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Preview MAY 2021
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307.286.5859



Kelsie Renneisen
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307.757.6073



Lindee Wiltjer
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307.631.4620



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ON THE COVER... **#1 PROPERTIES**

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O: (307) 316-5405
C: (307) 630-9805



Kelsey Escobedo

Loan Originator
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O: (307) 316-3422
C: (307) 630-4307



April Matthie

Loan Originator
NMLS# 281255
O: (307) 316-5403
C: (307) 421-5547



Darci McCluskey

Loan Originator
NMLS# 1772393
O: (307) 224-2654
C: (307) 631-5852



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NMLS# 1601367
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C: (307) 287-0365



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O: (307) 475-6042
C: (307) 630-2806



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O: (307) 365-6932
C: (307) 365-6932



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O: (307) 316-5404
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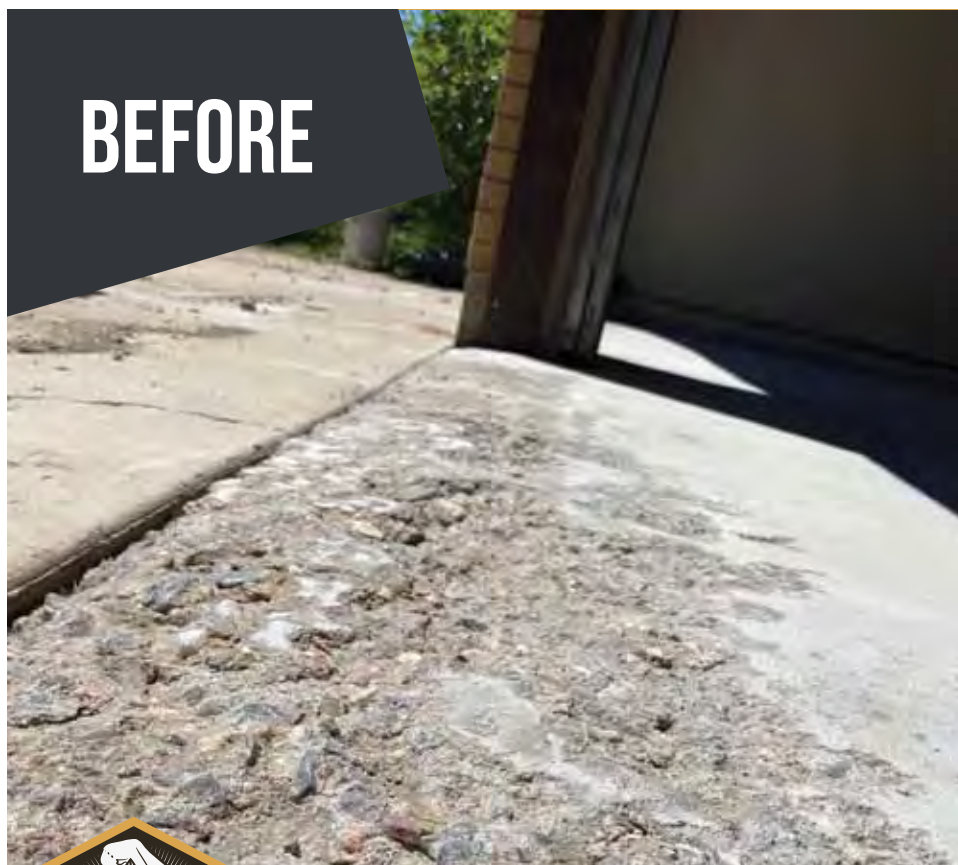
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201 5th St. • \$85,000 Chugwater, WY

Looking for a spot to build in small town America? Look no further than Chugwater Wyoming. Residential building lots 100x127 total of 5 lots included. Tap fees have already been paid and are in place.

Max Minnick • 421-4906 #81495



Lot 4 Chugwater Industrial Park \$165,000 • Chugwater, WY

Commercial City lot located in Chugwater, WY.

Max Minnick • 421-4906 #81519



4620 Grandview #201

This space is located in the Avanti Piazza in the heart of the Dell Range corridor. Previously leased as a medical facility this space is highly suitable for medical offices such as chiropractic, testing centers, or a myriad of other medically related uses. There are multiple rooms for examination purposes complete with a bathroom in each. While the former use was perfect, this multi-use space would adapt well to an office environment as well. There is a reception area, break rooms and plenty of storage. For lease.

Linda Weppner • 630-0955 #81761



332 McComb Ave. • \$195,000

Great investment property for first-time home buyer! New roof, painted on the exterior - all inspections have been done and repairs are completed - no worries for the new home buyer. Home also has new furnace and water heater. The 2 bedrooms and 1 bath complete the list!

Judy Edgar • 631-1126 #81846



4100 Magnolia Dr. • \$279,999

Here is a very nice 4 bedroom, 2 bath ranch style home located near schools and shopping. Updated kitchen with granite countertops. Check it out today!

Judy Edgar • 631-1126 #81844



Lot 3 Chugwater Industrial Park \$225,000 • Chugwater, WY

Commercial city lot located in Chugwater, WY.

Max Minnick • 421-4906 #81520



302 5th St. • \$129,000 Chugwater, WY

Large lot in Chugwater with a 2014 manufactured home that has been fully remodeled. Features 4 bedrooms, 3 bathrooms and 2-car detached garage. Garage is a brand new pole barn style with electric including service for welder/air compressor.

Max Minnick • 421-4906 #81093



5125 Penny Ln. • \$184,999

This is a great opportunity for a first-time home buyer or investor. Home has a great rental history. Three-bedroom, 2 bath townhome with a 2-car detached garage.

Judy Edgar • 631-1126 #81859



2303/2305 Westland Rd. \$350,000

Great Property - zoned light industrial - good for a car lot.

