



2851

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





Vacant Land

#2851

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Location: 000 Clubhouse Drive, Dubois, WY

Legal Description: Lot 5, Warm Springs Addition #3, Town of Dubois, Fremont County, WY

Lot Size/Acreage: 2.36 acres, more or less

Price: **\$41,900.00**

Terms: Cash, new loan

Utilities Available:

Water	City Water—new service needed
Sewer	City Sewer—new service needed
Electricity	High Plains Power — new service needed
Propane	New service needed
Telephone	Dubois Telephone Exchange — new service needed

Taxes: \$379.23

Remarks: Town water/sewer are available to serve this 2.3+ acre lot located near the golf course. Expansive views of the Upper Wind River Valley, Absaroka and Wind River Mountain Ranges. Borders town property offering protection from development behind the lot. Owner has been paying availability fees lessening the future tap fees. An excellent, elevated building location. Horses are allowed per the covenants, however town approval will be required.

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