



# 2452

207 W. Ramshorn Street  
P.O. Box 663 Dubois, WY. 82513  
307-455-2452  
Email: [propertyinfo@bertmiltonrealty.com](mailto:propertyinfo@bertmiltonrealty.com)  
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*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:** **\$159,900.00**

**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.

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.