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Volume 39 | Number 11

NOVEMBER 2021

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Preview REAL ESTATE GUIDE

ON THE COVER...



See page 21



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Neighborhood



Sage Road Lots

Reservations Now Available

Sage Road is under construction, and the corresponding home sites will be ready this Summer. These lots are expansive & several feature beautiful views and back to open space.

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Linda Weppner
Broker/Owner
630-0955



Connie Webb
Broker Associate
630-7637



2214 Hugur Ave. • \$210,000

Ranch-style home near Gold's gym, schools and restaurants. This home features 3 bedrooms, 1 full bath and separate dining room. The basement has lots of storage, large laundry room and a toilet, no sink. The yard is fenced and has 1-car garage and carport. Newer Gill windows, furnace and a new water heater.

Sharon Christensen • 640-4156 #83437



Dana Diekroeger
Sales Associate
421-7593



Judy Edgar
Sales Associate
631-1126



Michael Cassat
Sales Associate
630-7143



Mike Hutton
Sales Associate
630-2735



3338 Birch Pl. \$364,900

Vinyl siding makes this beautiful, newly remodeled ranch home very low maintenance. There is plenty of room for growth with this 5 bedroom, 3 bath home. It features open eat-in kitchen, family room with cozy pellet stove to keep warm on those cold Wyoming nights, finished basement with 2 bedrooms, hardwood floors and trendy barn doors. Even an eating area off the kitchen for large gatherings. Fenced backyard with firepit and covered patio. This is a must see!

Rowan Bennett • 970-215-7002 #83772



Tracy Wilson
General Manager
632-2355



Gary Gonzalez
Broker Associate
640-0855



Rob Higgins
Broker Associate
631-0448



Trenille Young
Sales Associate
262-9617



4511 Pierce Ave. \$360,000

You don't want to miss this remodeled ranch-style home! Remodeled kitchen, living room, bathrooms, bedrooms and basement! This home has so much to offer with an open concept, beautiful flooring, granite countertops, mud room off the garage, full bar and theater in basement, plus a hot tub! Fenced backyard with a 16x15 workshop plus the 2-car attached garage and covered back patio!

Asha Bean • 286-0269 #83869



Taryn Nemec
Sales Associate
214-6840



Rowan Bennett
Sales Associate
970-215-7002

Price Reduced



415 W. 3rd Ave. • \$680,000

Nestled in the gorgeous West Avenues of Moore Haven Heights, this historic home is full of charm featuring updated living without losing any of its original character. From the rich hardwood floors, circle-top windows and curved cabinets no modernity is forfeited while honoring the home's original features. You'll find ample living space with seven levels featuring sprawling floor plans - perfect for growing families and entertaining friends. Between the bonus living room, wet bar, breakfast nook, and spacious bedrooms, there are endless ways to begin and end your family's days.

Asha Bean • 286-0269 #83324

Price Reduced



4803 E. 14th St. • \$300,000

Looking for a charming, ranch-style to call home! Look no further than this Grandview Estates 4 bedroom, 2 bath with hardwood floors, eat-in kitchen, main floor updated bath with double sinks. Finished basement has plenty of space. Enjoy the large, fenced backyard which offers privacy and plenty of shade trees plus a utility shed. The front porch is great for relaxing. There is a paved driveway for your car or RV. Call today for your showing!

Rowan Bennett • 970-215-7002 #83602



2812 Reed Ave. • \$273,000

A true gem, this home is meticulously maintained, updated, and stunning. Two bedrooms with a bonus loft area that could be used for an array of purposes. Great curb appeal and mature landscaping.

Michael Cassat • 630-7143

New Listing

Under Contract



922 E. 7th St. \$235,000

Super cute, remodeled ranch-style home! All new plumbing and electrical. Uniquely tiled shower and extra storage behind bathroom mirror. One bedroom has a walk-in closet! Huge corner lot with fenced yard. Perfect for first time home buyer!

Asha Bean • 286-0269 #83769



3426 Campfire Trl. \$575,000

What more could you ask for? Here is a 5 bedroom, 3 bathroom, open floor plan with everything! Granite, main floor laundry room, large family room with a wet bar! Just move in!

Judy Edgar • 631-1126

New Listing



4524 E. 16th St. \$339,000

All brick ranch-style home that is a dream come true! Updated kitchen and bathrooms, hardwood floors and more. There are 3 bedrooms on each floor, basement is completely finished with a wet bar. Backyard is fenced with a large deck and patio. Home is very spacious with lots of room and storage. Central air and an oversized 1-car attached garage along with RV parking! Call today for your personal showing.

Dana Diekroeger • 421-7593 #83839

New Listing



TBD Grant Ave. \$1,250,000

This 2.99-acre parcel is presently zoned CB (Community Business). Located at the end of Grant Ave., this lot is perfect for hospitality or other related business and is part of the West Lincolnway Corridor. Property has been designated in the Urban Renewal area with the possibility of development funds through the URA Board. This the next developing commercial are in the city of Cheyenne.

Linda Weppner • 630-0955 #83898

New Listing



966 Dawson Rd. \$585,000

Wyoming country living on just under 7 acres with a view of the Rocky Mountains from the master suite and covered back patio! This beautiful ranch-style home was built in 2020, it features stunning hardwood floors, cityscape kitchen cabinetry, granite countertops, vaulted ceilings, a custom partially finished walk-out basement that includes a family room, guest bedroom and full bath with beautifully unique farmhouse chic style. Enjoy the sunrise on the covered front porch or sunset on covered back patio.

