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Volume 40 | Number 7

Preview

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ON THE COVER...



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Laramie, Albany County, Wyoming
6,281± total acres; 5,019± deeded, & 1,262± State lease acres. Live water via Spring Creek & Sand Creek, 89± acre private lake.

\$6,500,000

Mark McNamee (307) 760-9510
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TEA KETTLE RANCH

Torrington, Goshen County, Wyoming
19,998± total acres; 19,358± deeded acres and 640± State lease acres. Excellent water and grazing.

\$13,195,000

Michael McNamee at (307) 534-5156
or Cory Clark at (307) 334-2025



RENEGADE RANCH

Lingle, Goshen County, Wyoming
9,714± total acres; 6,414± deeded, 1,400± State lease & 1,900± BLM acres. Hardy grass and ample water.

Reduced to \$6,000,000

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or Cory Clark at (307) 334-2025



CHRISTENSEN RANCH

Wheatland, Platte County, Wyoming
560± total acres, with historic water rights and two miles of Laramie River frontage. 400+ head feedlot, beautiful improvements.

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FLORY SULLIVAN RANCH

Powder River, Natrona County, Wyoming
18,996± total acres: 7,652± deeded acres, 8,615± BLM acres & 2,759± State lease acres

\$3,800,000

Cory Clark at (307) 334-2025
or Travis Gitthens at (307) 315-1274



INDIAN HILLS RANCH

Sterling, Morgan County, Colorado
50± acres amenity-rich custom home and horse barn. State-of-the-art, off-grid system.

Reduced to \$1,600,000

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\$1,524,075

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ATKINSON ACRES

Wheatland, Platte County, Wyoming
380± deeded acres with views of the Laramie Range. Fenced with stock wells, electricity, corrals and water rights. Parcels available.

\$950,000

Scott Leach at (307) 331-9095



SIERRA MADRE ACREAGE

Saratoga, Carbon County, Wyoming
18± deeded acres, just outside city limits of Saratoga, WY. Excellent building site with 2 wells and new 24x100' barn.

\$525,000

Ryan Rochlitz at (307) 286-3307



PETERSON RANCH OPTION 2

Guernsey, Goshen County, Wyoming
997± deeded acres of grass pasture with submersible well, small cabin and garage.

\$697,900

Cory Clark at (307) 334-2025
or Scott Leach at (307) 331-9095

121% #RELENTLESS



New Listing



5821 Calumet Dr. • \$427,000
Impressive Dakota Crossing 2-story home, with over 3,000 finished square footage. This home features 4 bedrooms, 3½ baths with vaulted ceilings, large primary bedroom with 5-piece master bath and walk-in closet. Finished basement, fenced yard and central A/C. Motivated seller!


Tammy Tschacher • 631-2885 #86066

New Listing




607 Taft Ave • \$345,000
Beautiful home in the wonderful neighborhood of Sun Valley and sits on a corner lot with a fenced yard. This home has been wonderfully remodeled with nice little touches. Home features hardwood floors throughout the upstairs. Along with remodeled kitchen and bath and new interior painting. A must see home!


Tammy Tschacher • 631-2885 #86205




Linda Weppner
Broker/Owner
630-0955



Connie Webb
Broker Associate
630-7637



Dana Diekroeger
Sales Associate
421-7593



Judy Edgar
Sales Associate
631-1126

New Listing



730 N. Table Mtn. Loop • \$659,000
Don't miss out on this turn-key horse property with 5 bedrooms, 2¾ bath home and attached 3-car garage on 11.59 acres. Living area has a gorgeous Hearthstone wood burning stove that keeps you toasty warm. The entire property is fenced. This is a 40x40, 4-stall barn with tack room and 60' round pen. A new Generac propane generator, professionally installed with 7-year warranty runs home/barn. The property backs up against a vast ranch and you will have endless breathtaking unobstructed views.

James Lozier • 602-614-0278 #86087

Under Contract



5755 Parkside Dr. • \$422,000
Don't miss this one, very popular floor plan in Sunrise Estates in a cul-de-sac. Backyard backs up to open space with a fenced yard and mature landscaping. Plenty of room, as there is a living room, family room with a gas fireplace and a great room downstairs with a bar. Updated kitchen with stainless appliances with a gas range. Three bedrooms upstairs with laundry, primary bedroom with a 5-piece bath and walk-in closet. Finished basement has a bathroom and an extra room that could be used as an office or playroom.


Dana Diekroeger • 421-7593 #85762

Under Contract




1210 Concerto Ln. • \$365,000
Gorgeous quad-level in Harmony Meadows. Established subdivision with easy access to schools, parks, FE Warren and the Greenway. Main floor primary bedroom with full bath and walk-in closet. Hardwood floors on the main floor and kitchen area. Two bedrooms and bath upstairs and 1 bedroom downstairs with its own bathroom. Huge kitchen with enough room for a center island and large dining table. Fenced backyard with a patio, pergola and dog run, very private.


Dana Diekroeger • 421-7593 #85761




Michael Cassat
Sales Associate
630-7143



Mike Hutton
Sales Associate
630-2735



Tracy Wilson
General Manager
632-2355



Gary Gonzalez
Broker Associate
640-0855

New Listing **New Price**



2002 Cedar Ave. • \$422,000
Home is just like new, built in 2017. Desirable floor plan with open kitchen, family room concept with a dining area off the kitchen. Primary bedroom and 2 additional bedrooms on the main floor, gorgeous hardwood floors with gas fireplace and central air. Downstairs is finished with a large family room, play area and tons of storage. Two additional bedrooms and bath to include an extra 8x8 unfinished room downstairs. Yard is fenced along with storage shed and RV parking.

