



\$103,000

MLS #18-250

2.3 ACRES

RARE FIND! Last of its kind on the mountain top! Fishing, hunting, snowmobiling, hiking, ATV riding...and more at your doorstep. Within 2 hrs on a gorgeous drive to National Parks and Jackson Hole! 2.30 acres, cleared & ready for building. One of the few beautiful wooded lots on top! Mature evergreens offer a windbreak & shelter for wildlife Hand planted wildflowers & many sapling evergreens from the Dept. of National Forest, which have been nurtured over the years. An open view that will never be obstructed, where wildlife come to drink & graze. Firewise approval rating. Evenly shaped parcel with a perfect central rise for a cabin. Split rail fence along the front & posts dug on the side & back of the property. On a county maintained road for year round residential & emergency access, grated & snow plowed at no charge. Well water on the property, that many of the lots don't have .

- * Includes a delivered mail (most do not). box is a 2 min walk from the lot.
- * Walking distance to local restaurants/bars as open.
- * ONLY 1/4 mile from entrance to 2.5 million acres of Shoshone National Forest. High (8500 ft.),

Clearly a cool location!

**RARE
FIND**

**IN UNION
PASS ROAD/
COMMUNITY,
DUBOIS,
WYOMING**

**CLOSE TO
JACKSON HOLE**

**Kimmy Potter—Sales Agent
208-201-3282
Broker/Owner—Fred Goffstein
16 KingFisher Rd. Dubois, WY,
307-690-9499**



WYOMING MOUNTAIN PROPERTIES