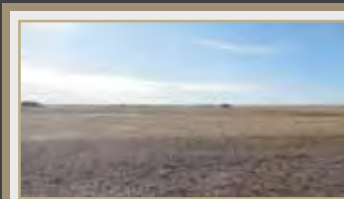
Marvin McNally • 220-8340 #81501



3520 Concord Rd. • \$325,000

A diamond not so rough! Over 3,300 sq. ft. in Eastridge with a full basement. A custom fireplace with custom duct work and its own thermostat that heats the entire house, plus a gas furnace. An oversized garage with workspace off the ally with one 10' door, one 8' door. The house needs a little updating. Selling as is.

Rob Higgins • 631-0448 #81713



TBD Scenic Ridge Dr. • \$95,000

Just a short drive West on Horsecreek. You'll enjoy 663.38 acres of open space with mountain view, natural prairie landscape and wildlife. Natural gas, 3-car garage minimum, 2 horses allowed per tract, minimum sq. ft. 1500 ranch or 1800 sq. ft. multi-level. Great access with a possible walk-out basement.

Tammy Tschacher • 631-2885 #81505

New Listing

**808 Artesian Rd. • \$29,900**

Almost 1/4 acre lot, fully fenced. Property includes a mobile home that is not affixed to the land.

Max Minnick • 421-4906 #81864

New Listing

**4409 Ontario Ave. • \$280,000**

Here is a great family home in a neighborhood close to schools and shopping. It is situated on a large corner lot. Tri level with 3 bedrooms and 2 baths. It has new carpeting (less than 2 months old). Come see it today. You will not be disappointed!

Judy Edgar • 631-1126 #81789

Under Contract

Commercial

**TBD Commerce Dr. • \$2,700,000 Laramie, WY**

A great place for your business! I-80 frontage with great visibility and easy access. Owner would consider subdividing this property into 2 or possibly 3 parcels. Great place for a car sales lot, restaurant or any retail. Just across the street from Wyo Tech, so it is highly visible. Priced to sell.

Mike Hutton • 630-2735 #81275



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Broker Associate
640-0855



Asha Bean
Sales Associate
286-0269



Tammy Tschacher
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**TBD 6th St. • \$35,000 Chugwater, WY**

Double lot ready to build on in Chugwater! Water and sewer traps have already been installed.

Max Minnick • 421-4906 #79132

**TBD 6th St. • \$15,000 Chugwater, WY**

Large city lot located in Chugwater. Ready to build your dream home on.

Max Minnick • 421-4906 #79131

Under Contract

Commercial Lease

**4620 Grandview Ave. #104 Lease**

This is a great space for an office setting such as insurance, financial services or any other "walk-in" business. High traffic, high visibility area. Nice, paved lot. Call listing agent for details. Lease rate plus CAM (Common Area Maintenance) applies. Lease.

Linda Weppner • 630-0955 #77622



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Price Reduced

**5595 Road 212 • \$399,999 Pine Bluffs, WY**

Large 6 bedroom home located in the country with a park-like setting surrounded by farmland. Property comes with a 40x70 airplane hangar - no covenants. Home also features a beautiful, large deck to spend your evenings enjoying the view of the bluffs. Here's your chance to own a little piece of heaven.

Judy Edgar • 631-1126 #81069

**Brees Field • \$310,000 Laramie, WY**

Building only at Brees Field Airport in Laramie. There is a 50x60 hangar and living space on both sides. Full kitchen, baths and laundry. Hangar is currently rented, so much potential. Rent it out or use it for your own company plane.

Mike Hutton • 630-2735 #81274

**TBD E. Four Mile Rd. \$330,000**

Very desirable 55 acres with E. Four Mile frontage. Perfect for subdivision for homes. This is currently income property as it has an oil well that pays the owner \$8,685 per year. Rural, but close to town.

Mike Hutton • 630-2735 #79320



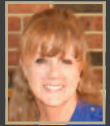
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**TBD E. Four Mile Rd. \$478,500**

Vacant land just waiting to be developed. Gas and electricity at the street. Builders, this parcel is just minutes from town so you can build your dream subdivision.

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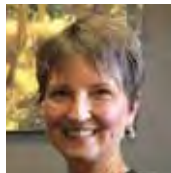
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307.630.8929



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1039 Melton St. • \$385,000



UNDER CONTRACT

"Upgraded Quad-Level in Indian Hills"

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414 W. Allison Rd. • \$450,000



UNDER CONTRACT



"Remarkable Close-in Rural Property"

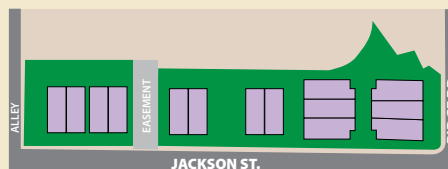
1-1/2 Story home with 5 bedrooms, 3 baths and

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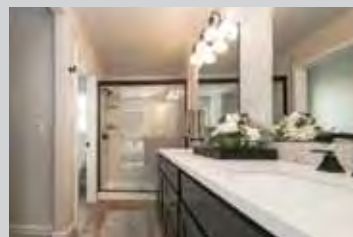
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TBD Blaze Blvd.
\$95,000
 43.23 Acres of hills and rock outcroppings with great views in Diamond B subdivision. Several potential building sites. Reasonable covenants allow 12 head of livestock per tract. Rural Wyoming land within 25 miles of Cheyenne. A small portion of this tract is in the flood plain, and a culvert will help with access!

2676 US Hwy 85
\$149,000
 20 Acres of vacant land, opportunity for many uses with Laramie County Planning Board approval. Outside county zoning, current use is industrial vacant land. Residential use is also an option with county approval.

752 Century Hills
Under Contract
\$390,000

Tr. 158 & 165 Black Jack Blvd.
Under Contract
\$195,000

Cathy Anderson
 307-214-0687
 canderson@propertyex.com

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Cheyenne "MVT" Real Estate



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Sales Associate/Owner
307-287-8230
tanya@propertyex.com



Lisa Bates
Sales Associate/Owner
307-214-3866
bates104@msn.com



John Watkins
Associate Broker/Owner
307-421-5516
jwatkins@propertyex.com



Steven Lenhardt
Sales Associate/Owner
307-286-6438
slenhardt@propertyex.com



Jerry Ciz
Associate Broker/Owner
307-631-1359
realestate@jerryciz.com



610 E. 7th St. • \$210,000
Amazing property for a first time home buyer or an investor. Two bedrooms on the main. New flooring on the main level. One bedroom downstairs with an additional kitchen downstairs. One-car garage, carport and shop space.