Dana Diekroeger • 421-7593 #85989

Under Contract




218 E. 25th St. • \$315,000
Located adjacent to Cheyenne Regional. Converted 1901 two-story, wired for multiple phone lines, LAN, off-street paved parking, handicap ramp on the north side. Handicap main floor bathroom. Can be residential.

Rob Higgins • 631-0448 #85354




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




Rob Higgins
Broker Associate
631-0448



Trenille Young
Sales Associate
262-9617



Taryn Nemec
Sales Associate
214-6840



James Lozier
Sales Associate
602-614-2078

New Listing



1215 Adams Ave. • \$330,000
Very nice all brick 5 bedroom, 2 bathroom home in Sun Valley that has been nicely updated. Close to schools and shopping. Check it out, you won't be disappointed!

Judy Edgar • 631-1126 #86095

New Listing



6215 Moccasin Ave. • \$405,000
A great home within walking distance to schools! Located 1 block from a junior high and 1/2 block from the fire station. This home features a renovated kitchen, some new appliances, vinyl windows, 12x19 heated sunroom, covered patio and RV parking.

Rob Higgins • 631-0448 #86129

New Listing



1777 E. Mule Trl. • \$589,000
Brand new home built by Double T Construction. High-end quality finished with granite countertops/backsplash, solid oak flooring in living, dining and kitchen. Tile floors in bathrooms and laundry room, bedrooms have carpet. Master bedroom has a 5-piece master bath with soaker tub. Knotty alder wood doors, Gill windows. Picture perfect lot with amazing views. Unfinished basement, plumbed for 3rd bath, bedrooms and family room. Pictures are of a similar home, finishes may vary. October completion.

Dana Diekroeger • 421-7593 #86134

New Listing



3544 Luther Pl. • \$369,900

This well maintained, ranch-style home has lots of natural light making it feel bright and cozy. The cabinets are newly updated and has a main floor primary bedroom and bathroom. There are an additional 2 bedrooms upstairs and 1 bedroom and bath downstairs. Lots of storage space in the basement. The outside has alley access and beautiful landscaping with a wonderful area for entertaining or a private retreat!

Trenille Young • 262-9617 #85801

Commercial Lease



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

Under Contract



TBD Grant Ave. • \$3,500,000

This 18.92+/- 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 W. Lincolnway corridor. Designated as an Urban Renewal area, development funds may be available through the URA board. This is an exciting offering.

Linda Weppner • 630-0955 #83905



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631-2885



Asha Bean
Sales Associate
286-0269



Shannon Moyte
Sales Associate
365-7866



Adel Gallardo
Sales Associate
286-7391

New Listing



200 Pleasant Valley Trl. • \$102,900

This impressive 2019 home uniquely sits on a horizontal lot giving a sensation of vast space and your own oasis! The hills in the back offer an immense amount of privacy. Inside you will find a welcoming floor plan and modernized finishes. The spacious primary bedroom has a walk-in closet and a massive 5-piece primary bathroom. This home is simply stunning!

Asha Bean • 286-0269 #85985

New Listing



1111 Rosebud Rd. • \$425,000

Move-in ready ranch style home in the well established Cole subdivision. This brick home sits on a corner lot with a gorgeous yard front and back. Very open floor plan, kitchen is amazing with a large center island, 1 step down to the family room with new carpet and wood stove. Two bedrooms and bath are on the main, huge primary bedroom is downstairs with bath and 4th bedroom. New A/C, furnace and updated electric downstairs. Lots of light, large windows in this 2,806 sq. ft. home. Must see to believe.

Dana Diekroeger • 421-7593 #86169

New Listing



1910 S. First Ave. • \$355,000

Solid brick ranch home in Orchard Valley on almost a half an acre, in town but feels like you are in the country. Very traditional home with 2 bedrooms, 1 bath on the main, large living room and dining area. Kitchen has great storage and counter space. Laundry is on the main with a 2-car attached garage, also plenty of room for RV parking. Mature landscaping with a covered porch in the fenced backyard. Downstairs is 75% finished and plumbed for 2nd bath.

Dana Diekroeger • 421-7593 #86208



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719-465-4724



Eric Davis
Property Management
Coordinator
632-2355



Laurie Fletcher
Property Management
632-2355



Kelly Ash
Property Management
632-2355

New Listing



3348 Dunn Ave. • \$310,000

Looking for investment property or single family and live in one and rent the other. This duplex is tenant occupied with long standing tenant history. Features 2 separate units with shared laundry. Each unit is separately metered. Unit #1 - 2 bedroom, 1 bath. Unit #2 - 1 bedroom, 1 bath. Both units on month-to-month lease. This property is ready for new ownership and offers a great location.

Tammy Tschacher • 631-2885 #86256

New Listing



1309 Concerto Ln. • \$364,500

Truly exceptional! This integrated floor plan features a welcoming interior, a good-sized living room and large outdoor entertainment spaces. Charming, newly modernized kitchen will delight you with glass tile backsplash, recessed lighting, renovated cabinets, built-in microwave and newer appliances. Spread out in the king-sized owner's suite located on the main level. Unwind or entertain in the inviting backyard that comes with a deck, waterfall feature, plenty of patio space and no back neighbors!

Asha Bean • 286-0269 #85985

New Listing



Windsong Ranch • \$675,000

Windsong Ranch is located 25 minutes east of Laramie or 25 minutes west of Cheyenne in Buford, Wyoming. The 250.590 acres has only been used for cattle grazing a few months out of the year. The northern and eastern part of the land backs up to the USFS and the south borders I-80. There is an access right a way with the USFS with allows for a subdivision of up to 5 lots as well as a COE permit allowing road construction across Crow Creek. Topography is breathtaking with heavy trees, pastures and wildlife.

