



2512

207 W. Ramshorn Street
P.O. Box 663 Dubois, WY. 82513
307-455-2452
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Vacant Land # 2512

Location: Water Gulch Trail, Dubois, Wyoming

Legal Description: Fraction of Lot 99, Upper Little Warm Springs Creek
Subdivision, Fremont County, Wyoming

Lot Size/Acreage: 4.61 acres, more or less

Price: **\$83,900.00**

Terms: Cash, new loan

Utilities Available:

Water	Private well (property also within ULWS water district)
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: \$731.00 — 2008

\$416.00 — Warm Springs Water District Assessment

Remarks: This very private and beautiful view lot boasts trees and lovely rock outcroppings. This is a must see for the discerning buyer.