



# 2552

207 W. Ramshorn Street  
P.O. Box 663 Dubois, WY. 82513  
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## *Vacant Land* #2552

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**Location:** 423 Union Pass Road, Dubois, Wyoming

**Legal Description:** Lot 12, Warm Springs Mountain Subdivision, Addition No. 1, Fremont County, Wyoming.

**Lot Size/Acreage:** 2.30 acres, more or less

**Price:** **\$98,500.00**    **Terms:** Cash or new loan

### **Utilities Available:**

<b>Water</b>	Well present on property
<b>Sewer</b>	No proposed public sewer system — septic needed
<b>Electricity</b>	High Plains Power
<b>Propane</b>	Not applicable
<b>Telephone</b>	Dubois Telephone Exchange

**Taxes:** \$690.30

**Remarks:** You'll rarely find such a treasure of a lot directly off Union Pass Road. There is a lovely mixture of trees and meadow and there is a water well already drilled on the property. Just down the road from three mountain lodges, national forest access, fishing, hiking, hunting, ATV & snowmobile trails and horseback riding. This piece of property awaits your mountain cabin so hurry before it's gone!

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.