Dana Diekroeger • 421-7593 #82641

New Listing



115 Sabrina Dr. • \$89,900

Welcome to your new home in this quiet area! With mature trees and A/C you will stay cool in the summer and a wood burning fireplace will be warm in the winter! This home has brand new flooring throughout, as well as new paint in the bedrooms. Call today for your personal tour!

Shannon Moyte • 365-7866 #86284



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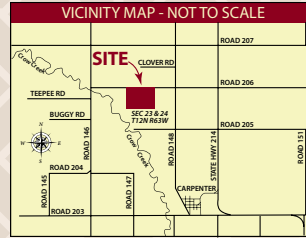


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Cross Tie Ranches

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BUILDING LOT

Tract 6 Rd. 136
\$120,000

Enjoy country living at its best on the 5-acre tract. The secluded grass land is the perfect spot for your new home.

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17% RETURN

113 Hwy. 59 • Douglas
\$775,000

Super investment property in the oil rich city of Douglas, WY, sporting a 17% return. Lease in place for next 3 years with NYSE tenant. Great location off of Hwy 59 with close access to I-25. The property contains an open warehouse, 7.5 acres of fenced yard storage and 770 sq. ft. of office space.

NEW CONSTRUCTION

SOLD

1057 W. Plains Rd.
\$525,000

New construction on the open plains. Ranch-style home with 3 bedrooms, 2 baths, 2-car garage. The home has an open floor plan with granite countertops, tile back splash and stainless steel appliances.

BUILDING LOT

SOLD

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.



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Tr. 39 Whiskey River Rd.

\$300,000

Beautiful views from this gently sloping acreage in Remington Ranch subdivision. 37.04 acres with reasonable covenants allowing 12 head of livestock and safe target shooting. Fiber optic and electricity are at the road. Very peaceful setting within 15 miles of Cheyenne. The adjacent 40 acres to the south is also currently available to purchase if you need more room.

Tr. 41 Whiskey River Rd.

\$300,000

Beautiful views from this acreage in Remington Ranch subdivision. 40.66 acres, with reasonable covenants allowing 12 head of livestock and safe target shooting. Fiber optic and electricity are at the road. A portion of this acreage is in the flood plain, but a good building site should be available outside the flood plain. A very peaceful setting to build your country home within 15 miles of Cheyenne. The adjacent parcel to the north is also currently available to purchase if you need more room.

Neighbors too close?

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

3315 McComb Ave.

Sold \$425,000

Are you looking for an income producing property that you can live in also? Come see this unique and charming Avenue's home within walking distance of FE Warren AFB and Frontier Days Lions Park. There is a detached studio apartment currently rented as Airbnb with a history of consistent occupancy, space for an RV with cleanouts and electricity if you want to move the small greenhouse. Unusual in the Avenue's. Three detached garage spaces, additional off-street parking. So many possibilities!

7013 Windsor Blvd.

Sold \$382,000

Very well-maintained home with bonus additional 2-car attached workshop/garage that has space for your projects, insulated, heated, 220 and 110 electricity, with hot and cold water and epoxied floor. Close to everything, walk across the road to the park, Central school triad, easy care yard with sprinkler system, fenced patio area for your dog. Gas fireplace, central air conditioning, Gill windows, nice kitchen with pantry. Washer and dryer included move in ready!

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"Xander"



5120 Kennedy Drive

This updated 2-story in the desirable Sun Valley Addition offers 4 bedrooms and 4 baths including a master suite. Enjoy the hardwoods, updated kitchen and expansive yard that is sprinkled.



5400 Liz Ranch Road

This well kept rancher offers 5 bedrooms, 3 full baths and a 2-car garage in the desirable JL Ranch. It is fully finished including vaulted ceilings, hickory hardwoods, a main floor master suite and a fully sprinkled corner lot with alley access. Appliances and central air included.



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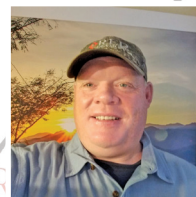


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Parcel 124 Pine Ridge Ranch Rd.

Wonderful Wyoming! Close in Fort Laramie with hills, trees and flat section for building that cabin in the country! Beautiful rolling hills, treed at the top of the hills, electricity installed at lot line. 50 acres.

#86019/86020

\$225,000



TBD Deming Dr.

1.13 acres, corner of Deming Dr. and Walterscheid Blvd. Zoned MUB, electric and gas nearby. Easy access from both streets.

#73346

\$250,000



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1006 Hoy Rd.

Four bedroom, 2 bath home with an attached 1-car garage. Updated main level including new flooring, paint and updated kitchen and bathroom. Partially finished basement including storage/work room, office, family room with a pool table, bathroom and bedroom. Large patio and fully fenced backyard. #86235 **\$325,000**



1917 Cheyenne Pl.

Three bedroom, 2 full bath home, with 1-car detached garage. Hardwood floors on the main level. Large living room with a fireplace. Convenient main level laundry. The basement has its own private entrance, kitchen and laundry if you wanted to rent it out to help pay your mortgage! Fenced backyard with a covered patio and covered firepit/grill area. #86072 **\$329,000**



5501 Independence Dr.

Enjoy sunny days in the south facing, heated sunroom with skylights. This home has newer windows, carpet, updated bathrooms, kitchen cabinets and new siding with a transferable warranty. This spacious 4 bedroom, 2 bath with a wood fireplace with an insert offers plenty of room to live. #85684 **\$349,950**



904 Feather Ridge

Three bedroom, 3 bathroom, 2-car attached garage. Located across from Pointe Park. Large kitchen with granite countertops, hardwood floors, pantry, breakfast nook and separate dining space. Gas fireplace in the living room and another in the family room with amazing views of the park. Finished basement with a bedroom, bathroom and large family room plus additional space to finish an office and 4th bedroom. HOA takes care of exterior maintenance including lawn work and snow removal. #86037 **\$460,000**



2769 Deming Blvd.

Amazing remodeled home with 3 bedrooms, 2 bathrooms and a detached 2-car garage. From the moment you walk up to the covered porch and step inside this open concept home, you will love the finishes and updates. Large kitchen opens to the spacious living room with a fireplace and a separate dining room. Office area off the dining area. Large guest bathroom with a dual vanity. The master bedroom is replete with a private bathroom. For entertaining, you will love the family room with a dry bar and the stamped patio with a propane firepit in the fully fenced backyard. #85777 **\$405,000**



Parcel 124 Pine Ridge Ranch Rd.