Asha Bean • 286-0269 #83854

New Listing


700 Broken Wheel Ct.
\$205,000

This is a very well kept home both inside and out! Very low maintenance with vinyl siding. Features include living room, family room, dining room with built-in cabinets, stainless steel appliances, updated bathrooms. Large master bedroom with bath which offers a walk-in shower. The outside has many features also - sprinkler system, utility shed, workshop, enclosed covered porch. Put this on your list to look at!

Asha Bean • 286-0269 #83879

New Listing


Tract 3 Silver Fox Ln.
\$165,000

This spectacular lot has the perfect terrain for a walk-out. In addition, the views from this property are awesome as you look out to the foothills and mountains to the West. Located on Silver Fox Lane, it is just minutes to Cheyenne. Your new country home will be perfect on this lot.

Linda Weppner • 630-0955 #83880

New Listing


Tract 1 Silver Fox Ln.
\$165,000

This is a prime building lot just minutes from the city. Paved access to the corner of this lot. Be surrounded by the wonderful rolling hills of Wyoming as you plan the site of your new home.

Linda Weppner • 630-0955 #83884

Tammy Tschacher
 Sales Associate
631-2885

Asha Bean
 Sales Associate
286-0269

Shannon Moyte
 Sales Associate
365-7866

Sharon Christensen
 Sales Associate
640-4156

New Listing


Tract 1 Rd. 215
\$165,000

This lot is perfect for those needing access to a major road. Entrance will be directly from Rd. 215 and just a short distance from pavement. Horses are allowed, as well as outbuildings. Just a great set up for the hobbyist, 4-H and FFA families. This property is surrounded by lovely homes.

Linda Weppner • 630-0955 #83887

New Listing


Tract 3 Blue Willow Ln.
\$165,000

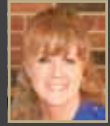
Oh, what a view! As you look West you will enjoy seeing the foothills, Table Mountain and more. The placement of your new home provides a quiet paradise just a few minutes from Cheyenne. 5.3 acres will certainly accommodate a barn, outbuilding, detached garage and more. The perfect homesite.

Linda Weppner • 630-0955 #83888

1223 Jessi Dr. • \$660,000

This is more than your average Malbec home with upgrades like dual ovens, additional pantry, huge island, extra cabinets, gigantic deck, sixth bedroom, fireplace in the master bedroom complete with a marble master bath and so much more! This grand 2-story home is a "must see". It borders the Greenway for a quick run, walk or bike ride! With 6 bedrooms and a possible 7th, 4 bathrooms and a 3-car garage, this home can fit everyone's needs!

Shannon Moyte • 365-7866 #83275

Eric Davis
 Property Management
 Coordinator
632-2355

Laurie Fletcher
 Property Management
632-2355

Kelly Ash
 Property Management
632-2355

Cheryl Gillogly
 Office Coordinator
632-2355

927 Broken Wheel Ct.
\$189,900

This adorable manufactured home is like no other! It is on a corner lot, covered front porch, large fenced yard, 1-car garage and 2 sheds! It has a sprinkler system and lots of room for parking. It has beautiful flooring and nice appliances, which includes the washer and dryer. It is 3 bedroom and 2 bath, including a master suite with double sinks and a walk-in closet. This is one you don't want to miss!

Trenille Young • 262-9617

New Listing


Tract 5 Blue Willow Ln.
\$165,000

This lot is located in the premium Bauman Subdivision only minutes from town. Located on the corner of Rd. 215 and Blue Willow Lane, access onto the property could be from either road or both. Just a short distance from the pavement. Nice nearly square parcel for your convenience in situating your home and any outbuildings desired.

Linda Weppner • 630-0955 #83897

New Listing


Tract 4 Blue Willow Ln.
\$165,000

This lot is located in the premium Bauman Subdivision only minutes from town. Located on the corner of Rd. 215 and Blue Willow Lane, access onto the property could be from either road or both. Just a short distance from the pavement. Nice nearly square parcel for your convenience in situating your home and any outbuildings desired.

Linda Weppner • 630-0955 #83889

New Listing


TBD Grant Ave. • \$3,000,000

This 16+/- parcel is zoned MUB (Mixed Use Business) and provides multiple possibilities for the potential use. This would include retail, restaurants, housing to include townhomes, twin homes, condos, affordable housing units and a host of other opportunities. This land is located along the re-developing West Lincolnway corridor. Designated as an Urban Renewal area, developments funds may be available through the URA board. This is an exciting offering.

Linda Weppner • 630-0955 #83905

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50± acres. 12,053 sq. ft. home with extensive upgrades, indoor pool, 3-car garage, 18'x68' horse barn, corals, round pen & MORE!

\$1,700,000Scott Leach at (307) 331-9095
or Ryan Rochlitz at (307) 286-3307**MARSHALL RANCH**

Kimball, Kimball County, Nebraska

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\$949,000

Scott Leach at (307) 331-9095

**ROBB ACREAGE**

Cheyenne, Laramie County, Wyoming

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\$302,610

Ryan Rochlitz at (307) 286-3307

**COTTON IRRIGATED ACRES**

Torrington, Goshen County, Wyoming

170.5 ± total acres; 110± irrigated acres and 60.5± dry land grass acres.

