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2/1/2018 9:49 AM

**\$95,000**

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, wildflowers & Hand planted 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. Fire-wise 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**

**Broker/Owner—Fred Goffstein  
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WYOMING MOUNTAIN PROPERTIES