Wonderful Wyoming! Close in Fort Laramie with hills, trees and flat section for building that cabin in the country! Beautiful rolling hills, treed at the top of the hills, electricity installed at lot line. 50 acres. #86019/86020 **\$225,000**



TBD Lupe Rd.

Close in rural tract. Perimeter fenced. Do NOT drive on the land with vehicles. #85885 **\$291,500**



TBD Deming Dr.

1.10 acres on Deming Dr. Zoned Community Business. Lots of possibilities. Ready to be developed. Located between Central Ave. and Walterscheid. #79931 **\$275,000**



214 Cascade Ave.

Beautifully updated townhome in gated community. Fireplace in finished walk-out basement. Three bedrooms, 3 bathrooms, oversized 2-car garage. #86313 **\$430,000**

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1136 Wagon Box Rd.
\$575,000

- Ranch-style home
- 4.2 acre corner lot in Prairie Hills subdivision just east of Cheyenne
- 5 bed, 3 bath, 2-car garage
- 1,400 sq. ft. outbuilding with concrete floor

Adri True • 287-7320



919 Crowell Ranch Rd.
\$650,000

- Custom-built home on 5.68 acres
- 5 bed, 4 bath
- 3-car oversized garage
- Hardwood floors, vaulted ceilings, fireplace and remodeled kitchen
- Covered back deck, finished basement with wet bar

Amber Johnson • 640-4355



603 Baldwin Dr.
\$355,000

- Brick ranch-style home with upgrades throughout
- 4 bed with hardwood floors
- Built-in entertainment center and wet bar in the basement
- Spacious, fully fenced backyard

Belinda Sawyer • 631-5434



2515 Ropers Ln.
\$1,750,000

- Amazing close-in rural horse property just 10 minutes from Cheyenne
- 32.84 acres, 4 fenced pastures
- 250x120 insulated and lighted indoor riding arena, 14 stalls with Brower automatic/heated waterers
- Firewall between barn and house

Brenton Leavitt • 630-3400



1406 Klipstein Rd.
\$780,000

- New JC Custom Homes construction
- North location on 4.77 acres
- 3 bed, 2 bath, oversized 3-car garage
- High quality finishes – Quartz countertops, Legend cabinets, custom tile, perimeter drain system
- Low-maintenance stucco/stone exterior and covered back patio

Heather Mendoza • 217-3128



731N. Table Mountain Lp.
\$590,000

- Beautiful home just west of Cheyenne on 7.12 acres
- 4 bed, 3 bath, 3-car garage
- Tankless water heater
- Large family room in the basement

Jason West • 757-7921



2615 Bent Ave.
\$300,000

- Fantastic home in downtown Cheyenne
- Recently renovated
- 2 bed, 2 bath
- Eat-in kitchen
- Nice back patio with firepit

Brandon Swain • 214-9634



615 E. 23rd St.
\$270,000

- Main level living home in a quiet location
- 2 bedroom, 2 bath
- Remodeled kitchen, newer windows and appliances
- New electrical and plumbing lines
- New full bathroom and new roof

Steve Prescott • 630-9342



4604 E. 6th St.
\$380,000

- Sunny and spacious home on a corner lot
- 4 bed, 3 bath, 2-car garage
- Spacious kitchen, large pantry and energy efficient

Mariea Turner • 640-1032



4807 Sullivan St.
\$390,000

- Million-dollar city views from the large back patio and deck
- Open floor plan with vaulted ceilings
- 5 bed, 3 bath
- 2-car garage

Colin Hess • 220-0166



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

- Turnkey drive-up restaurant
- Recently renovated
- Incredible opportunity to have an established business

Sharla Stratton • 272-6995



6515 Buttercup Dr.
\$775,000

- Beautiful close-in rural property on 5 acres
- 5 bed, 3 bath, 3-car garage
- Gorgeous landscaping and huge patio
- 2 large, fully insulated and heated outbuildings/shops

Steve Prescott • 630-9342



807 Phoenix Dr.
\$350,000

- Updated home in a desirable neighborhood
- Amazing sunroom with floor to roof windows and a fireplace
- 3 bed, 2 bath, 2-car garage
- Fenced backyard
- Workshop attached to garage

Jessica Biggs • 256-2938



4735 King Arthur Way
\$355,000

- Maintenance-free, tri-level home on a corner lot in Century West
- 3 bedroom, 2 bath, oversized 2-car garage
- Large backyard with mature landscaping and patio
- Close to schools, shopping and greenway

Adri True • 287-7320



6801 Monarch Dr.
\$1,375,000

- Custom-built home on 5.5 acres in Fox Run
- 5 bed, 6 bath, 3-car garage
- Magnificent city views from every floor of this home
- Soaring ceilings, theater room and wet bar
- Heated and insulated outbuilding

Tanr Tempel • 287-0170



2353 Silver Gate Way
\$768,435

- Amazing Frontier Construction home
- 3 bed, 2 bath, 3-car garage
- Views from the large covered patio
- Featuring the ever popular hidden pantry
- Fireplace in master bathroom
- Views from the large covered patio
- Cold vault storage room

Tyler Walton • 752-4176



510 Chimney Rock Lp.

Almost 2,500 sq. ft. above grade plus a full

basement. This home sits on 9.5+/- acres with a 3-car attached garage. Between Cheyenne and Laramie, south at the Harriman Exit. Compare the price here to the sales in the neighborhood.

