



# 2465

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## Vacant Land # 2465

**Location:** Leseberg Avenue, Dubois, WY.

**Legal Description:** Lot 100, Painted Hills Estates II, Fremont County, WY.

**Lot Size/Acreage:** 2.45 acres, more or less

**Price:** **\$53,900.00**

**Terms:** Cash, new loan

### Utilities Available:

<b>Water</b>	No proposed public water system — Private well 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:** \$479.00

**Remarks:** If you're looking for an affordable building site, look no further. This level lot has 2.45 acres +/- and access to power and telephone lines. Located just east of Dubois in the Painted Hills Estates where views of the Wind River Mountains are prevalent and accessible nearby public lands make this an ideal location to build your new home. Property owners in this development enjoy access to the Wind River as well through a community park area that runs along the banks of the river. This is a no horse lot and covenants apply.

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.