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**OIL MOUNTAIN RANCH**

Casper, Natrona County, Wyoming

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\$2,500,000

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Ault, Weld County, Colorado

303.58± total deeded acres with 285± irrigated acres. Two homes, 3,200 sq. ft. equipment shed, several outbuildings and corals.

\$3,200,000Cory Clark at (307) 334-2025
or Logan Schliinz at (307) 575-5236**VM DIAMOND RANCH**

Upton, Weston County, Wyoming

3,379± total acres plus 6,500 sq. ft. custom log home and 275'x130' heated indoor arena, additional homes and outbuildings.

\$6,250,000Cory Clark at (307) 334-2025
or Mark McNamee (307) 760-9510**980 GRANGE ROAD**

Wheatland, Platte County, Wyoming

32.5± deeded acres, 3,138 sq. ft. home and attached garage. Views of Laramie Peak.

\$859,900Kiersten Leach at (307) 351-1403
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Wheatland, Platte County, Wyoming

380± deeded acres with views of the Laramie Range. Parcels available.

\$950,000Scott Leach at (307) 331-9095
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Wheatland, Albany County, Wyoming

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Amazing 1930s Craftsman Cottage offers enormous kitchen with handcrafted Dudley Berry cabinets (46 cabinets and 27 drawers)! Hot water radiant heat, lead glass and some Andersen windows. Jack and Jill bath with cast iron, claw foot tub on main floor and another full bathroom in basement. Beautiful wood trim and hardwood flooring, fully covered front porch, alley access for RV parking and lots of shrubs and trees for privacy. Bomb shelter in basement for great storage, too. You won't want to miss this one!"

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**611
Seymour Ave.**

After 65 years, this adorable home needs a new owner. Impeccably maintained, you'll enjoy over 1,108 sq. ft. of main floor living with an updated kitchen and 2 baths. Step out back onto a 14x24 deck overlooking a manicured lawn with raised areas for flowers and veggies. The oversized 1-car garage offers a large workshop or simply space for car #2. Contractor inspections and repairs completed.



\$800,000

**2681
Saddle Up Dr.**

Saddle up and head just north of Cheyenne to your 20+ acre homestead complete with a 2,400 sq. ft. heated outbuilding. You'll enjoy the acreage and fenced backyard, but you'll love the homes open floor plan with immense great room opening on a custom finished kitchen and dining area. The finished basement includes a 700 sq. ft. family area plus 2 more bedrooms and full bath. Just enjoy!



\$550,000

Under Contract

**1200/1208
Country Club**

Located just west of the Avenues, adjacent to Jaycee Park, this home plus cottage offers mucho! Both homes have been updated (1200 and 1208 Country Club) and provide the perfect investment opportunity or simply a family homestead. Property is being subdivided by owner.



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4004

FARTHING ROAD

Saddle Ridge Model Home

Monday thru Friday

11AM-1PM



2006

GOODNIGHT TRAIL

Sweetgrass Model Home

Monday thru Friday

2PM-4PM

Both Model Homes are Open Saturday and Sunday

12PM - 4PM



Lisa Stephen



Mary Knox



KD Perino

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gateway-const.com



William Lewis
640-5205
Associate Broker,
Owner, CRS, ePro, GRI



Cyndi Lewis
630-0522
Sales Associate

Virtual Tours billlewis.com  **Now's the Time to BUY!** 

3497 Hales Ranch Rd. • \$635,000



"Fabulous Big Rural Rancher!"

Three bedrooms, could be 4 with the bonus room and its own fireplace. Four baths, 3-car attached garage, plus a 42x60 Morton outbuilding. Main floor master and main floor laundry. Walk-out basement to finish for your own enjoyment. All on 7.65 acres, covered porch, plus deck, plus patio for outdoor enjoyment!

Give thanks

6919 Hawthorne Dr. • \$470,000

NEW PRICE



"Desirable Western Hills Area"

Contemporary ranch-style home with new Malarkey roof, central air, all new Pella windows and patio doors. Two master suites on main level, both with bath and walk-in closets. Bonus rooms include sunroom, formal dining with a breakfast room (could be an office or den), large storage room and game room. Main floor laundry and family room with wood fireplace and a 2-car garage! 21x16 game room in basement could be 5th bedroom. New stamped concrete. Don't miss this!



Bailey & SONS CONSTRUCTION, LLC

TBD Ridge Rd. • \$598,166



Don't miss your chance to own a new custom home on 5 acres, but just minutes from town. This is the last lot in the exclusive Diamondback Ridge Subdivision. The proposed home is our Ruddy floor plan. There are other plans to choose from or bring your own plans.

TBD Charles Lake Ct. • \$530,200



Last chance to build your dream home in Meadowlark Ridge Estates. This is our last lot. The proposed construction is our Sprig Model. This will have a walk-out basement, 50 year roof, granite and LVP. There are other models to choose from or bring your own plans.



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

3388 Prairie Schooner Rd.



Sale Pending **\$659,000**

Pleasing to the eye, gorgeous architecture, hundreds of mature trees, open space behind, only 13 minute drive to Dell Range shopping. Main floor master and laundry, 2 large bedrooms upstairs and a huge bonus room. Tile flooring, new carpet, granite counter tops, gas range. Put your rocking chairs on the front porch and entertain on the back deck, with a fenced area for your 4-legged friends. Two outbuildings for your projects. You will enjoy touring this property on 5 acres in established Prairie Winds subdivision.

So Thankful for the blessings of trusted clients, friends and co-workers!

338 Remington Ranch Rd.



Sold **\$799,000**

TR 34 Remington Ranch Rd.