\$519,950



3706 SILVERGATE

Check out this great quad-level home in a great location. Four bedrooms, 3 baths, 2-car attached garage, LPV flooring throughout, private backyard. Fresh, clean and ready for you to call it your new home.

\$360,000



6611 Wilderness Trl.

Like new Saddle Ridge home, this charming 5 bedroom, 3 bath home is the Linden plan from Gateway Construction, just 5 years old with a finished basement. This is a great location close to everything on the east side of Cheyenne.

\$565,000

Lot 1 Chugwater Industrial Park

.82 Acres. Priced Reduced. **\$95,000**

Lot 2 Chugwater Industrial Park

1.70 Acres. Priced Reduced. **\$190,000**

Lot 3 Chugwater Industrial Park

1.88 Acres. Priced Reduced. **\$213,750**

Lot 4 Chugwater Industrial Park

1.38 Acres. Priced Reduced. **\$156,750**



406 5th St. • Chugwater

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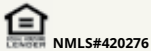


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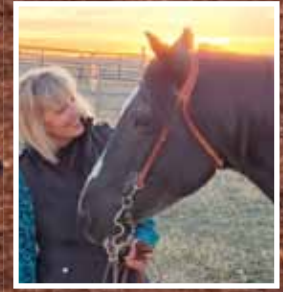


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1069 PRAIRIE VIEW ROAD

Fantastic 1-level home on 5 acres! This ranch style home offers a master bedroom with private bath, & 2 additional bedrooms w/ 2nd bath. Laundry in hallway, open living room & dining area. Updated Kitchen w/nice patio & hot tub room. 2 car detached garage and a small outbuilding/ garage (20'X12') with role-up door. Close to paved road - Horse Creek and about 15 miles from town. \$435,000



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Rooch's Marina is the perfect business to grow and make your very own. Very strong customer base with several revenue streams including: 89 boat slip rentals with electric and water, a motel with 6 rooms, 47 mobile home park sites, 12 RV full hookups site, full-service cafe, convenience store, liquor store, repair shop, fuel station, 51 storage units, boat, paddle boards & kayak rentals, an updated residential home, plus potential expansion. Very strong income! \$2,500,000



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



1425 E. P STREET, TORRINGTON, WY.

18 unit apartment complex in East Torrington, WY. All units are 2 BR, 2 BA units, wall A/C, tile floors & open living/kitchen/dining area w/ an average \$700 per month rent per unit. Tenant pays for their own electric. Exterior is stucco, metal roof, fire suppression system throughout complex. \$1,425,000



LOT 2 BLOCK 1 DELL RANGE BLVD.

High visibility on Dell Range (near Dell Range and Ridge) a retail office plaza with 3 possible units (or any combination). Current plans have apotential of a "Drive-Thru." Space can be customized to be built for individual needs, call LA with any and all possibilities. For Lease



311 MCCOMB AVE.

Cozy 2 BR, 1 BA home with hardwood floors & nicely-sized kitchen. Main floor laundry & large fenced backyard w/ shed. Steel siding. Furnace is newer. \$200,000



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- * Upgraded Tile Flooring in Bathrooms and Showers
- * High Efficiency Furnace and A/C with Programable Thermostat
- * Kitchen Farm-sink
- * Frigidaire Gallery Series S/S appliances
- * Gas Fireplace with Blower



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- 1682 Espen Trl - \$655,000 **U/C!**
1723 s/f, 3BR /2 BA/ 4 Car Garage
- 1688 Espen Trl - \$740,000 **U/C!**
1946 s/f, 3BR /2 BA/ 4 Car Garage
- 1695 Espen Trl - \$665,000 **U/C!**
1723 s/f, 3BR /2 BA/4 Car Garage
- 1667 Espen Trl - \$795,000
1946s/f, 3BR /2 BA/4 Car Garage, walk-out with 360 degree views...
- 1681 Nita Court- \$675,000
1723 s/f, 3BR /2 BA/4 Car Garage
- 1696 Nita Court- \$775,000
1946 s/f (WALK-OUT)
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2900 CAREY AVENUE

Turn of the Century 2 Story on stately Carey Ave. Gorgeous home that is absolutely charming. Formal foyer, living room, music room, formal dining room & country kitchen. Main floor family with wood burning fireplace & solar room. Upper level has master suite with grand en-suite bath with free-standing tub, huge walk-in closet and private balcony. 4 bedrooms, den with built-ins & a craft room. Beautiful stairway. Truly one of Cheyenne's Gems! \$1,100,000



1621 LINDEN CT.

Desirable Mountview Park all brick ranch style home w/formal dining & built-in hutch, living room w/ brick gas-log fireplace & main floor laundry. 3 BR, master bedroom w/ patio door out to a covered porch. Partial basement with a rec room. 2 car attached grage. Fenced backyard, sprinkler system & extra long drive with room to park RV. Storage shed. Lovely home!! \$349,900



636 SIERRA MADRE ST.

Lovely ranch style home. Laminate flooring, dining area, 3 BR on main level. Master bathroom has a full master bathroom & a walk-in closet. \$309,900



356 STINSON AVENUE

All one level ranch style home. Eat-in kitchen, 2 bedrooms & 1 full bath. Main floor laundry. 2 car detached garage. Alley access & plenty of room to park RV, boats & etc... Fenced front yard. Schools K -12 are within walking distance from this home. \$229,900