John Watkins • 421-5516



Sweetgrass Residential Lots Available Now
Sweetgrass Subdivision is Cheyenne's newest premier neighborhood conveniently located off College Dr. with easy access to I-25 and I-80. Sweetgrass will be the first neighborhood in Cheyenne with a Village concept in mind and coming soon! Build ready lots are available now for single family, twinhome, multi-family and commercial development. Lots starting at \$62,000.
Tanya Keller • 287-8230



Call One of Our Agents and Consider It Sold!



Tract 7 Little Star Dr. • \$110,000
Perfect place to come build your dream home. Rolling hills, beautiful views and natural wildlife. Just over 15 acres with underground power and natural gas at the street. Relaxed covenants. Horses welcome!

John Watkins • 421-5516



Tract 9 Little Star Dr. • \$110,000
Perfect place to come and build your dream home. Rolling hills, beautiful views and natural wildlife. Located just 11 miles west of Horse Creek Rd. This lot is just over 16 acres. Lot sits on the corner and you can access in from the east or south.

John Watkins • 421-5516



3684 Scout Rd. • \$480,000
This stunning Saddle Ridge home is a must see. It was a previous "smart" parade home and boasts almost 3,500 sq. ft. finished. There is not a single thing to do to this home. Every upgrade has been done. 10' ceilings, hickory floors, granite and quartz throughout. In cabinet and under cabinet lights, double lot and the list goes on and on.

John Watkins • 421-5516



2254 Iriquois Rd. • \$590,000
Amazing custom home just minutes from town. All paved access including the driveway. Every detail you can think of has been done. Hardwood floors, granite, custom tile, finished walkout basement that opens up to the huge yard with vinyl fence and sprinkler system. Four-car garage, heated floors in the master. Too much to list.

John Watkins • 421-5516



4412 Carmel Dr. • \$349,900
Incredibly charming "like-new" home situated on a huge lot, over a quarter of an acre! Nearly every inch of this home has been updated with new flooring, paint, lighting and entirely new kitchen soon to be completed with granite countertops. Beautifully vaulted and open concept with so many windows that create a bright, happy home! Don't miss out on this wonderful place to call home!

Tanya Keller • 287-8230

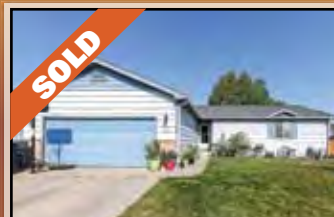


5911 Ottawa Dr. • \$425,000
Lovely ranch-style home located in Dakota Crossing! Gorgeous hardwood floors, granite counters and so many wonderful upgrades throughout. As an added bonus the basement was just completed in January 2021 with an additional guest suite, beautiful stained concrete floors, Alder trim throughout, wet bar and so much more! The basement shower is certain to please any buyer! Don't miss out on this fantastic home.

Tanya Keller • 287-8230



Call One of Our Agents for Your FREE Market Analysis



6026 Atlantic • \$314,000
Very nice 4 bedroom, 3 bath, 2-car garage home that sits on large lot on the corner of cul-de-sac. Large open basement with gas fireplace plus a wood stove upstairs for those cold winter days.

Kevin Lenhardt • 307-630-5291



TBD E. 22nd St. • \$72,500
Rare opportunity to purchase a lot within the city limits and build a single family or multi-family home. Nice flat lot located on East 22nd St. near Logan Ave. Zoned MD Residential.

Tanya Keller • 287-8230



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505 Secret Valley Trl. • \$64,900



This 2002, nicely and newly updated mobile home has 3 bedrooms, 2 baths, on a large lot, doublewide and eligible for financing, if necessary. Privacy fence allows for secure yard and backs up to

open space. Great neighbors, too. New windows and roof in 2019, wide open floorplan, new paint, bath, decks are new. A/C window unit and lawn mower will stay.

1894 Packard Rd. • \$445,000



Affordable rural property on 7.90 acres. Bring the toys, the horses, you name it. Front walk-out basement and open floorplan allows for fond memory making! With four bedrooms, 3 baths

and attached 3-car garage offers plenty of space for your family to grow.

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HOMES

BUILDING LOT



Lot 15 Buckskin Trl. • \$190,000

Ready to go building lot in the prestigious Mustang Ridge subdivision. Mustang Ridge has city water with a rural setting. Located just north of Storey Blvd., the subdivision is convenient to all city amenities.

COMMERCIAL

GREAT LOCATION!



415 W. 17th St.

All brand new inclusive space in the historical Dinneen building. Landlord pays all utilities, janitorial — everything! There are even work stations available for your use. Space includes 2 offices, break area and open room. Just \$1,590/month.

CAN BE REMODELED



1601 E. 19th St.

Currently configured for medical use. 1601 East 19th Street is located centrally at Logan and 19th. Space has several customer parking spaces and ample storage. Landlord is willing to look at remodel to make conducive to tenants use.



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Barbara Kuzma
 CRB, CRS, GRI Broker/Owner

630-1070

2005 S. 3rd Ave.

Investor special. Four bedroom home in need of TLC. Has attached oversized 1-car garage. Large kitchen with separate dining area. Master bath. Loads of potential in this home. Situated on nearly half an acre.



\$128,000. #81861

505 E. 3rd St.

Two bedroom, 1 bathroom bungalow with beautiful fenced front and backyard. With a little TLC, this home could be a dream.



\$145,000. #81694

147 Ahrens Ave.

Lovely 3 bedroom, 2 bathroom with 1-car garage, RV parking, fenced backyard, laundry on main level and basement. Call today to view.



\$230,000. #81725

1780 Westland Rd.

This is the 2nd floor of the building. Will rent the whole floor or by the office. Individual office for \$500 per month furnished and \$400 per month for unfurnished. the lease includes use of the restrooms and kitchen/break rooms and wifi.



\$12 per sq. ft. #80571

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5200 Newland Ave.

