



# 2482

207 W. Ramshorn Street  
P.O. Box 663, Dubois, WY 82513  
307-455-2452  
Email: [propertyinfo@bertmiltonrealty.com](mailto:propertyinfo@bertmiltonrealty.com)  
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# Vacant Land

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**Location:** 000 Hart Trail, Dubois, WY

**Legal Description:** FR of Lots 91 and 92, Upper Little Warm Spring Creek Sub-division, Fremont County, WY. Please contact the listing office for a more precise legal description.

**Lot Size/Acreage:** 7.99 acres, more or less

**Price:** \$99,900.00

**Terms:** Cash, new loan

**Utilities Available:**

<b>Water</b>	Warm Springs Water District
<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:** Property: \$367.20  
Water Assessment: \$436.82

**Remarks:** Awesome views of the Absaroka Mountains and still only minutes from town. Access to nearby national forest and BLM lands. Electric, telephone and water service lines are available.

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.