



207 W. Ramshorn Street
P.O. Box 663, Dubois, WY 82513
307-455-2452
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Vacant Land

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Vacant Land # 2588

Location: 11 miles east of Dubois, Wyoming, U.S. Highway 26/287

Legal Description: Lot 5 and Lot 8 of Section 2, Lot 6 of Section 3, T5N, R6W, WRM, Fremont County, Wyoming

Lot Size/Acreage: 80 acres, more or less

Price: \$1,299,000.00

Terms: cash, new loan

Utilities Available:

Water	No proposed public water system — private well needed
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: Taxes on this 80 acre parcel will have to be established by the Fremont County Assessor as it is currently being assessed as part of other lands and has not yet been split out for tax purposes.

Remarks: One of the most unique properties in the Upper Wind River Valley, this 80 acre tract boasts some of the finest fishing habitat on the river. An oasis for wildlife, pasture for horses and numerous building sites to choose from. Year round access and no restriction or protective covenants.