5 BR, 3 BA, 2-Car. **\$2,000**(307)630-1070

AVAILABLE LOTS/LAND

TBD Deming Dr.

1.13 Acres, Mixed Use Business **\$250,000**#73346

TBD Deming Dr.

1.1 Acres, Mixed Use Business **\$275,000**#79931

Sunflower Ranch II, Tract 10

9.8 Acres, Commercial Zoned. **\$200,000**#80637

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\$290,000



1851 OAK ST. - WHEATLAND, WY
I-25 FRONTAGE - Commercial warehouse with offices. Three acres with 2 large warehouses and 2 office buildings, 1 with retail space in place. (Total over 17,000 sq. ft.) Property includes 4 units, 2 new, state of the art in 2017. Open to a variety of uses. Call to tour! Easy access to Colorado, Montana, Casper and more.

\$998,000



**1217 STATE HWY 71
KIMBALL, NE**

Transportation hub, retail, hardware, casino? 26,000 sq. ft. ready to occupy! Built in 2008, like new inside and all on 3 acres. Neighboring 3 acres also available. 1/2 Mile off Interstate 80, this is the perfect setting for your new adventure.

\$700,000



1620 THOMES AVE. - CHEYENNE, WY

Over 6500 sq. ft. of downtown commercial building plus **private parking**. Not your average location! Free standing brick and block building with great showroom windows. High car and foot traffic locations. Excellent boiler heat with new pump, 220 power for equipment. Three phase to the power box. Ready to occupy with a little paint. Do not miss this downtown opportunity! Renting is an option, or purchase to rent on your own.



92 16TH ST. - WHEATLAND, WY
Former fast-food chain restaurant. Wheatland only has a couple restaurants and only 3 fast food places now. Town is growing! Properties are selling fast. Come on in and start your own place. Almost 4,300 sq. ft. of building and 35,000 sq. ft. lot with nicely paved parking. Landscape complete. Neighboring .8 acres may be available for added \$.

\$995,000



2034 B. ST. - TORRINGTON, WY

Ever want to own your own bank? Well, this one is for sale, however it IS just the building. But what a nice brick building it is! Over 1900 sq. ft. on each main level & basement. Set up with teller stations, drive thru & night deposit safe. Huge lobby and two professional offices on main level make this a great place for about any business. Easy access to other businesses in town. Corner lot with 2 entrances, paved parking lined for 12 cars. Commercial carpet, front flower bed, Pylon sign & more. Basement partial finish.



1214 S. OAK ST. - KIMBALL, NE

Great 2-acre parcel just off main street, Chestnut Street. Zoned commercial, ready for your new business. Enclosed with chain link fence. Lot sits right next to new anchor store opening soon, 1/2 mile from I-80.



125 RAINBOW RD. - WHEATLAND, WY
Chance to own a nice, clean, income producing RV Park, 18 spaces, 2 mobile homes included. Decent income without advertising. Lots of potential. All sites on separate meters. Two wells, 2 septic. No work required. Rented long term brings in over \$1,400 per month. Could easily be transformed to full time mobile park. Privacy/ windbreak fences for each site. Plenty of room to expand (2 other lots available) or add on for just RV/Boat storage. Near recreational areas galore!



1089 CR 161 - PINE BLUFFS, WY

Set up for cold storage: Potatoes, meat, veggies, greens, grains? Main building (30,000 sq. ft.) is a processing area or offices or... + 4 separate warehouse/storage buildings (17,000 sq. ft. ea.). All on 80 acres. High exposure to I-80. No zoning. Great opportunity for an investor/owner occupant. Dock and grade level loading. 3-14' overheads.

\$998,000



\$78,000



MULTIPLE ADDRESSES I-80 EXPOSURE - KIMBALL, NE

Kimball is growing and looking for new businesses to contribute. Over 70,000 cars per day drive by these properties which could be YOUR new business location. Twelve commercial lots from 1 to 35 acres. Easy access to I-80 and most with I-80 exposure! Take a look, bring your ideas bring your family, bring your business. Zoned C-4 allows for a multitude of business opportunities. Potential grant money from the city and/or the county available. Restaurants, auto and truck services, hotel, motel, shopping center, truck stop, flex...start at \$78,000.



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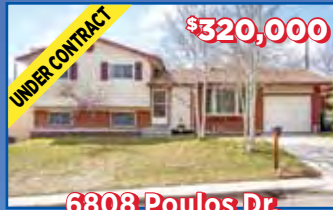
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**1153 Verlan Way**

- Beautiful rural home minutes east of Cheyenne, easy access to I-80
 - Sprawling ranch with gorgeous natural finishes!
 - Hardwood floors, cherry cabinets, granite
 - Gourmet kitchen, breakfast bar and pantry!
 - Large bedrooms, brand new hot tub stays!
- Tania Riedel • 630-8914**

**6808 Poulos Dr.**

- Charming 4 bedroom, 3 bath home in Monterey Heights
 - Beautifully maintained and remodeled
 - RV parking, steel siding, newer roof and sunroom
- Michael Turner • 421-4414**

**5001 Grandview Ave.**

- Completely remodeled 4 bedroom, 3 bath home
 - New windows, flooring, kitchen and bathrooms, interior and exterior paint throughout, fencing, concrete in driveway and RV pad
 - Must see, like new!
- Kevin True • 630-8290**

**1626 Goshen Ave.**

- Well maintained home with beautiful mature trees, a covered deck, utility shed and plenty of windows for abundant natural light
 - Spacious living/dining area
 - Finished basement with large bedrooms
 - Don't miss out on this great home!
- Dominic Valdez • 970-980-4098**

**510 S. Fork Rd.**

- Clean and move in ready home
 - 3 bedrooms, 2 full bathrooms
 - 3 sheds, yard is mostly fenced
 - Central A/C
 - Owned lot with plenty of parking
- Kevin True • 630-8290**

**Tr. 44 Diamond B Blvd.**

- 40 acres of quiet Wyoming land
 - Well already on the property, electricity nearby
 - Enjoy the rolling hills and views for miles
 - Perfect for your dream home, horses and cattle
 - Endless potential on this corner lot
- Shae Risheill • 970-999-2776**

