



2452

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



*Beautiful, timbered lot
bordering the
Shoshone National Forest*



Vacant Land # 2452

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

Location: 42 Lookout Court, Dubois, Wyoming

Legal Description: Lot 93, Porcupine Subdivision, Filing #2 Fremont County , Wyoming

Lot Size/Acreage: 7.07 acres +/-

Price: **\$108,900.00**

Terms: Cash, new loan

Utilities Available:

Water	No proposed public water system — Cistern needed
Sewer	No proposed public sewer system — septic needed
Electricity	High Plains Power — new service needed
Propane	New service needed
Telephone	Dubois Telephone Exchange — new service needed

Taxes: \$520.00

Remarks: Direct access to national forest lands makes this 7+ acre lot a unique property. A perfect location for a summer cabin or winter snowmobile retreat. Explore the local historical sites, access the thousands of acres of public lands, ride the hundreds of miles of snowmobile trails; these are only a few activities waiting for you.

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.