



# 2735

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

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**Location:** 5 Painted Hills Drive, Dubois, WY

**Legal Description:** Lot 64, Painted Hills Estates #2, Fremont County, WY

**Lot Size/Acreage:** 2.91 acres, more or less

**Price:** \$59,900.00

**Terms:** Cash, new loan

**Utilities Available:**

<b>Water</b>	Town of Dubois —new service needed
<b>Sewer</b>	Private septic will need to be installed
<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:** \$345.98

**Remarks:** A rare building location adjoining public lands with direct access to State and BLM. Horses are allowed on this 2.9 acre lot and property owners in this development have access to the Wind River via a community park. Additional river access is a short walk away on the nearby BLM lands. Town water is available as is electric service, phone and internet services. If you are looking for a building location with views, public land access and wildlife, at a reasonable cost, look no further.

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.