



2836

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





Vacant Land #2836

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

Location: 1574B Warm Springs Creek Road, Dubois, WY

Legal Description: Lot 10, Wagon Box Highlands Subdivision (Replat of Lot 8B) Fremont County, WY

Lot Size/Acreage: 3.085 acres, more or less

Price: **\$115,000.00**

Terms: Cash, new loan

Utilities Available:

Water	Private well needed
Sewer	Private Septic System needed
Electricity	High Plains Power — new service needed
Propane	New service needed
Telephone	Dubois Telephone Exchange — new service needed

Taxes: \$363 estimated

Remarks: Across the road from National Forest! This gently sloping lot with fantastic views is in the heart of recreational paradise, offering snowmobiling, ATVing, riding, fishing, hunting, hiking and more. Warm Springs Creek is within walking distance so you can throw a line in and catch your dinner. This lot borders the neighborhood spring that flows out of the hillside where locals gather water for their use. Very near the area lodges for a bit of socializing, dinner, drinks and fun. If you've been dreaming about building a mountain cabin, it's your lucky day because this lot would be perfect for fulfilling that dream!

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.