Sale Pending **\$130,000**

Very nice 40+ acre tract in Remington Ranch subdivision. Views into Porter Draw, easy access and good building site.

TR 16 Remington Ranch Rd.



Sale Pending **\$150,000**

Gorgeous piece of land overlooking Porter Draw.

TBD Battle Creek Blvd.



Sale Pending **\$98,500**

3362 Rd. 215A



Sold **\$398,000**

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






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4 Plex | 3,976 SF

Each unit is 3BR/2BA with gas fireplaces. All appliances are included in the sale.



2424 PATTISON AVENUE

\$550,000

4 Plex | 3,328 SF

Each unit is 2BR/1BA with all kitchen appliances and laundry hookups.



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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.

MODERN COLOR PALETTE



1900 Pine Ave.
\$400,000

Gotta love new construction! Move into the open 1,310 sq. ft. floor plan with 3 bedrooms, 2 baths and a 2-car garage. Be the envy of the neighborhood with the modern color palette of this home, stainless appliances and granite countertops. Park your toys in the backyard with its street access.

NORTH LOCATION



6240 Kevin • \$370,000

Central triad, 5 bedroom, 3 bath home that is ready to move into. A large gorgeous eat-in kitchen highlights this wonderful home and has granite countertops, stainless steel appliances and hardwood floors. The living room opens to sunshine, you won't believe the basement family room that is set for game nights and more. You will enjoy your time on the covered deck and in the hot tub.

COMMERCIAL

GREAT LOCATION!



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NMLS# 1955121

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Vice President of
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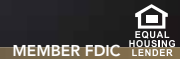


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Barbara Kuzma
 CRB, CRS, GRI Broker/Owner

630-1070

1123 S. Arp Ave.



and backyards. Fenced backyard with attached garage.

Excellent condition, 4 bedroom, 2 bath home. Hardwood floors on the main level, cozy pellet stove in the living room and central air conditioning for summer comfort. Large open kitchen. Fully finished basement. Sprinkler system to the front and back. Two-car detached storage shed. ***\$289,000. #83991**

2922 E. 11th St.



paint and gardening and your huge TV in the family room with a full 2nd kitchen or wet bar are what it needs.

Great house with 3 bedrooms, well maintained hardwood floors, bay window in the living room, eat-in kitchen and ¾ bath on the main level. Single-car garage and fenced backyard. It needs your creativity to fix up the basement with roughed in bath. A little ***\$230,000. #83549**

4031 Antelope Meadows Dr.



the immediate yard plus drip irrigation to the juniper and native plum trees and 2 storage sheds. There is even RV hookups on the northwest side of the garage including cleanout, water and electric.

Situated on over 35 acres! This 3 bedroom, 2 bath home includes a 2-car attached garage. Huge kitchen with a dining area and walk-in pantry plus a formal dining space. Walk-in closet and master bath with a dual vanity and makeup area in the master bedroom. Outside you'll enjoy the covered patio, sprinkler system to the yard. ***\$360,000. #83899**

614 Broken Wheel Ct.



a walk-in closet plus a large master bathroom with a dual vanity. High efficiency furnace. This home was built in 2017.

Move-in ready, 3 bedroom, 2 bath home with a .16 acre lot. This home has an open floor plan with very large kitchen and island with Sapphire gas black appliances, Messina oak cabinets, and a big pantry. The spacious master bedroom has ***\$240,000. #83071**

152 Big Sandy Cir.



Car lover's dream storage space with oversized detached double garage, 30x34, plus single attached garage, 4 bedrooms, 2 baths, remodeled kitchen. Plus many more whistles! ***\$364,999. #83642**

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 unfurnished. The lease includes use of the restrooms and kitchen/break rooms and wifi. ***\$12 per sq. ft. #80571**

AVAILABLE LOTS/LAND

TBD Deming Dr.

1.13 Acres..... **\$250,000** #73346

TBD Deming Dr.

1.1 Acres..... **\$275,000** #79931

1915-1921 Dillon Ave.



Four-plex with three 2 bedroom, 1 bath units and one single bedroom, 1 bath unit. Professionally managed with great rental history. ***\$330,000. #84040**



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 Sales Associate
 214-4825



Donna Rose
 Sales Associate
 287-3264



Jean Brown
 Associate Broker
 575-4166



John Fitzgerald
 Sales Associate
 286-7925



Kaye Ellis
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Kishore Kodru
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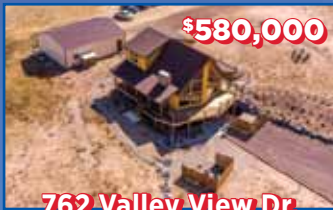
**Tania
Riedel**
630-8914



**Tanr
Tempel**
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**Tyler
Walton**
752-4176

**\$580,000****762 Valley View Dr.**

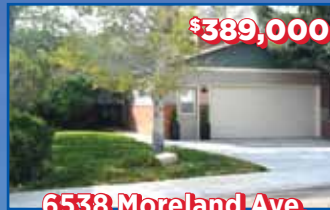
- 3 bedroom, 3.5 bath home on 10.94 acres
- 30x40 show
- Walkout basement
- Granite Countertops and luxury vinyl flooring