**1517 E. Sheridan St., Laramie, WY**

- Charming, low maintenance 3-plex
 - Located within 7 blocks of UW
 - New vinyl windows, stucco, new roof
 - Desirable location and easily rented
 - Easy walking distance to stores, shops and campus
 - Close to elementary schools and parks
- Adri True • 287-7320**

**3706 Edison Ave.**

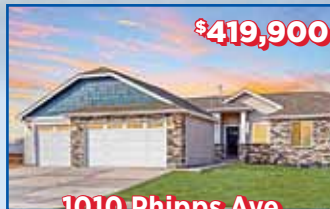
- Comfort, beauty and quality for this gorgeous, less than 3 year old home!
 - Two closets in the master bedroom
 - Main level living with large finished family room in the basement
 - Hidden pantry, gas fireplace, central A/C and nice patio
 - 3-car garage with backyard access
- Tyler Walton • 752-4176**

**1211 Hess Ave.**

- Meticulously cared for 2018 ranch-style 5 bedroom, 3 bath home
 - 5-car garage with 12' garage door for indoor RV parking
 - Garden-level basement to be completed prior to closing
 - Enjoy beautiful Wyoming skies under the covered patio
- Katie Weber • 630-2823**

**Lot 9 E. Hess Ave.**

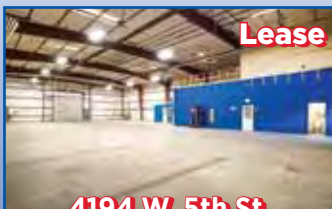
- Chukker Ridge!
 - Lots range between 8,000-13,500 sq. ft.
 - Subdivision will connect to the newly approved Cheyenne SE Community Park
 - Most affordable lots available in city limits!
- Steve Prescott • 630-9342**

**1010 Phipps Ave.**

- Great split bedroom floor plan!
 - 3 bedroom, 2 bath home with spacious master suite
 - Great flow in the kitchen
 - Designer colors throughout with laminate floors, granite surfaces and custom tilework
 - Estimated completion August 2021
- Steve Prescott • 630-9342**

**1102 Phipps Ave.**

- Great split bedroom floor plan!
 - 3 bedroom, 2 bath home with spacious master suite
 - Great flow in the kitchen
 - Designer colors throughout with laminate floors, granite surfaces and custom tilework
 - Estimated completion August 2021
- Steve Prescott • 630-9342**

**4194 W. 5th St.**

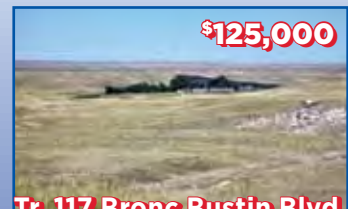
- Large +/- 9,375 sq. ft. building set up for mechanic shops or other industrial businesses
 - 3+ acres of land to use
 - 480-volt electric, wash bay, two 14' power doors, loading dock area, gas lines, 2 loft spaces, 2 office areas, kitchenette
 - High visibility signage possible
- Tyler Walton • 752-4176**

**2220 Dell Range Blvd.**

- Fantastic Dell Range location with excellent traffic count!
 - This space contains two private offices and one large reception/open area
- Steve Prescott • 630-9342**

**TBD Yellowstone Rd.**

- Amazing opportunity to own a commercial lot with high visibility on the corner of Yellowstone Rd. and Hwy 85!
 - 11.69 Acres
 - Possibilities are churches, assisted living, offices, child care, schools, retail establishments
 - WYDOT approved and established approach and entrance
- Christine Goodman • 702-271-1203**

**Tr. 117 Bronc Bustin Blvd.**

- Just over 38 acres
 - Electricity at the property line
 - Perfect grazing land, rolling hills
 - Modulars, barndominiums, horses and cattle all allowed
 - Access on county-maintained road
- Shae Risheill • 970-999-2776**

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 <p>MILLS HOME RANCH Casper, Natrona County, Wyoming 25,569± total acres: 19,995± deeded, 2,085± State lease, 3,539± BLM lease acres. <i>Offered at appraised value!</i> \$10,965,000 Contact Clark & Associates at (307) 334-2025</p>	 <p>28 ROAD RANCH Lusk, Niobrara County, Wyoming 1,265.71± deeded acre grass pasture . Easily accessible. No improvements \$1,050,000 Contact Clark & Associates at (307) 334-2025</p>	 <p>SHEPARD FARM & FEEDLOT Wheatland, Platte County, Wyoming All-inclusive 6,000 head feedlot, four pivots, custom home and improvements on 545.76± deeded acres. \$5,400,000 Contact Travis Gitthens at (307) 315-1274 or Cory Clark at (307) 334-2025</p>
 <p>EMIGRANT GAP RIDGE RANCH Casper, Natrona County, Wyoming 13,475± total acres: 9,730.07± deeded acres, 2,299.85± BLM acres and 1,445.08± State lease acres. Multiple water sources. \$4,695,528 Contact Clark & Associates at (307) 334-2025</p>	 <p>BIG SKY FARM Lyman, Scotts Bluff County, Nebraska 1,554± total deeded acres: 800± acres irrigated by 6 pivots, 440± flood-irrigated acres. 999 head feedlot. Many improvements. \$6,000,000 Contact Cory Clark at (307) 334-2025 or Mark McNamee at (307) 760-9510</p>	 <p>ISAKSON IRRIGATED FARM Ault, Weld County, Colorado 303.58± total deeded acres with 285± irrigated acres. Two homes, 3,200 sq. ft. equipment shed, several outbuildings and corrals. \$3,200,000 Contact Cory Clark at (307) 334-2025 or Logan Schliinz at (307) 575-5236</p>
 <p>CANYON SPRINGS RANCH Yoder, Goshen County, Wyoming 3,956.8± total acres: 3,236± deeded acres, 640± State lease acres and 80± BLM acres. \$4,500,000 Contact Scott Leach at (307) 331-9095 or Jon Keil at (307) 331-2833</p>	 <p>RL RANCH Hawk Springs, Goshen County, Wyoming 3915.2± total acres: 2875.2± deeded & 640 State lease acres. 400± irrigated acres. Multiple homes, barns and corrals. \$3,900,000 Contact Ryan Rochlitz at (307) 286-3307</p>	 <p>INDIAN HILLS RANCH Sterling, Logan County, Colorado 50± deeded acres. 12,053 sq. ft home with extensive upgrades, indoor pool, 3-car garage, 18'x68' horse barn, corrals, round pen & MORE! \$1,700,000 Contact Scott Leach at (307) 331-9095 or Ryan Rochlitz at (307) 286-3307</p>
 <p>CANYON CREEK EQUESTRIAN FACILITY Laramie, Albany County, Wyoming 43± deeded acres, home and indoor arena. \$1,200,000 Contact Jason Watts at (307) 620-0440 or Mark McNamee at (307) 760-9510</p>	 <p>A&R TOMICH FARM Farson, Sweetwater County, Wyoming 150± deeded acres of highly productive farm ground. 110± acres irrigated by Valley center pivot. 3,320 sq. ft. newly updated home. \$975,000 Contact Jason Watts at (307) 620-0440</p>	 <p>COON HORSE PROPERTY Torrington, Goshen County, Wyoming 2,900 sq. ft. home, attached 3-car garage, nice barn, arena, & more on 10± acres. \$760,000 Contact Cory Clark at (307) 334-2025 or Michael McNamee at (307) 534-5156</p>