213 ABILENE LOOP

Lovely ranch style home located in Burns. Open floor plan, great kitchen w/ lots of cabinets & counter space. Vaulted ceilings, formal dining. Master has master bath w/ deluxe jetted spa tub. 3 BR on main level. Fully finished basement w/ huge family room, wet bar, 2 more bedrooms & a 3rd bath. Corner lot. 1/4 acre w/ fenced backyard. 2 car attached garage. \$349,900



607 STANFIELD AVE.

Handyman Special! All one level living. This home has 3 bedrooms on main level and a main floor laundry. Hardwood floor have just been re-finished. Over 900 sq. ft. home. Tons of potential. Just blocks from grade school. \$176,900

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4120 FARTHING ROAD




\$779,000
3BR | 4BA | 3-car garage
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5505 OPAL DRIVE



\$711,530
5BR | 4BA | 3-car garage
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5500 OPAL DRIVE



\$604,700
3BR | 2BA | 3-car garage
85059.mistiewoods.com

1683 ESPEN TRAIL



\$842,200
3BR | 3BA | 4-car garage
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1675 ESPEN TRAIL




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2229 GOODNIGHT TRAIL



\$576,900
3BR | 3BA | 2-car garage
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3093 BIG PRAIRIE BLVD




\$560,100
4BR | 3BA | 3-car garage
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1653 RENEGADE COURT



\$554,707
3BR | 3BA | 4-car garage
81665.mistiewoods.com

2233 GOODNIGHT TRAIL



\$549,700
3BR | 3BA | 2-car garage
85900.mistiewoods.com

7504 MAX COURT



\$530,000
4BR | 3BA | 2-car garage
86324.mistiewoods.com

4031 FARTHING ROAD



\$481,700
3BR | 2BA | 4-car garage
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5504 OPAL DRIVE



\$468,300
3BR | 2BA | 3-car garage
79051.mistiewoods.com

2331 GOODNIGHT TRAIL



\$455,054
3BR | 2BA | 3-car garage
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3536 CLEVELAND AVENUE



\$269,900
3BR | 2BA | 2-car garage
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LOTS 2-5 FUSSELMAN AVE



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offered at \$668,900



2369 Foothills Road
"HESTER" PLAN
offered at \$659,900

features

Central A/C • Gas Fireplace • Great Room • Eat-In Kitchen • Separate Dining
Walk-In Closet • Thermal Windows • Full Unfinished Walk-out Basement
Landscaped in Front and Back with Sprinkler System • Back Fenced • Patio



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ILLINGWORTH**

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2017 VAN LENNEN AVE.

LISTED AT: \$250,000

Opportunity awaits near the heart of downtown!
Two bedrooms, one bathroom, main floor living
with spacious kitchen & enclosed sunroom. Bright
& open layout with newer windows, exterior
doors, & central A/C. Covered front porch & back
patio, large yard enclosed with mature trees,
complete with sprinkler system! 3-car garage
offers tandem workshop area or storage space!



5962 OTTAWA DRIVE

LISTED AT: \$540,000

Stunning & brilliantly designed home w/ 7BD &
3BA! Dramatic 18' height ceilings highlight the
beautiful open concept layout. Spacious kitchen
w/ large center island! Soak up the spoils in
the main floor master retreat, tucked away in
privacy! Upstairs loft area offers up the perfect
space to work or learn from home! Basement is
80% finished. Perfectly situated on .32-acre lot!



1630 SUMMERSET DRIVE

LISTED AT: \$470,000

Impressive & wonderfully cared for home in
the desirable Sunrise Estates! Spread out in
3,000 SF of elegance, w/ exquisite paint colors
& beautiful finishes throughout! Open main
floor layout, 4BD, 4BA, & a finished basement.
Charming built-ins, solid surface counters,
5' kitchen island, tile backsplash, main floor
laundry, A/C & more! Spacious master suite w/
5-piece master bath! Backyard oasis w/ large
composite deck & garden area.



Stefanie **ILLINGWORTH**

307.421.5378

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6102 Elk Avenue





This home is in immaculate condition! All brick and steel siding, extra tandem garage/workshop 15x50 with panel radiant heat. Living room and main-floor family room, huge kitchen with solid surface counter tops, extra large master bedroom with large walk-in closet, and five-piece bath with fireplace! Formal dining room, 10' ceilings in the basement with family room with bar area and unfinished areas! Excellent landscaping and RV storage in the back of garage! Offered at \$675,000

presented by **LARRY SUTHERLAND | 307-630-0528 • KIM SUTHERLAND | 307-630-1488**



7402 Hawthorne Drive





Sunny and bright Western Hills five-bedroom ranch. Beautifully maintained one-owner home in the most perfect location. Fantastic outdoor living areas, 10x12 patio, 17x14 deck, enchanting firepit area! The tiered yard is meticulously maintained! Granite tops everywhere, Pinnacle custom kitchen, double ovens, Viking gas range. Beautiful basement bath with heated floor, lovely wet bar, fun wine cellar. Offered at \$675,000

7110 East Pershing Blvd
 Incredible potential for development
 7.27 Acres nestled between filings of beautiful Saddle Ridge
 Offered at \$850,000



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CHEYENNES HOMETOWN REALTOR

BOB SCOTT



307-421-4620

BOBSCOTT@CHEYENNEHOMES.COM



7310 AZTEC DRIVE

Fabulous Rural Ranch Style Home! 4 BR, 3 BA, hardwood floors, gas fireplace, main floor laundry, fully finished basement, gorgeous deck w/ pergola, over 300 trees on drip system, 3 car garage & more on 5 acres.

\$545,000



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Pasture

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1714 Logan Avenue



Charming office space in a great location! 3-4 lovely offices plus reception area, storage and multi-use spaces. Updated electrical & updates for high speed internet, central A/C, courtyard area, handicap accessible ramp, on-street parking plus 3 dedicated parking spots on concrete slab, detached garage for more parking or storage. Come take a look! For Lease - \$1,500/mo.



