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**\$245,000**

• Best Subdivision in Dubois, WY!!

**11 Grandy Reservoir Tr**

Don't let these 4.7 & 5.9 acre lots in Upper Little Warm Springs Creek Subdivision pass you by! Last & best lots available on Sugarfoot Trail, Fremont Co. & Wyoming! Properties back up to MILLIONS OF ACRES of the Shoshone National Forest! Your backyard IS the National Forest! These beautiful lots are nestled in the Wind River Mountains & look out across the Absaroka Mountains & stunning Ramshorn Peak. Views stretch forever from the Alpine meadows. Lots of Wildlife -- herds of deer, elk & moose are commonly seen. Easy access to the Shoshone National Forest road system from properties -- Subdivision road connects with Wildcat Loop to Union Pass, Pinedale & Bridger-Teton National Forest.

Offered at \$245,000

**5.9 ac**  
**Backs to**  
**2.5 mil-**  
**lion acres**  
**Natl. For.**  
**DUBOIS,**  
**WYOMING**

**East WY Gateway**  
**to National Parks**

Broker/Owner—Fred Goffstein  
16 KingFisher Rd, Dubois, WY,  
307-690-9499

Possible owner financing  
Property characteristics

- Views of Ramshorn Peak, Dubois Badlands, Absaroka Range & Wind River Range
- Properties back up to Shoshone National Forest!
- Private Driveway & Entrance Gate
- Electric, Phone & Water Immediately Available
- Lots of Wildlife!
- Both are Horse Properties
- Hunter's Paradise
- Outdoor Recreationist's Dream
- 1 Hr. to Riverton, WY Airport
- 1 Hr/20 Min. to Jackson Hole, WY Airport



WYOMING MOUNTAIN PROPERTIES

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