



# 2852

207 W. Ramshorn Street  
P.O. Box 663, Dubois, WY 82513  
307-455-2452  
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## Vacant Land #2852

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**Location:** 33 Riverview Drive, Dubois, WY

**Legal Description:** Lot 118, Painted Hills Estates #2, Fremont County, WY

**Lot Size/Acreage:** 2.52 acres, more or less

**Price:** \$55,100.00

**Terms:** Cash, new loan

**Utilities Available:**

<b>Water</b>	Existing private well
<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:** \$321.00

**Remarks:** Build your home on this great lot in popular Painted Hills Estates. This level lot has great views of the Wind River Mountains to the south and has the dramatic painted hills as a backdrop. The property is very near to the private Painted Hills Park where you can toss a fishing line in the Wind River and catch your dinner or just go meander on a leisurely walk. Year round access with downtown Dubois just a few minutes away. Within easy riding or hiking distance to public lands that border the subdivision. Power and telephone are in the road and there is an existing water well.

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.