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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 & 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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5211 BOWIE DR \$360,000

Wonderful 3BR, 3BA, 1-car garage ranch style home has many updates incl. the kitchen, flooring, windows, downstairs bath. Spacious family room down w/ wood stove, dry bar. Large laundry area and storage. Nice patio, shed, mature trees, sprinkler system in front. Great Central location.



3720 SUNRISE HILLS \$479,900

- Striking 4BR, 2BA remodeled rancher w/ great views of city & distant mountains.
- 2BR up, full BA, 2BR down, full BA, FR, 3 new egress windows. New furnace, new AC, new roofs, fully landscaped.
- Oak floors on main level, new addition off the front, white kitchen w/granite. Huge, detached 4+ car garage.



1914 RUSSELL AVENUE \$235,000

Adorable home w/ 1 BR, 1 BA, main floor laundry, 1 car garage, newer furnace & A/C, & newer windows. Knotty pine walls create a cabin-like ambiance which markets well as a great little AirBnB for that Wyoming look. Mature landscaping creates a private backyard. This hidden gem is a rare find.



2508 SUMMIT DRIVE \$435,000

All brick townhome w/a walkout basement is ready for you. Formal dining, spacious LR w/gas fp, sunroom, kitchen w/breakfast nook, main floor laundry, 2 BR & 2 BA on the main level. Basement has a family room w/ another gas fp, a third BR/BA plus wonderful storage. HOA covers lawn maintenance & snow removal.



2614 PIONEER AVE \$429,900

Impeccably maintained commercial office bldg conveniently located just blocks from the State bldgs, & downtown. Offering private ofcs, conference rm, work areas, reception & significant storage in bsmt, 3rd floor & det. garage, this sterling property is ideally suited as a law, accountancy, or management office.



LOT 2 SUNRISE HILLS \$95,000

Wonderful building lot with nice city and distant mountain views. Nearly 9000SF in size, this lot would be ideally suited for a raised ranch or 2 story home. Tap fees are paid per BOPU and connections are at the curb. Call for more information.



LOT 9 SUNRISE HILLS \$120,000

Wonderful building lot with exceptional city and Rocky Mountain views. This lot is 10,500SF in size and would be ideally suited for a raised ranch or 2 story home. Two nice sized trees are on the lot and the tap fees are paid per BOPU, with connections at the curb. Call Scott or Lisa for more information.



2370 COUNCIL BLUFF \$750,000

Captivating Energy Star rated custom built home by Dan Gregg with high-end finishes throughout. 5BR, office, 3 1/2 BA, a 4-car garage & 40x12 storage shed w/garage door. Beautiful kitchen, walk-in pantry w/ microwave, cov'd patio, & basement even has gorgeous hardwood floors, travertine tile, high end granite for the wet bar.



2512 REED AVE \$215,000

- 2BR, 1BA ranch style bungalow in close to downtown.
- Recently painted exterior siding, large deck off front with pergola
- Spacious kitchen, separate dining, lam flooring.



3419 HOLMES ST \$285,000

3BR, 2BA rancher on 9000 SF lot. Vinyl siding, new roof, newer fencing, newer windows, deck. Separate dining, nice sitting area. Master bedroom w/ newer bath, walk-in shower, vanity. Large walk-in closet. 2nd BA on main, and main floor laundry.



306 S. 3RD STREET \$285,000

- Wonderful new construction offers 3BR, 2BA, 2-car garage. All one level living.
- Attractive white cabinetry and laminate counters, tile floors in kitchen, dining, bath, carpet in LR and BR's.
- City svcs on this great lot. Just minutes to I-25 and then a short commute to Cheyenne or Wheatland.



7221 ERIC LANE \$585,000

This Stylish and Sophisticated home with 5 BD, 3 BA home w/ tandem 3-car garage. Hardwood floors, double oven, granite counters & alder cabinets in the kitchen. Spacious master w/ walk in closet, large shower with bench. The basement is perfectly designed with an expansive family room and future wet bar.



5710 JADE BLUFF \$615,000

Beautiful new Dan Gregg Construction home in the Bluffs near Anderson Elem. Top quality cabinetry, quartz counters, porcelain tile baths, master suite w/ walk-in shower, dbl sinks, soaker tub, walk-in closet. Brand new Boulder plan with spacious cov'd deck. Maint-free stone & stucco exterior, complete landscaping, fence. Late May 2022 completion.



5809 MICA BLUFF \$665,000

Dan Gregg Construction's newest floor plan, The Boulder, is under construction in the Bluffs. Top quality finishes throughout incl custom cabinetry, solid surface counters, porcelain tile in the baths, custom walk-in shower, maint-free exterior, full landscaping & fencing. This 4BR, 3BA, 3-car garage home is pending but we have others starting now.



5701 MICA BLUFF \$755,000

Beautiful new home in the Bluffs. All of Dan Gregg's fabulous finishes incl top quality cabinetry, quartz counters, porcelain tile baths, master suite w/ gorgeous walk-in shower, double sinks, large soaker tub, walk-in closet. Fully maint-free stone & stucco ext, complete landscaping, fence. This home is spoken for but we have others in the works.



5706 JADE BLUFF \$649,900

Beautiful new Dan Gregg Construction home featuring the new Denali Plan. All of Dan Gregg's fabulous finishes incl top quality cabinetry, quartz counters, porcelain tile baths, stunning master suite w/ gorgeous walk-in shower, double sinks, walk-in closet. Maint-free stone & stucco exterior, complete landscaping, fence. Late Summer/early Fall 2022 completion.



