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Volume 41 | Number 1

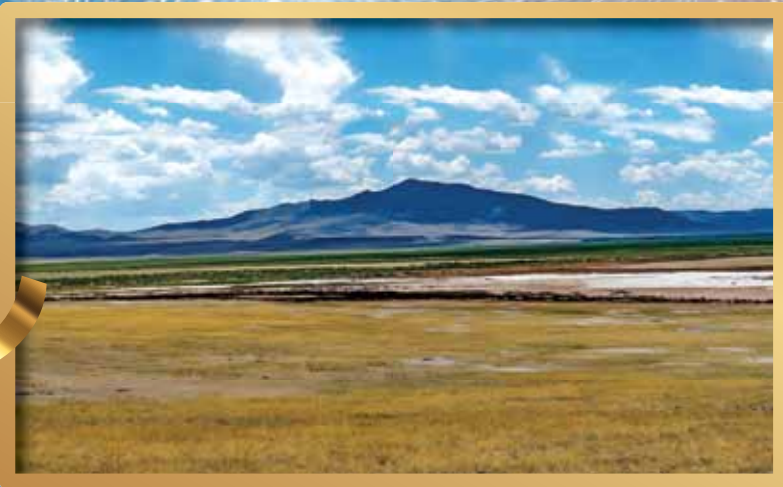
JANUARY 2023

Preview

REAL ESTATE GUIDE

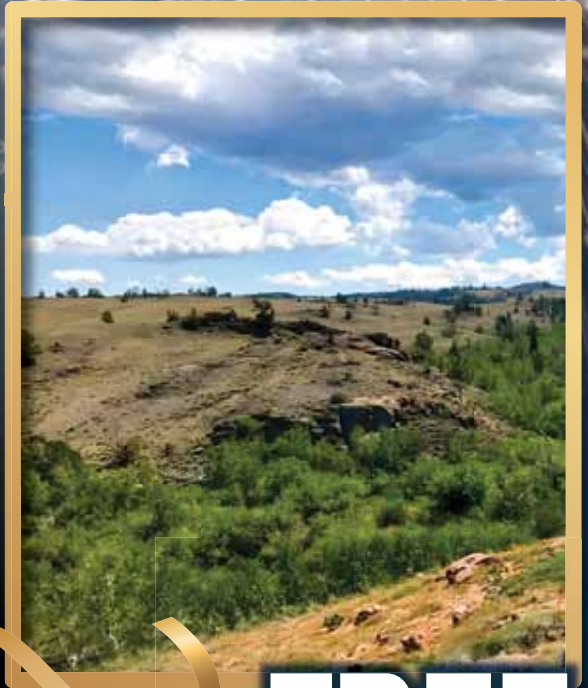
Southeast Wyoming's

Premier Real Estate Guide!



2023

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Term	Annual Percentage Yield
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*Will automatically renew into 9-month standard CD with current date during time of renewal.

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*Annual Percentage Yield (APY) and Interest Rate for Certificate of Deposit (CD) may change after account opening. Fees could reduce earnings on the CD. A penalty may be imposed for early withdrawal. Promotional rates made available in special offers are excluded. You may step up your rate one time to the current rate of the equivalent term. Certificate will automatically renew to a fixed rate CD of the equivalent term with the current rate at renewal. The annual percentage yield is current as of December 15, 2022.

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Preview REAL ESTATE GUIDE

WYOPREVIEW.COM
Volume 41 | Number 1
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ON THE COVER...



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HAPPY NEW YEAR!



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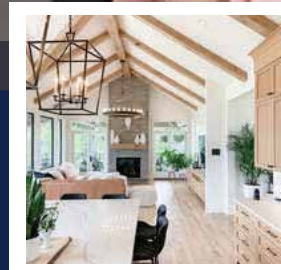
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New Listing

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Gary Gonzalez • 640-0855 #87935



Price Reduced

4735 Blazing Star Rd. • \$715,000
Beautiful home in a desirable area with gorgeous views, what more could you ask for? Maybe 4 bedrooms, 4 baths, 5 acres and a huge deck to spend those warm summer evenings on! It has everything you want and more!

Judy Edgar • 631-1126 #87501



New Listing

2113 S. Third Ave. • \$299,900
Great Orchard Valley home on almost 1/2 acre. Downstairs has separate entrance so you could let a renter pay some of your mortgage. Two garages, one is a 2-car garage, the other is a 1-car garage, both are detached. There is mature tree landscaping. Don't let this one slip by!