Amy Leavitt • 275-4657

**\$80,000****Lot 2 E. Atlantic Dr.**

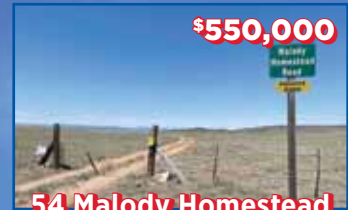
- City lots range between 8,000-13,500 sq. ft.
- Subdivision will connect to the newly approved City of Cheyenne SE Community Park
- Most affordable lots available in city limits

Steve Prescott • 630-9342

**\$389,000****6538 Moreland Ave.**

- Professionally updated from top to bottom
- 4 bedroom, 2 bath, 2-car garage
- Walking distance to schools and Greenway
- Bonus game area downstairs

Mark Puett • 286-2472

**\$550,000****54 Malody Homestead**

- Outstanding views with beautiful views of the mountains
- Rolling hills with groves of trees and rock outcroppings
- 160 total acres with 6 springs on the property
- Tons of potential for your family's enjoyment

Belinda Sawyer • 631-5434

**\$505,000****3800 Edison Ave.**

- Like new 3 bedroom, 3 bath, 3-car garage
- Immaculate home in prime location
- Neatly landscaped with covered porch in front and back
- Home built by GB Builders in 2018

Brandon Swain • 214-9634

**\$150,000****Tr. 44 Diamond B Blvd.**

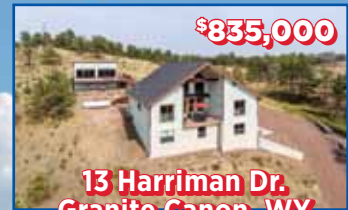
- 40 acres of quiet Wyoming land
- Well already on the property, electricity nearby
- Enjoy the rolling hills and views for miles
- Perfect for your dream home, horses and cattle
- Endless potential on this corner lot

Shae Risheill • 970-999-2776

**\$1,180,000****1715 W. College Dr.**

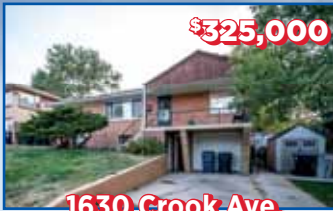
- Development potential ready
- Surveyed to verify acreage
- Zoned planned unit development

Kevin True • 630-8290

**\$835,000****13 Harriman Dr.
Granite Canon, WY**

- Spectacular views of the Rocky Mountains
- Stunning property with 2 residential homes on 5+ acres
- Main house has 3 bedrooms, 3 bathrooms, hickory floors, eat-in kitchen
- 2nd home is 600 sq. ft. with studio, kitchen, bathroom and deck
- 4-car attached garage with 1,208 sq. ft.

Christine Goodman • 702-271-1203

**\$325,000****1630 Crook Ave.**

- Great investment property
- 4 bedroom, 2 bathroom, 1-car garage
- Will work great as a duplex with separate entrances, 2 kitchens with shared laundry for duplex
- Easy access to downtown

Tania Riedel • 630-8914

**\$125,000****Lot 2 E. 13th St.**

- 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

**\$348,700****309 Bocage Dr.**

- Great north location with 4 bedrooms, 3 bathrooms, 1-car garage
- Large fenced backyard
- Nice concrete patio off the dining room
- Large master suite with walk-in closet

Maria Turner • 640-1032

**\$639,000****3221 Dey Ave.**

- One of a kind opportunity
- Historic home originally designed by William Dubois in 1940 for the 20th Governor of Wyoming, Arthur Crane
- Preserved in many areas with several relevant updates
- The home sits on 3 city lots

Steve Prescott • 630-9342

**\$399,000****5180 Hoy Rd.**

- 4 bedroom, 3 bath home with mature trees and landscaping
- Close to schools and shopping
- Master bedroom with ensuite and spacious walk-in closet
- Family room equipped with wet bar

Katie Weber • 630-2823

**\$315,000****1237 Vermont Rd.**

- Move-in ready and well maintained home on the west side of Cheyenne
- 3 bedrooms, 2 baths, on 7 acres
- New roof, gutters and skylights
- Newer front deck

Luis Mendoza • 275-0162

**\$1,200,000****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

**\$1,000,000****1140 N. 6th St.
Greybull, WY**

- This is a turn key drive-up restaurant
- Recently been renovated
- Paved parking, 8 outdoor speaker systems, ice cream machine, fryers, char broiler, multiple walk-in coolers/freezers, etc.

Sharla Stratton • 272-6995

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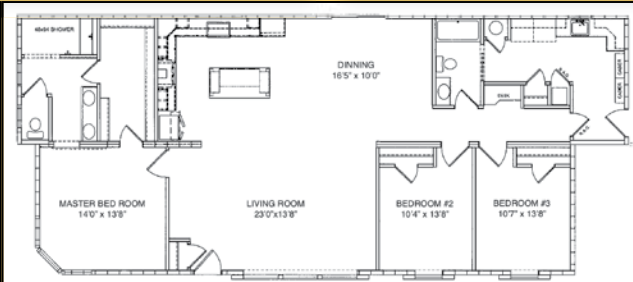
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**\$139,000**

413 W. 16TH ST. • SCOTTSBLUFF, NE
Where can you find a home for this price? Scottsbluff, that's where! Two bedrooms, 2 baths, giant living room, kitchen and family room all wrapped up on over 6,000 sq. ft. lot. Separate shop, covered patio and garage complete the outside. Updated flooring, paint in and out, doors and more. Unique design with arch doorways and cove ceiling. Worth the trip to see.