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2035 CANYON DRIVE

Brand-new construction by Leaning Tree Homes in Yellowstone North Subdivision, just 9 miles north of Cheyenne. Spacious, open, ranch-style floor plan (The "John Plan") featuring 3 bedrooms, 2 baths, & oversized 2-car attached garage with an unfinished basement. Located on 4.53 +/- acres. Granite kitchen countertops. Central air conditioning. Tranquil close-in rural property located off US Interstate 25 and Ridley Road (Exit 21). This brand home is under construction and scheduled to close June 2023. \$615,000

CROSSTIE Ranches

AFFORDABLE NEW CONSTRUCTION ON ACREAGE!

From downtown Cheyenne: Take US I-80 and drive 34 miles to Exit 386 (Carpenter/Burns Exit). Turn right onto State Highway 214 Go 4.88 miles and turn right onto Road 206. Go 1.5 miles to Cross Tie Ranches.



John



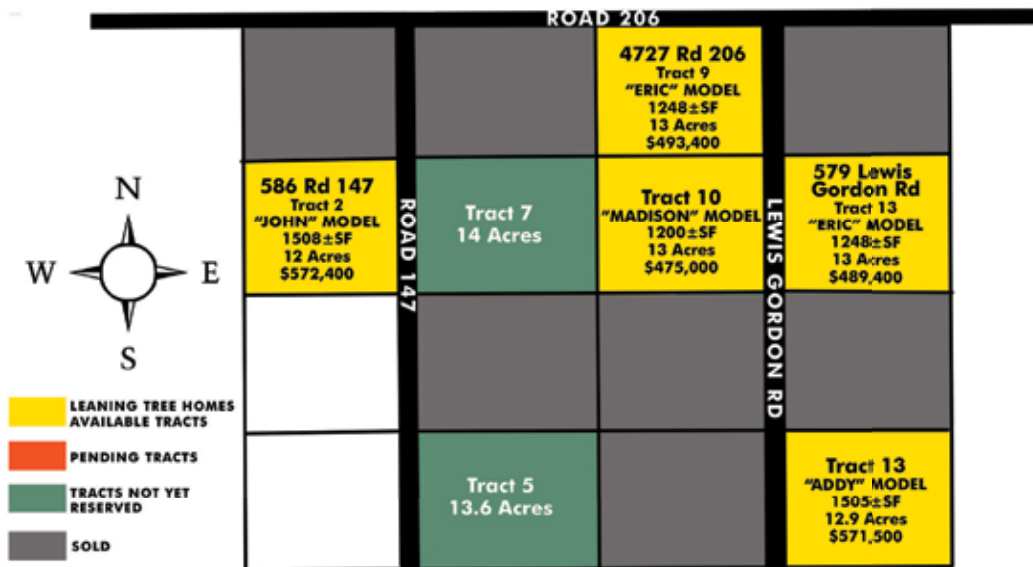
Eric



Madison



Addy



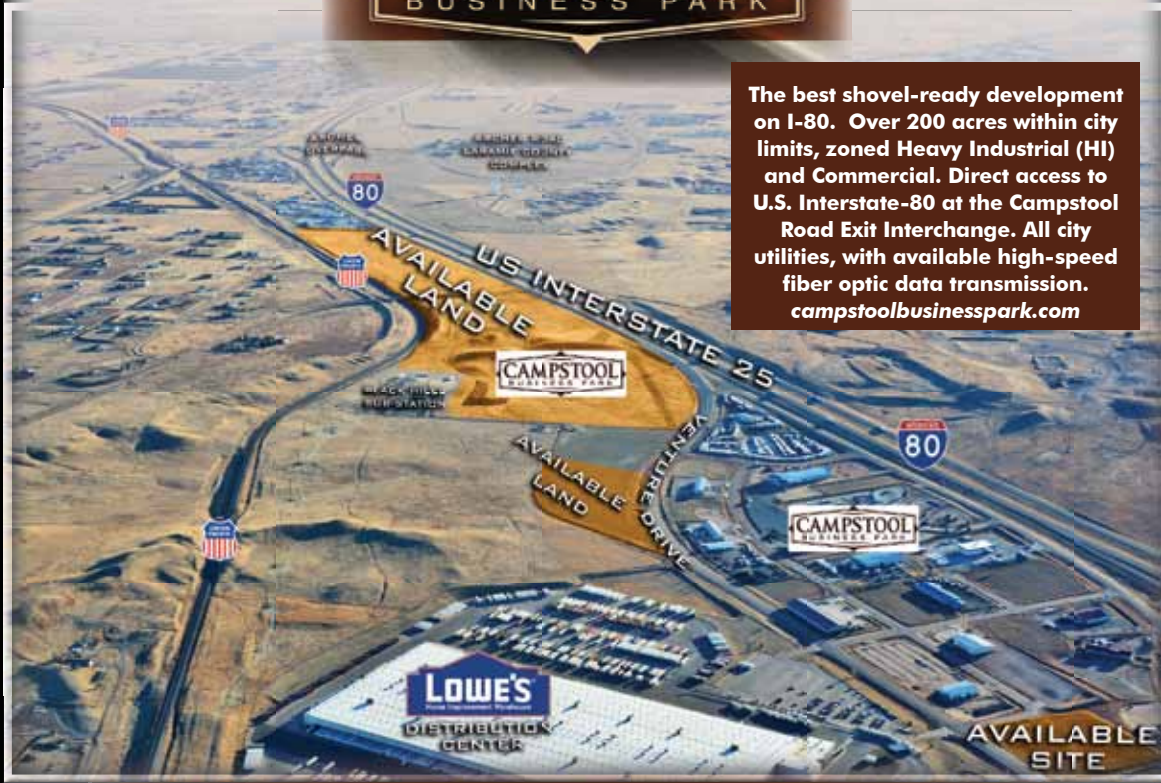
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