



# 2899

207 W. Ramshorn Street  
P.O. Box 663, Dubois, WY 82513  
307-455-2452  
Email: [propertyinfo@bertmiltonrealty.com](mailto:propertyinfo@bertmiltonrealty.com)  
Web: [bertmiltonrealty.com](http://bertmiltonrealty.com)





# Vacant Land

# 2899

207 W. Ramshorn Street  
P.O. Box 663, Dubois, WY 82513  
307-455-2452  
Email: [propertyinfo@bertmiltonrealty.com](mailto:propertyinfo@bertmiltonrealty.com)  
Web: [bertmiltonrealty.com](http://bertmiltonrealty.com)

**Location:** 00 Long Creek Road, Dubois, WY

**Legal Description:** Lot 63, Re-Subdivision of Lot B and Lots 42 through 88, Long Creek Subdivision, First Filing, Fremont County, WY

**Lot Size/Acreage:** 1.42 acre, more or less

**Price:** **\$20,000.00**                      **Terms:** Cash, new loan

**Utilities Available:**

<b>Water</b>	Well needs drilled
<b>Sewer</b>	Private Septic System 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:** \$250 estimated

**Remarks:** This lot bordering national forest, offers privacy and wide open views. Located off Long Creek Road, the area abounds with deer, elk, antelope, coyotes and the occasional bear or wolf. Fishing is available in the nearby Wind River at the popular Sheridan Creek area. The development is without restrictions so you can build a hunting cabin, mountain retreat, try off-grid living or park your camp trailer. Access is limited so you'll need to snowmobile in/out in the winter if plowing isn't an option.

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.