



2515

207 W. Ramshorn Street
P.O. Box 663 Dubois, WY. 82513
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Vacant Land # 2515

Location: Gun Notch Drive, Dubois, Wyoming

Legal Description: Lot 8, Aspen Meadows Subdivision, Filing #1, Fremont County, Wyoming.

Lot Size/Acreage: 2.02 acres (+/-)

Price: \$109,000.00

Terms: Cash, New Loan

Utilities Available:

| | |
|--------------------|---|
| Water | Private well |
| Sewer | No proposed public sewer system — septic needed |
| Electricity | High Plains Power — new service needed |
| Propane | New service needed |
| Telephone | Dubois Telephone Exchange — new service needed |

Taxes: \$630.00/2009 tax year

Remarks:

Rare opportunity to own property in Aspen Meadows Subdivision. This lot offers picture perfect views of the Absaroka Mountains and Dunoir Valley. This is a great spot to build your new home or vacation getaway. Mature pine and aspen trees are a great start for naturally landscaping your property. Quiet solitude and not too far from outdoor recreation areas, mountain lodges and fun living.

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.