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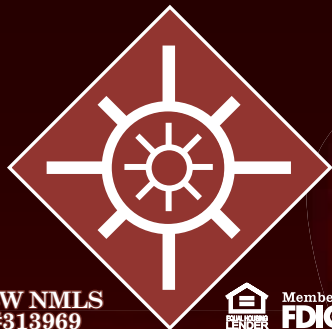
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322 W. 27TH ST.



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fireplace. Beautiful new hardwood floors. Storage galore. Carefree living with an HOA to manage exterior maintenance yard care, snow removal and more. Just off Randall at the corner of Pioneer Avenue and W. 27th street. \$345,000

10819 W. POLO PLATE



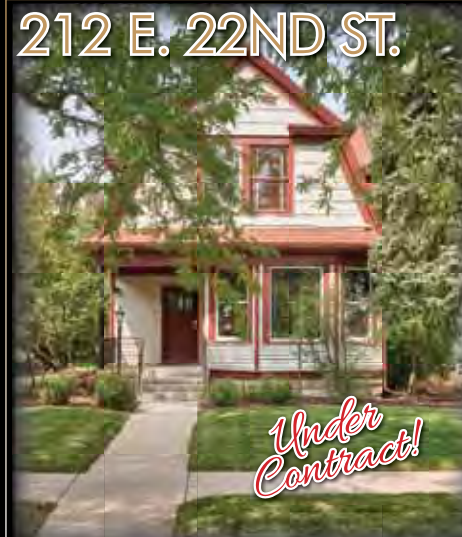
Close-in rural acreage property with 4 bedrooms, 3 baths, 2 family rooms, 2-car attached garage, 3-car detached garage & garden shed. Oversized dining room with updated gourmet kitchen with granite countertops. Attached heated multipurpose hot tub room/sunroom/workout studio. Multiple patios for enjoying Wyoming wildlife amongst 250+ mature trees. Lighted bocce court with covered party patio & grape arbor. Gardeners dream raised-bed garden. Conveniently located just off Yellowstone Rd and Iron Mountain Rd. \$629,900

3136 THOMES AVENUE



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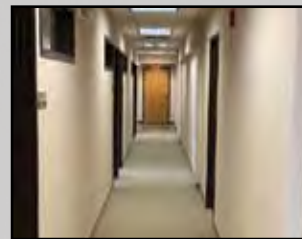
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81665	TRACT 172 RENEGADO CT	\$522,000	ROCKING STAR RANCH
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81512	LOT 6 GOODNIGHT TRL	\$419,700	SWEETGRASS
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79299	LOT 9 ARROWLEAF DR	\$442,400	SWEETGRASS
79291	LOT 3 ARROWLEAF DR	\$477,400	SWEETGRASS
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79288	2215 ARROWLEAF DR	\$513,187	SWEETGRASS
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- Summit View Construction is providing all new floorplans, decked out with upgrades including 2 x 6 construction!
- Hardwood and Tile flooring! Granite countertops in kitchen and master bath! Massive master suite complete with luxurious master bath and soaker tub!
- Gorgeous kitchens with breakfast bar or islands! Vaulted ceilings! Gorgeous soft-close drawers in kitchen and bathroom! Solid plywood cabinetry. Central A/C. Absolutely Stunning!
- 100% Rural Development Financing may be available!
- Summit View Construction provides a limited 10 year structural warranty and a Limited 1yr systems warranty and 4 yr Extended warranty through First American Home Buyers Protection Plan.

*Warranty applies only to the new Saddle Ridge models.

Now Building in:

Whitney Ranch • Saddle Ridge
Country Homes • Cowboy Ranch South
Thomas Hills • Thomas Heights • Rocking Star
Chucker Ridge • Sweetgrass
And many, many other locations
in the Cheyenne area.



6106 YELLOWSTONE RD
6020 YELLOWSTONE RD
1660 DELL RANGE BLVD



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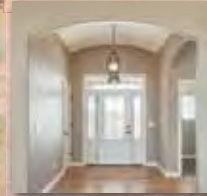
2309 Silver Gate Way

LOT 49 YELLOWSTONE ESTATES | 5.25 ACRES



Exceptional Heirloom Homes Quality with 1,862 Sq. ft. on main level! 10ft ceiling upstairs with 9ft ceiling in the basement. Finished family room in the basement, custom cabinets, wide plank hardwood floors, gas fireplace in great room, updated stainless appliances, tankless hot water heater, laundry room with utility sink. Huge insulated 3 car garage, home has R-27 walls and R-49 ceiling, malarkey legacy shingles. ABC steel siding with stone in front. BEAUTIFUL Home!! Complete late September 2021.

