



# 2377

207 W. Ramshorn Street  
P.O. Box 663 Dubois, WY. 82513  
307-455-2452  
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**Residential Property  
# 2377**

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**LOCATION:** 85 Fir Road, Dubois, Wyoming

**LEGAL DESCRIPTION:** Lot 27, Warm Springs Mountain Subdivision, 2nd Filing, Fremont County, Wyoming containing 3.5 acres more or less.

**PRICE:** \$121,900.00

**TERMS:** Cash, new loan

**UTILITIES:**

**water** Private well  
**sewer** Private septic  
**electric** High Plains  
**propane** n/a  
**telephone** DTE

**YEAR BUILT:** 1975

**TAXES:** \$1,092.00

**REMARKS:** This cabin, nestled in the pines in the Union Pass area, can fulfill your dreams of owning a mountain cabin getaway. Modern amenities include a well, septic system, power, telephone and a DSL connection. This property is located in close proximity to the Continental Divide Trail System and the Shoshone National Forest where your choices of outdoor recreation are endless. If you need more room to relax, the 3.5+ acres lot has excellent building sites to complete your sanctuary. Live in the cabin or use it as guest quarters; either way your hideaway in the mountains is waiting.

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>Main Level</i>	520	n/a	1	Electric And Wood Stove	Wood Stove	Yes	Carpet	No	