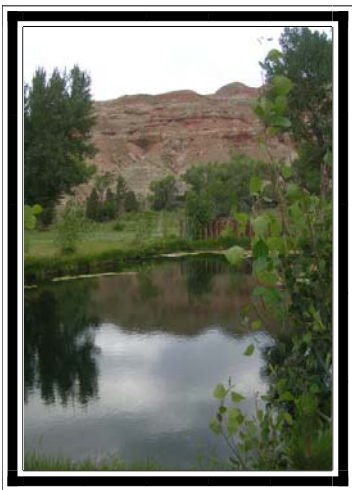




# 2453

207 W. Ramshorn Street  
P.O. Box 663 Dubois, WY. 82513  
307-455-2452  
Email: [propertyinfo@bertmiltonrealty.com](mailto:propertyinfo@bertmiltonrealty.com)  
Web: [www.bertmiltonrealty.com](http://www.bertmiltonrealty.com)





**Residential Property  
# 2453**

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**LOCATION:** 38 River Park, Dubois, Wyoming

**LEGAL DESCRIPTION:** Lots 9 and 9A, River Park Subdivision, 2nd filing, Fremont County, Wyoming containing 1.4 acres, more or less.

**PRICE:** **\$249,000.00**

**TERMS:** Cash, new loan

**UTILITIES:**

**YEAR BUILT:** 1978

- water** Private well
- sewer** Private septic
- electric** High Plains Power
- propane** Tank needed
- telephone** Dubois Telephone Exchange

**TAXES:** \$1,442.00

**REMARKS:** RIVER FRONTAGE! This property has approximately 1.4 acres with direct access to the Wind River. The recently updated 2 bedroom, 2 bath home has new laminate flooring, lighting fixtures, interior paint and more. A large wrap-around deck that steps into a private backyard with native cottonwood trees, fish pond, and don't forget the RIVER! Plenty of storage with the 2 car attached garage, PLUS a detached shop/garage. A must see property!

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>other</i>
<i>Main Level</i>	1,408	2	2	Electric baseboard & Forced air gas furnace	N/A	Wrap around deck	Laminate & Tile	2 car attached & 1 car detached	Sunroom
<i>Basement</i>	1,120						concrete		Utility room