**\$295,000**

404 S. WEBSTER • KIMBALL, NE
All new everything in this wonderful Craftsman 2-story. Partial unfinished basement to expand. Almost 1/4 acre on quiet road, close to town. Can't miss covered front porch in classic Craftsman style across entire front of home. Giant main level master bedroom with dual walk-in closets and hot tub in its own tiled room. Mudroom off the kitchen at the back of the house contains the main level laundry room. Gotta see!

**\$1,250,000
COMMERCIAL**

406 8TH ST. • WHEATLAND, WY
Great opportunity for passive income. No work to do! Four nice building with 7 units. Buildings of all shapes and sizes. #1 - 104x60 steel construction, 2 units, new in 2019. #2 - 24x30 steel construction. #3 - 40x90 steel quonset, 2 units. #4 - 40x90 2 units, concrete block built, refaced in 2019. Long term renters make this easy income. Call for your tour today! Visible enough for customers to find, private enough for others. Over 14,000' rentable on about 35,000' graveled lot.

**650 ACRES**

20529 COUNTY RD. N • LYMAN, NE
Here's an opportunity to get your own ranch or farm land. 650 acres of slightly rolling terrain with great views of the bluffs. Multiple buildings and building sites. This property has wells, irrigation water, a pivot and a whole lot more. Ideal for small cattle operation. Mineral rights negotiable.

**PRICE REDUCED • \$535,000**

5821 INDIGO DR. • CHEYENNE, WY
Outstanding 2-story on double lot, move-in ready! Comfortable home with no drive-by traffic. Nice granite kitchen includes all appliances. Five-piece master bath; other 2 bedrooms share a full bath all with custom cabinets. Upper level loft overlooks living room. Family room, bedroom and another full bath round out the garden-view lower level. Home overlooks neighborhood park, 1 neighbor. Custom designed home; I won't use all the clichés to describe. You just have to come see for yourself.

**PRICE REDUCED • \$225,000**

407 S. OAK ST. • NEBRASKA
Cute Craftsman home on large lot. Updated utilities, inside paint, flooring and more. Must see inside. Four comfy bedrooms with A/C and gas heat. Living room with fireplace. Awesome covered front porch for cool evening enjoyment. Basement is self-contained, needs stove, and could be a separate unit. Everything looks like an historic home, but elegant design of today. Great back patio if you want a little more privacy outside. One-car garage off alley rounds out this great home.

**4,000 SQ. FT.**

121 E. 2ND ST. • KIMBALL, NE
4,000 sq. ft. (per county) of mixed use space. Opportunity to be multi-tenant. Offices, warehouse, retail space with multiple entrances. Partial basement. 11' ceilings, high traffic downtown corner lot. Across from bank, near hardware, antiques and even a medical office.

**BANK FOR SALE**

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 1,900 sq. ft. on each, main level and basement. Set up with teller stations, drive-thru and night deposit safe. Huge lobby and 2 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 and more. Basement partially finished.

**Red Diamond Realty**

307 ♦ 214 ♦ 9227 or 970 ♦ 573 ♦ 2814

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*Wishing You A
Happy Thanksgiving!*

Preview
REAL ESTATE GUIDE





SO MANY REASONS TO BE THANKFUL

We couldn't be more thankful for our clients and community. We are grateful to have the opportunity to help so many of our friends and neighbors purchase the homes they love. To live in a community with wonderful small businesses, excellent schools, and friends and neighbors that really come together when times are tough is truly a blessing.

Thank you for giving us so much to be thankful for!

MEET YOUR MORTGAGE TEAM



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Finding homes for the residents of Cheyenne is what we do, too.

On average, more than 2500 animals are adopted from the Cheyenne Animal Shelter each year. Thank you, Cheyenne, for your support of our efforts in finding homes for the displaced and neglected animals of our community.

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We Have 6 Lots Availbale
To Choose From In The
Beautiful Little Bear
Estates. Call For Details!

If you want a "custom home build" by Sanchez Construction call Buck. Their homes offer beautiful finishes, including stunning engineered hardwood floors, solid wood trim, tile floors in baths and laundry rooms, granite or marble countertops with tile backsplash, 5-piece master bath, raised-panel kitchen cabinets with CityScape design, and name-brand appliances.



103 N. YELLOWSTONE HIGHWAY

Rare opportunity in Glendo, WY. The Old Western Saloon, Steakhouse, and newly added Liquor Store with drive up window is the perfect business opportunity in a growing community! The Historic Saloon and steakhouse have been around since 1925 and offers a Full Service bar, a brand new walk-in liquor store with drive-up window, and a full service restaurant that has been cleaned and serviced and is ready to go with a menu that has a proven success with top of the line selections. Everything is included! \$650,000



0 NONE, GLENDO WYOMING

Lakeshore Tract - Public Water Utility A rare opportunity to own a WY Public Water Utility in Glendo, WY. This water utility serves over 120 homes in and around Glendo Reservoir area and includes 3 wells, well equipment, one 20k gallon storage tank & another 7500 gallon water storage tank, all distribution lines, pump houses and equipment, software, and all easements. The main well is 1157 feet deep and hits the Madison/Frontier aquifer. \$695,000



BUCK WILSON

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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
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 - Parking Lot Maintenance

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

1800 WESTLAND ROAD
Cheyenne, Wyoming



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

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#1 PROPERTIES

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SOLD**1120 COLONIAL DRIVE \$375,000**

- Stunning 3BR, 3BA, 2-car garage home has 2 master suites, spacious rooms, open floor plan
- Recently painted ext, new carpet, hardwood floors
- Decks, patios, mature landscaping, raised garden, waterfall & pond!

