



2898

207 W. Ramshorn Street
P.O. Box 663, Dubois, WY 82513
307-455-2452
Email: propertyinfo@bertmiltonrealty.com
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Vacant Land

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Location: 00 Government Road, Dubois, WY

Legal Description: Lot 66, Re-subdivision of Lot B and Lots 42-88, Long Creek Subdivision, First Filing, Fremont County, WY

Lot Size/Acreage: 1.0 acre, more or less

Price: \$20,000.00

Terms: Cash, new loan

Utilities Available:

Water	Water well needs drilled
Sewer	Private Septic System needed
Electricity	High Plains Power — new service needed
Propane	New service needed
Telephone	Dubois Telephone Exchange — new service needed

Taxes: \$250 estimated

Remarks: This mountain property development, surrounded by national forest, offers lots of privacy. Located off Long Creek Road, the area is well known for its abundance of wildlife. The subdivision is without restrictions so you can build a hunting cabin, vacation getaway, try off-grid living or just have a place to park your camper for awhile. Access is limited but you can snow mobile in/out in the winter if plowing isn't an option. The popular Sheridan Creek road is just minutes away for access to the Wind River, Continental Snowmobile Trail, hunting, hiking and riding.

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.