



# 2610

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)





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## Vacant Land

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**Location:** 67 Hart Trail, Dubois, WY

**Legal Description:** Fraction of Lake Outlot B, Upper Little Warm Springs Sub-division, Fremont County, WY.

**Lot Size/Acreage:** 11.42 acres

**Price:** \$159,900.00

**Terms:** Cash, new loan

### Utilities Available:

<b>Water</b>	Warm Spring Water District — new service 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:** \$914.00

**Remarks:** The Wind River Mountain Range envelopes this wonderful acreage and offers stunning views all around. Located on the land is a seasonal reservoir that provides a wonderful riparian habitat adding to the park like feel of this property. Nearby access to the Shoshone National Forest is just up the road. A spectacular spot for a permanent residence or weekend getaway.

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.