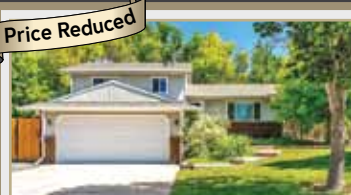
Mike Hutton • 630-2735 #88347



Price Reduced

1706 Silver Spur Rd. • \$499,000
Close-in rural property in north Cheyenne on 2.27 acres, doesn't get better than that; until you walk inside! Very secluded, with endless views and a private yard. Quad-level, plenty of living space to include a living room, family room and a large great room with a walk-out basement. So many stunning features in this home. Kitchen is updated with granite countertops and 42 inch upper cabinets with a large island. New central air upstairs. Don't miss the large outbuilding/3rd car garage and shop area.

Dana Diekroeger • 421-7593 #87841



Price Reduced

4106 Sullivan St. • \$355,000
Don't let this one pass you by! A large quad-level with 4 bedrooms, a dream of a kitchen complete with granite and hardwood floors. It also has a great yard!

Judy Edgar • 631-1126 #87315



New Listing

3132 Frontier St. • \$365,000
Well maintained bi-level in Silvergate Addition with a large corner lot close to schools and shopping. Home features numerous updates to include new LVT, carpet, new interior paint, updated bathroom and kitchen. New furnace, central air conditioning and barn doors. Fully finished basement with large family room with fireplace and 3rd and 4th bedrooms. Move-in ready!

Tammy Tschacher • 631-2885 #88159



Commercial Lease

1920 Thomes Ave.
What an excellent opportunity to be in the heart of Cheyenne's downtown business district which is on a present economic path of greatness. This building is presenting the 2nd floor in the amount of 4,447.5 sq. ft. via a gross lease of \$15.50/sq. ft. The building is in excellent condition with the entire 1st floor undergoing a complete remodel and renovation. Ample fiber availability for your technological needs. Building will be shown during business hours. Special accommodations can be made, however.

Linda Weppner • 630-0955 #86795



New Listing

5218 Opal Dr. • \$454,500
This home truly has it all! Five bedrooms plus an office, 3.5 baths and 2-car attached garage! Huge backyard with privacy fence and sky-high trees with sprinkler system front and back. The kitchen offers plenty of counter and cabinet space, a river rock backsplash, gas range, walk-in pantry and built-in workspace. Fully finished basement with wet bar and gas stove!

Asha Bean • 286-0269 #88135



1777 E. Mule Trl. • \$565,000
Brand new home built by Double T Construction. High-end quality finishes with granite countertops, granite back splash, 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. Unfinished basement, plumbed for 3rd bath. Pictures are of a similar home, finishes may vary. Builder will pay up to \$5,000 in buyer closing costs.

Dana Diekroeger • 421-7593 #86928



New Listing

515 Malibu Ct. • \$339,800
Turn-key home in North Cheyenne! Gorgeous, updated kitchen, bathrooms and flooring! New carpet, light fixtures, doors, paint, you name it! This charming ranch-style home offers 3 bedrooms on the main, plus 2 down with a warm and cozy family room, another bath and abundant storage in the basement. Spacious covered back patio with additional closed off storage on the side and huge fenced backyard with alley access.

Asha Bean • 286-0269 #88235



New Listing

3127 Bluff Pl. • \$410,000
Amazing Buffalo Ridge home that offers 4 bedrooms, 2 baths, a finished family room, and oversized 2-car garage and enormous, fenced backyard with a pergola covered deck. Conveniently located close to schools, shopping and parks. Don't miss this one!

Tammy Tschacher • 631-2885 #87143

New Listing



Tract 5 Old Faithful Way
\$165,000

From the moment you turn west into Yellowstone Estates you'll instantly experience the tranquility this quiet subdivision has to offer. If you're looking to build your dream home somewhere with panoramic views of the Rocky Mountains to the south, Pole Mountain to the west, with sunrises and sunsets that stretch across the horizon, this is the land for you.

Asha Bean • 286-0269 #87809

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

Commercial Lease



301 Lexington Ave.

This is an excellent office space with 1,838 sq. ft. There are 4 offices, 2 bathrooms, nice reception area, large conference room, storage and utility area. This property is conveniently located just off the I-80 & College Dr. interchange in the east part of the city. Access is also easily attained via the new Christensen Rd. extension. Lease price is \$8/sq. ft. + \$1CAM (Common Area Maintenance) for a total of \$9/sq. ft. This location is perfect for any service related business. Lease terms - 3 years.

Linda Weppner • 630-0955 #85622



Tammy Tschacher
Sales Associate
631-2885



Taryn Nemec
Sales Associate
214-6840

New Listing



Tract 1 Four Mile Rd.
\$224,900

Close-in rural site for your new home. Four more tracts available in this filing. Hurry, they won't last!

