



# 2512

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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:** **\$75,500.00**

**Terms:** Cash, new loan

### **Utilities Available:**

<b>Water</b>	Private well (property also within ULWS 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:** \$700.00 — 2010

\$570.00 — 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.