



# 2570

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  
# 2570**

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

**LOCATION:** 412 S. First Street, Dubois, Wyoming

**LEGAL DESCRIPTION:** Lengthy, containing 13,939 square feet, more or less,  
— call listing office

**PRICE:** **\$164,500.00**

**TERMS:** Cash or New Loan

**UTILITIES:**

**YEAR BUILT:** 1950

- Water:** City
- Sewer:** City
- Electric:** High Plains Power
- Propane:** N/A
- Telephone:** Dubois Telephone Exchange

**TAXES:** \$1,955.36

**REMARKS:** Priced way below assessed value this wonderful riverfront home is move-in ready. French doors lead out to the deck so you can sit and relax while the river flows by. The three bedroom home features a large living area, kitchen with breakfast bar, formal dining room, walkout basement with a family room, bedroom and bath. Lovely flower gardens and a delightful mix of trees and shrubs will surely please your green thumb. To top it all off it's **COMMERCIALLY ZONED** with highway access for a business if you want!

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>Level 1</i>	1745	2	3/4	Electric	N/A	Back Deck	Vinyl & Carpet	Detached single & carport	Fenced
<i>Basement</i>	864	1	3/4	Wood	Wood Stove	Walkout to enclosed greenhouse	Carpet	N/A	Family, storage & utility rooms

Realtor interest