



# 2521

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 # 2521

**Location:** Horse Creek Road, Dubois, WY

**Legal Description:** Lot 3, Pickett Addition to the Town of Dubois, Fremont County, Wyoming.

**Lot Size/Acreage:** 1.18 acres, more or less

**Price:** \$47,000.00

**Terms:** Cash or new loan

### Utilities Available:

<b>Water</b>	Town of Dubois — Tap fees required
<b>Sewer</b>	Town of Dubois — Tap fees required
<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:** \$355.00

**Remarks:** Top location! You couldn't have planned it better. Gift shops, restaurants, schools, library...they're all within walking distance of this one plus acre lot located along Horse Creek Road. Enjoy incredible mountain views from the elevated portion of this lot. A building site has been cleared and is awaiting your new home. Don't miss this opportunity.

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.