



# 2452

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)



*Beautiful, timbered lot  
bordering the Shoshone  
National Forest*



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## Vacant Land # 2452

**Location:** 42 Lookout Court, Dubois, Wyoming

**Legal Description:** Lot 93, Porcupine Subdivision, Filing #2 Fremont County , Wyoming

**Lot Size/Acreage:** 7.07 acres +/-

**Price:** **\$104,900.00**

**Terms:** Cash, new loan

### Utilities Available:

<b>Water</b>	No proposed public water system — Cistern needed
<b>Sewer</b>	No proposed public sewer system — septic needed
<b>Electricity</b>	High Plains Power — new service needed
<b>Propane</b>	New service needed
<b>Telephone</b>	Dubois Telephone Exchange — new service needed

**Taxes:** \$460.00

**Remarks:** Direct access to National Forest Lands makes this 7 acre (+/-) lot a unique property. A perfect location for a summer cabin or winter snowmobile retreat. Explore the local historical sites, access the thousands of acres of public lands, ride the hundreds of miles of snowmobile trails; these are only a few activities waiting for you. Protective covenants apply.