Mike Hutton • 630-2735 #87085

New Listing



415 E. 10th St. • \$210,000

A spacious 1-bedroom bungalow surrounded by mature trees makes this a great opportunity for a new home for you or a rental for your investment portfolio. In the back there is a 2-car oversized garage with alley access and fenced all the way around the home. This home has a lot of charm and is just waiting for the right person to move in! This home is being sold "As Is, Where Is" condition. Realtor is related to seller. Updated plumbing and electrical.


Shannon Moyte • 365-7866 #87540




Tract 8, Stagecoach Hills
\$107,500

Fully fenced 39.98 acre parcel in Stagecoach Hills with very light covenants. Improved road within 1/4 mile of property. Electricity within 1/4 mile of property as well.


Mike Hutton • 360-2735 #86542




Shannon Moyte
Sales Associate
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Adel Gallardo
Sales Associate
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Megan Best
Sales Associate
719-465-4724



James Lozier
Sales Associate
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New Listing



3504 Essex Rd. • \$345,000

Gorgeous home in Eastridge located on a large corner lot close to schools. This home features a spacious updated kitchen, huge living room, 2 large primary bedrooms, family room and an office area. Gorgeous sunroom/dining area that is very bright and open. There is also an oversized 1-car attached garage.

Dana Diekroeger • 421-7593

New Listing



1033 Prairie View Rd. • \$569,000

Brand new home built by Double T Construction. High-end quality finishes with granite countertops, granite back splash, 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. Unfinished basement, plumbed for 3rd bath. Pictures are of a similar home, finishes may vary. November completion. Builder will pay up to \$5,000 in buyer closing costs.

Dana Diekroeger • 421-7593 #86927

New Listing



1127 Lummis Ct. • \$320,000

Beautiful bi-level with 5 bedrooms and 3 bathrooms. Oversized 1-car garage on a half cul-de-sac. Large, fenced backyard with a deck. Newer Anderson windows, updated kitchen with solid surface countertops and lots of storage. Hardwood floors, newer roof and solar panels. This is not a drive-by, call for an appointment to see this hidden gem.

Dana Diekroeger • 421-7593 #88349



Rob Higgins
Broker Associate
631-0448



Laurie Fletcher
Property Management
632-2355



Eric Davis
Property Management Coordinator
632-2355



Kelly Ash
Property Management
632-2355

New Listing



TBD County Road 138
\$124,900

This property is partially fenced and has electricity and a water well. No covenants so you can do as you please.

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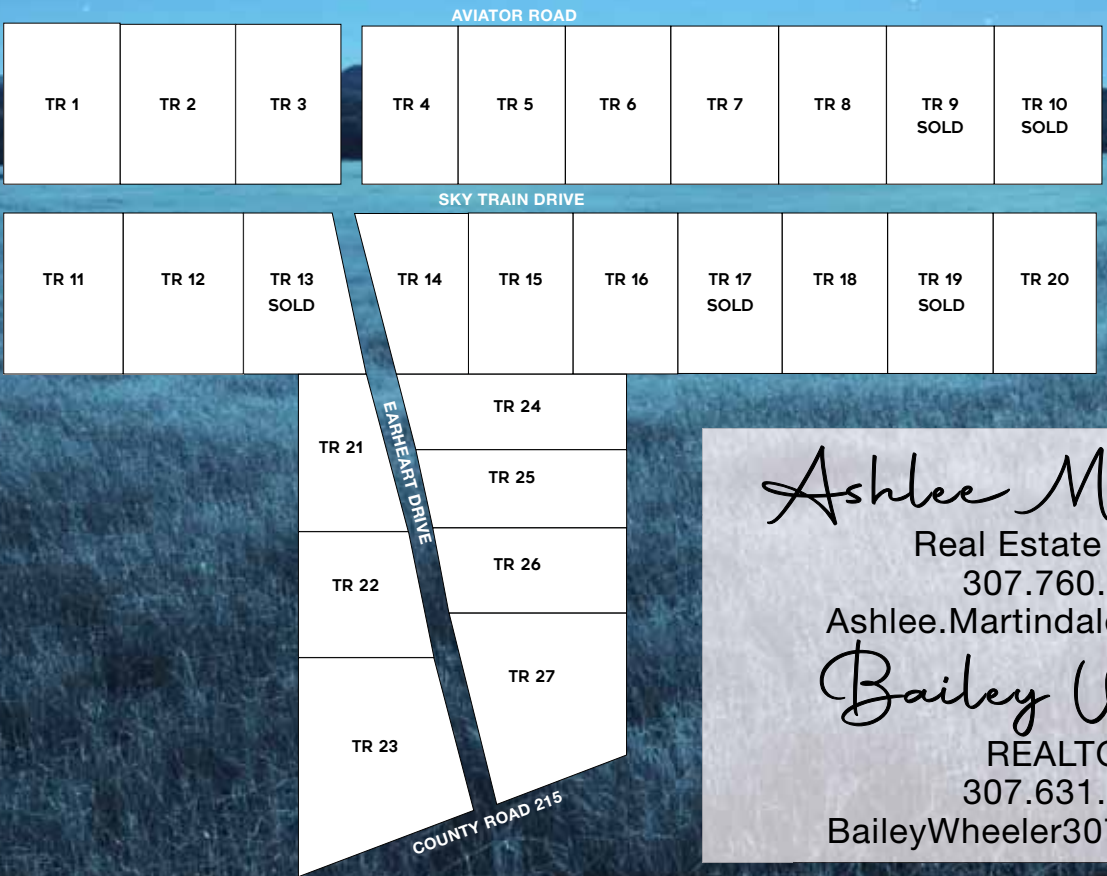


