



# 2874

207 W. Ramshorn Street  
P.O. Box 663, Dubois, WY 82513  
307-455-2452  
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Residential Property  
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**LOCATION:** 26 Fir Road, Dubois, WY

**LEGAL DESCRIPTION:** Lot 5, Warm Springs Mountain Subdivision, Fremont County, WY containing 3.04 acres, more or less.

**PRICE:** **\$285,900.00**

**TERMS:** Cash, new loan

**UTILITIES:**

**water** Private Well  
**sewer** Private Septic  
**electric** High Plains Power  
**propane** Installed  
**telephone** DTE

**YEAR BUILT:** 2005

**TAXES:** \$1,494.08

**REMARKS:** Looking for a weekend retreat or full time residence? This two bedroom, two bath log sided home located high in the mountains, with snow in the winter and cool air in summer is surrounded by nature's beauty all year round. Quality construction featuring: Vaulted ceilings, hardwood floors large deck, loft and large lower level garage with ample storage. National forest access minutes away, with access to 800+ miles of groomed snowmobile trails, excellent hunting and fishing nearby.

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.

	<i>Sq. Ft.</i>	<i>Bedrooms</i>	<i>Baths</i>	<i>Heating</i>	<i>Fire place</i>	<i>Deck/patio</i>	<i>Floors</i>	<i>Garage</i>	<i>other</i>
<i>Upper Level</i>	1,312	2	1	Electric	n/a	yes	Hard wood & tile	n/a	Loft
<i>Basement Level</i>	1,040	n/a	1	Electric	n/a	n/a	Concrete	2-car plus	n/a