Offered at \$620,000



LARRY SUTHERLAND

307.630.0528

LARRY@CHEYENNEHOMES.COM

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7321 Windsor Boulevard

Delightful family home with many upgrades! Newer windows, interior doors, and closet doors throughout. Plus so much to offer... new Pergo flooring, a new sliding door to raised deck, new tile & granite in kitchen! New roof, new central air, and water heater. All overlooking a spacious privacy-fenced backyard. Sprinkler system too! \$275,000



904 Briar Court

4 BR, 2 BA, 1-level living. Sold "as-is where-is." This home is spacious, boasting an amazing kitchen/dining area w/ island, granite, pantry & appliances! Large living room, family room and game room for the whole family! 2,100+ Sq. ft. all on a corner lot with attached 2-car garage! \$145,000

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SOLD**119 LONGS PEAK \$405,000**

- Wonderful 3BR, 4BA, 2-car garage 2 story home with the best views in Cheyenne!
- Extensive decks are perfect for outdoor entertaining along with beautiful mature landscaping
- Formal LR, spacious dining and kitchen, 2 fireplaces, finished walk-out basement. And the views, WOW!

*under contract!***1112 E 22ND STREET \$300,000**

- Completely remodeled home in great Central locations offers 4BR, 2BA, 1-car detached garage
- New kitchen with white cabinets, quartz counters, stainless appliances, LVP flooring
- Gorgeous new baths, flooring, lighting, windows, roof, furnace, water heater. Stunning!

*under contract!***TRACT 22, ROAD 120 (TELEPHONE RD) \$133,000**

- 9.13 acre lot, fully fenced off of Horse Creek Rd on Telephone Rd (Road 120)
- Great views to the West, close to town, and a wonderful lot to build your dream home.
- Relaxed covenants, horses allowed.

LAND**LOTS 2 AND 3 HILLTOP AVENUE \$55,000 EACH**

- Two great single family building lots on the corner of Hilltop Ave and Bluff Place
- Each lot is 6200 square feet, plus or minus, perfect for new homes
- Utilities in the street. Houses will face Hilltop with garages off the side street or alley.

SOLD**6303 KEVIN AVENUE \$314,900**

- This fabulously maintained 4BR, 2BA home shines! Many updates include:
- Kitchen with beautiful cabinets, quartz counters and appliances. The bathrooms have also been updated.
- Furnace, AC & water heater are newer, new front door, the garage is heated and has a new insulated door.

*under contract!***5820 POINT BLUFF**

- Dan Gregg's popular Alpine Plan in The Bluffs offers 3BR, 2BA, and a large, finished 3-car garage.
- Full stone and stucco exterior, Malarkey Legacy roof, AC, tankless water heater, high efficiency furnace.
- Stunning kitchen w/ striking white cabinetry, quartz counters, full tile backsplash, high end wood flooring
- The large yard is fully fenced with vinyl fencing, landscaped w/ sprinkler system. Beautiful!

*under contract!***5810 JADE BLUFF**

- Dan Gregg's popular Granite Plan in The Bluffs offers 3BR, 2BA, and a large, finished 3-car garage.
- Full stucco and stone exterior, Malarkey Legacy roof, AC, tankless water heater, high efficiency furnace.
- Stunning kitchen w/ high quality cabinetry, granite counters, full tile backsplash, high end wood flooring
- The large yard is fully fenced with vinyl fencing, landscaped w/ sprinkler system. Beautiful!

NEW LISTING**2424 TWILIGHT COURT**

- Stunning Hayes Construction re-sale in very desirable North Star Ranch Subdivision
- This large rancher offers 5BR, 3.5BA, and a spacious 3-car garage plus a 30x40 shop.
- Extensive wood and wood laminate floors throughout, vaulted FR w/ 3-sided gas FP
- Cherry kitchen cabinets w/ quartz counters, separate dining leads to a large Trex deck.
- Fully fenced 8.48 acres, many, many trees, fully finished basement w/bar areas. Fabulous!

LAND**NEW LISTING****SUNDANCE RIDGE II SUBDIVISION \$2,200,000**

- Tremendous development opportunity in the heart of North Cheyenne
- 5.57 Acres + includes Residential and Neighborhood Business zoning.
- 13 currently platted lots, 6 with water and sewer and road in place
- Perfect opportunity for a combined business and residential development



Scott & Lisa
FOSTER

WWW.LIVEINCHEYENNE.COM

307.631.4289

SCOTT@CHEYENNEHOMES.COM

307.630.9000

LISA@CHEYENNEHOMES.COM

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Union Pacific RR has a 3 year lease with a 3 year option to renew for 3,000 square feet. A new owner or owner occupant would have approx. 6,800 rentable SF remaining. Parking Lot was just resurfaced this summer and the building has a newer roof. The building is in EXCELLENT condition and shown by appointment only.

- 9,800 sq. ft. office space
- 1.70 Total Acres
- Over 80 paved parking spaces
- High Visibility
- Owner or Landlord Pays
 - Inside Maintenance
 - Janitorial
 - Lawn Maintenance
 - Major System Maintenance
 - Outside Building Maint
 - Roof Maintenance
 - Snow Removal
 - Parking Lot Maintenance

#1 PROPERTIES
COMMERCIAL



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**FOR SALE
OR LEASE**
\$1,250,000

1800 WESTLAND ROAD
Cheyenne WY



TEAMING UP TO COMBINE YOUTHFUL ENERGY and AMBITION with YEARS of EXPERIENCE and PASSION for REAL ESTATE!

I am proud to announce that my very accomplished daughter Allee Williamson will be joining me as a real estate professional, and together we will continue to provide professionalism and outstanding service in every sale.

Allee graduated from Cheyenne Central High School, attended LCCC where she played on the Inaugural Women's Basketball Team, transferred to Chadron State College to continue her education and competed in both basketball and track and field.

As a college athlete she earned numerous awards and medals, was team captain and graduated with honors. In May of 2020 she earned her Bachelors Degree in Interdisciplinary Studies with an emphasis in Education.

She currently is a substitute teacher in the Laramie County School District where she loves working with students of all ages...