NEW LISTING**205 FACTOR LANE \$185,000**

- 3BR, 2BA 2016 mobile home on its own 9236 square foot lot.
- Modern finishes throughout including flooring, baths, appliances
- Fully fenced lot, patio, spacious covered porch.

NEW LISTING**3506 STAMPEDE RANCH ROAD \$600,000**

- Sprawling rancher in desirable HR Ranch offers 3BR, 2.5BA, and a large 3-car garage.
- On 9+ acres the home offers stunning panoramic views from the covered front porch.
- Chef's kitchen w/ double ovens, gas cooktop, cherry cabinetry, granite counters.

SOLD**1825 E PERSHING BLVD \$245,000**

- Super cute bungalow has 2BR, 2BA, 1-car detached garage. Finished bsmt with FR, luxury bath.
- Private back w/decks, nice, mature landscaping
- Great central location. Close to everything!

*under contract!***803 COTTONWOOD DR \$315,000**

- 4 bed, 2 bath, 24x30 oversized 2 car detached garage w/alley access
- Newly painted exterior and interior, all new carpet, new kitchen/dining flooring, new roof, RV parking.
- Spacious FR, separate LR, Central Air, large covered patio fenced yard.

NEW LISTING**708 E 19TH AVENUE \$319,900**

- Classic downtown Cheyenne home with space galore! Large lot, mature landscaping.
- Many original details and finishes remain in this 3BR, 2BA home.
- Diamond in the rough with great potential for this Victorian style home

*under contract!***5714 JADE BLUFF \$589,900**

Beautiful new Dan Gregg Construction Granite floorplan in desirable Bluffs Subdivision near Anderson Elementary with all of Dan Gregg's fabulous finishes. This great floor plan has a spacious covered deck. The home offers a fully maintenance-free stone & stucco exterior, complete landscaping, fence. Nov 21 completion.

*under contract!***5718 JADE BLUFF \$589,900**

Beautiful new Dan Gregg Construction home in Bluffs Subdivision near Anderson Elementary, with all of Dan Gregg's fabulous finishes. This is Dan's popular Pinnacle III plan with spacious covered deck. The home offers a fully maint-free stone & stucco exterior, complete landscaping, fence. Nov 2021 completion.

NEW LISTING**5811 CANYON RD \$419,900**

- Well-maintained 5 BR, 3 BA, 2 car garage rancher on a corner lot in Crest Ridge subdivision.
- Fully finished basement with 2 BR, large family room, full bath, storage.
- Attractive, mature landscaping with deck, trees, sprinkler/drip system, fenced yard, shed for storage.

NEW LISTING**2614 PIONEER AVENUE \$450,000**

Impeccably maintained commercial office building conveniently located just blocks from the State buildings, courthouses, and downtown. Offering several private offices, conference room, common work areas, reception & significant storage in the basement, third floor & detached garage, this sterling property is ideally suited as a law, accountancy, or management office. Off-street parking spaces, detached garage & peaceful covered patio.



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FOSTER

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The Volk Team

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301 E. 27TH STREET



Under Contract!

Charming Ranch Style Avenues Home with 4 bedrooms, 2 baths, finished basement on a convenient corner lot. Beautiful hardwood floors! Walking distance to downtown, hospital, schools, and recreation. All brick exterior. Large dining room. Two laundry rooms: one on each level. All kitchen appliances and both washers and dryers included. Backyard is a perfect spot to relax and unwind. Detached garage with a shared common wall. \$290,000



1010 ROAD 218



New Listing!

Spacious, Wide-Open Wyoming Living on 40+ acres to enjoy! This 100-year old home has charm and personality with 2 bedrooms, 1 bath, oversized big red barn plus outbuildings/garages. Oversized deck for outdoor enjoyment. Storage shed. Mature trees, fully fenced pasture for 4-H projects and horses. No covenants. Take US-Interstate 25 to Horse Creek Road. Head west on Horse Creek Road for 14.5 miles. Turn left onto Rd 218. Property is located on your left hand side of road. Priced at \$425,000



Now Building In:

LAGO DEL NORTE | ROCKING
STAR RANCH | WALDEN TRACTS
| COSTALEZ RANCH | HAPPY
VALLEY | WALDEN ACRES

3748 PATRICK ROAD



Under Contract!

Photos are of a previous build.

Walden Tracts - 35.24± Acres
HANNAH MODEL

5 Bedrooms | 3 Baths | 2-Car Garage
Brand-new construction by Leaning Tree
Homes in Walden Tracts Subdivision. This is
an upgraded "Hannah Model" with a finished
basement. Spacious, open, ranch-style floor
featuring 5 bedrooms, 3 baths, 2-car attached
garage. Kitchen granite countertops with
double oven, refrigerator, pot filler. Basement
steam shower. Tank-less water heater. Mid-
November 2022 Completion
\$585,000



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1721 AMES AVENUE

Under Contract!

Newer office/warehouse building on great corner lot w/ 5,000 Sq/ft warehouse, and of 5,000 Sq. ft office and multi-use space. Open lower level designed as warehouse w/ dock high door. Upper floor completed 2016, w/ large offices, break room, & conference room. Handicap stair-lift can be included for access to upper floor. Zoned Light Industrial. Has been elevated out of the 100 year flood plain.

