



# 2527

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)



**360° Views!**



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## Vacant Land # 2527

**Location:** Hart Trail and Hart Court

**Legal Description:** A portion of Lot 94 of Upper Little Warm Springs Creek Subdivision (sks Lot 94 B)

**Lot Size/Acreage:** 8.062 more or less

**Price:** **\$99,000.00**

**Terms:** Cash, new loan, mutually agreed upon terms

### Utilities Available:

<b>Water</b>	Warm Springs water District
<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:** \$ 1,116.58 property tax / \$441.00 water district

**Remarks:** Take a look at this lot offering 360 degree views of the valley and ability to hook onto the Warm Springs water system. Just five minutes from downtown Dubois.