We are excited to team up and bring her energy, creativity and discipline combined with my 35 years of real estate experience in several states. Together we will provide excellent service in all of our real estate transactions. We look forward to hearing from you and welcome your referrals. Dee T.



Dee T. Williamson

ASSOCIATE BROKER

307-631-9199

DeeTWilliamson@msn.com



Allee Williamson

SALES ASSOCIATE

307-631-1654

allee@cheyennehomes.com

307.634.2222
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#1 PROPERTIES

6106 YELLOWSTONE RD
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3901 RIDGE ROAD #40



\$35,900
2 BR | 1 BA

marilyn@cheyennehomes.com

307-634-1188
307-630-5080

24-HOUR
CELL **CRS**

I ♥ referrals!
Marilyn THOMASEE
ASSOCIATE BROKER, CRS
"YOUR FULL-TIME REALTOR®"



5814 KENOSHA ST.

Beautiful Contemporary Style 1/2- Story home. Main floor family room w/ gas log fireplace. Vaulted ceilings & hardwood floors. Great kitchen w/pantry & granite counter tops. Formal dining room & main floor laundry. Upper level has 3 bedrooms & delightful open loft. Primary bedroom w/ ensuite bathroom & walk-in closet. Basement if finished with rec room, office/den, 4th bedroom & 4th bathroom, full. 2 car garage. Fenced back yard & sprinkler system. Covered front porch. \$449,900

716 MAXWELL AVENUE



\$209,900
2 BR | 1 Car Detached Garage

1110 & 1106 S. GREELEY HWY.



\$230,000
Highly Visible Commercial Property

852 E. RIDGING CLUB



\$375,000
2BR | 1 BA | 2 Car Garage



3359 ROAD 209

Rustic sprawling ranch home. Kitchen has roughed-out lumber beams. Mexican tile floors. Original portion of home was part of the Hereford Ranch built in 1917. Main level 4,009 sq.ft. & 2,763 sq.ft in basement. 40 acres m/l, 3 car garage. Includes a 1,100 sq.ft studio/apartment, which is presently rented for \$650/mo. Needs TLC. Brand new roof. Call for details. \$469,900



1101 AVENUE C

Handyman delight. Two homes on one property. Stick built home was built in 1945, & has fireplace, 2 BR, kitchen & laundry w/ 1006 sq. ft. Covered patio. Presently rented. Main home is a manufactured home built in 1978, & has 3 BR, 2 BA, master bedroom w/ master bath & walk-in closet. Formal dining. Rental addition attached to this home w/ 1 BR & 1 BA & kitchen. 1248 plus 500 sq.ft. rental. 2 large outbuildings. \$179,900

CALL TODAY

FOR A

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MARKET

ANALYSIS!



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UNDER CONTRACT!

6917 Military Rd

Very close in rural ranch style home on nearly 2 acres. This cozy 1228 square foot home has an updated kitchen with bamboo flooring, 24 x 31 outbuilding/garage, chicken coop and RV hook up. Make this house your home with a little TLC. **Offered at \$190,000**

Teryl Cates
(307) 631-6957
terylcates@cheyennehomes.com

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#1 PROPERTIES

6106 YELLOWSTONE RD
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TBD ROAD 216

\$500,000

Wonderful development opportunity 10 minutes west of Interstate 25 on Horsecreek Rd. Proximity to natural gas & electric! One mile off of paved road. Unobstructed views in every direction, full of sunrise and sunset spoils! No covenants!

LAND FOR SALE!

**TR 198 S
TABLE MTN LOOP**

\$99,000

Scenic horizons surround this secluded 12.47 acre lot. Enjoy gorgeous scenery, quiet landscape, and abundant wildlife! Just a short drive to Curt Gowdy State Park, where hiking, biking, floating, fishing, and relaxation abound!

UNDER CONTRACT

2515 PLAIN VIEW RD

\$365,000

Plenty of space inside & out! 5BD, 3BA, 2-car garage! Updates inside and wonderfully cared for landscaped yard outside! Desirable location with proximity to schools!

UNDER CONTRACT



**STEFANIE
ILLINGWORTH**

307.421.5378 | stefanie@cheyennehomes.com



CHEYENNES HOMETOWN REALTOR

BOB SCOTT

307-421-4620

BOBSCOTT@CHEYENNEHOMES.COM

NEW LISTING!

**1843 MESA TRAIL SOUTH**

Fabulous rural property! 3 bedroom 2 bath home with walk in closet, master suite includes master bath, vaulted ceilings, separate dining area, covered deck and a 2 car garage. Lots more to see on this 5+ acre property! **\$300,000**

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TBD BRUNS WAY

At Happy Jack in North Range Business Park. Join Microsoft and Wal-Mart Distribution in this amazing West Cheyenne location. 28.31 acres. Beautifully designed PUD with open space and trails, easy 5 minutes to downtown with Access to I-25 and I-80. \$2.54 per SF.

\$3,130,022



see a 3d
tour here!



6228 YELLOWSTONE ROAD

The perfect professional location in this full brick 6,600 Sq. ft. office building with 19 private rooms on the main floor plus waiting area and showroom area on the main floor plus 1804 SF basement that is approx 80% finished.

\$1,100,000



TBD INDUSTRY CT

Excellent corner commercial lot, Zoned LI. One of the best lots available at a terrific price!! 3.96 Acres+/- right on the corner of Hutchins Drive, Industry Drive and Industry Court. High Speed Internet Available.

\$625,000



TBD MASON WAY

Excellent High Visibility Location on the corner of Converse Avenue and Mason Way, directly across the street from the Post Office. Flat Lot, Shovel ready, Zoned CB. **\$995,000**



LARRY
SUTHERLAND
307.630.0528
larry@cheyennehomes.com

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price guidance

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STRONG

negotiation skills

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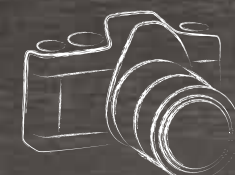
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(they're really modest, too)

PROFESSIONAL *offer photography*



home staging advisor



real estate contract proficient



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