\$640,000

5009 SOUTH GREELEY HWY

FOR RENT

Pre-cast concrete building with high visibility and direct access to S. Greeley Hwy (Highway 85 south of Cheyenne). Building includes a large shop/warehouse, 3 offices and a client area with separate access, and a 3 bedroom apartment. Warehouse/Shop has dock high loading door, 2 additional overhead doors, one large bay and 2 smaller bays. Some cleanup is underway and repairs being made. Large level parking area for equipment parking and storage, with two entrances. Lots of outside storage available. \$13/sq. ft.



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Wendy Volk

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CROSSROADS CENTER

FOR SALE

Prime commercial/investment/multifamily lot located in "The Crossroads Center." Strategically located at the crossroads of East Lincolnway and North College and East Lincolnway/US Highway 30. Zoned Mixed Use with Business Emphasis (MUB). City utilities. Minutes from downtown Cheyenne. Easy access to US Interstate 80 and College Blvd interchange.

COUNTRYSIDE AVE. BLOCK 2, LOT 1

Under Contract!

Wonderful opportunity for building a large multi-family unit development in Cheyenne's hottest subdivision with nearby schools, shopping, and access to amenities. This 5+ acre lot is already zoned "Multifamily Residential" and lends itself to apartments, or four-plex clusters. The Saddle Ridge Subdivision has over 700+ households, an elementary school and Cheyenne Greenway Trail System. Another new school is anticipated nearby.

\$1,100,000

CAMPSTOOL BUSINESS PARK

The best shovel-ready development on I-80. Over 200 acres within city limits, zoned Light Industrial (LI), Heavy Industrial (HI) and Commercial. Direct access to U.S. Interstate-80 at the Campstool Road Exit Interchange. All city utilities, with available high-speed fiber optic data transmission. Parcels range from one to 20 acres. Lots starting at \$268,569. campstoolbusinesspark.com



The Volk Team
wendyvolk.com

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#1 PROPERTIES COMMERCIAL

808 WEST 20TH STREET

Located in the heart the West Edge District within Downtown Cheyenne, offers 16,000+ square feet of Class A office space with over 50 parking spaces. Headquarters for Taco Johns International, the building is equipped with a full kitchen, a full multimedia Training facility able to handle over 75 participants and over 50 individual office areas. Multiple conference rooms and break rooms. Building is zoned Light industrial and has a 10 foot high drive in door. **\$2,210,000**



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Individual Member



CHEYENNES HOMETOWN REALTOR

BOB SCOTT

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2635 ROAD 126

A rare find! 1919 built home on a 174.48 acre parcel. Barn, shed, loafing shed, outbuilding w/ mostly concrete floor, three bedrooms, one bath. What an opportunity! **\$550,000**



5802 STONEWOOD DR.

Fabulous one level living! Three bedrooms, two baths, includes master suite, gas burning heating stove, fenced backyard! Two car garage. **\$280,000**



2909 SPRUCE DRIVE

Exceptional Mountview Park home! Unique floor plan, on a corner lot, maintenance free exterior, 2 car garage, newer kitchen and baths. Fantastic location! **\$359,900**

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PROPERTIES

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8017 SURREY ROAD



\$259,900
3 Bedrooms, 2 Baths, 2 Car Garage

marilyn@cheyennehomes.com

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307-630-5080 CELL 

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

**5120 TOWNSEND PL.**

North location. Ranch style home on corner lot. Kitchen w/ custom oak cabinets. Hardwood floors. 3 BR on main level, large master w/ tile floors. Large formal dining room. Finished basement w/ family room & 2 more BR, (no egress windows) & 3rd bath. 2 car detached garage plus a separate workshop. RV parking & shed. Alley access. Central air conditioning. Close to schools & Mall. \$329,900

**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. \$169,925

**0 ARCHER RANCH RD.**

No Zoning. 80 acres near the Archer Complex. Property is fully fenced. Great potential. Must have county approval for any businesses. Panoramic views from South portion of property. Located just east of the shooting range. \$399,000

**0 PERSHING BLVD.**

Close-in rural. 15 acres just East of new Christensen Rd on E. Pershing. Possible to subdivide into 3 - 5 acre lots. Paved road (E. Pershing), all along the front of property. Views of Rocky Mountains. No covenants. \$300,000

**N. TABLE MOUNTAIN LP.**

Build your dream home in scenic Table Mountain Ranch. This land is located near the east base of Table Mountain. 15.21 acres, partially fenced. There is already a well on land. Located close to Curt Gowdy Park, Crystal Lake & Crow Reservoir. \$99,700

**0 PALMER CANYON ROAD**

Scenic 30 acres of land located outside of Wheatland, WY off Palmer Canyon Rd. Enjoy the views and the abundance of wildlife. Close to lakes for the fishermen. \$149,900

CALL TODAY

FOR A

FREE

MARKET

ANALYSIS!

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#1 PROPERTIES
EQUAL HOUSING OPPORTUNITY

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1268 Ventnor Road



**offered at
\$450,000**
5BR | 3BA
4-car garage



83993.mistiewoods.com

741 Creighton Street



**offered at
\$395,000**
4BR | 2BA
2-car garage



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1732 Gettysburg Drive



**offered at
\$390,000**
4BR | 3BA
2-car garage



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3516 BLUE FEATHER \$429,000

Open concept & split bedroom layout w/ 3BD, 2BA, 2-car garage, elegant finishes throughout! Excellent proximity to neighborhood walking trails, park, & elementary school!



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