



2854

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





Residential Property
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LOCATION: 4342 US Highway 26, Dubois, WY

LEGAL DESCRIPTION: Lengthy, please contact listing office. This property contains 40 acres, more or less.

PRICE: \$945,900.00

TERMS: Cash, new loan

UTILITIES:

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

YEAR BUILT: 1993

TAXES: \$3,941.00

REMARKS: Beautifully crafted 3,090 sq. ft. four bedroom, four bath log home, 1,780 sq. ft. guest house, horse barn, outdoor riding arena, creek frontage with 40 acres of land. Nearby access to national forest and BLM lands and views of the Wind River Mountains. Main house amenities include vaulted ceilings, hot water heating, river rock fireplace with insert, wood floors, ample storage and attached two car garage. Guest house includes open floor plan, two bedrooms, two baths, bonus room, laundry and more. Call for more information and photos.

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>Main House</i> | 3,090 | 4 | 4 | Hot water, Wood | Wood stove insert | Covered front porch | wood | Attached 2-car | Office/ bonus room |
| <i>Guest House</i> | 1,780 | 2 | 2 | Propane, pellet and electric | Pellet stove | n/a | Wood & tile | n/a | Bonus room |