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1729 ROAD 136

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1733 ROAD 136

Offered at \$593,000

3 Bedrooms, 2 Bathrooms, 3-Car Garage. 3,150 SQ.FT. 5.16 acres.



1741 ROAD 136

Offered at \$549,500

3 Bedrooms, 2 Bathrooms, 3-Car Garage. 3,058 SQ.FT. 5.16 acres.



1747 COUNTY ROAD 136

Offered at \$599,000

4 Bedrooms, 3 Bathrooms, 3-Car Garage. 3,300 SQ.FT. 5.16 acres.



Ashlee Martindale

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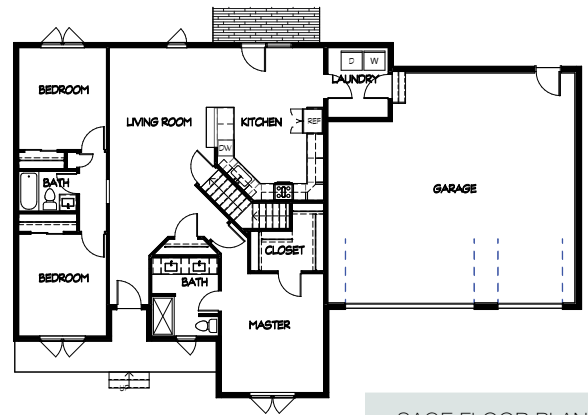
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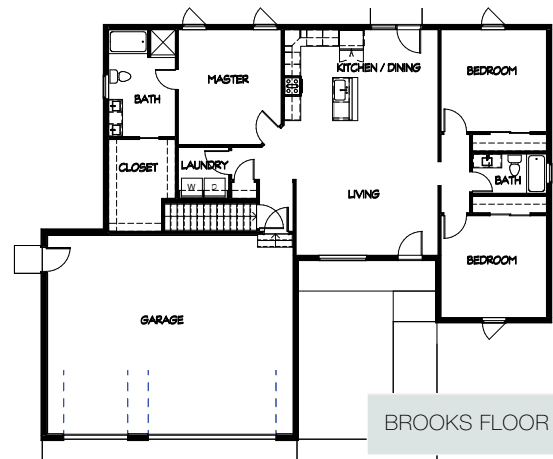
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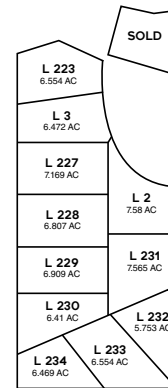
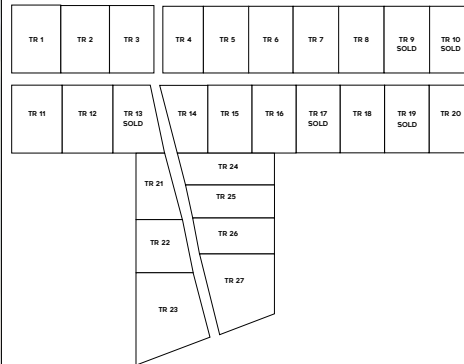


Ashlee Martindale
REAL ESTATE ADVISOR
 307.760.9808

Ashlee has a comprehensive knowledge base in real estate, expanding from new construction and renovations to investments in both the residential and commercial capacities. She brings a modern practice to the industry, and has more than 20 years of education and experience.

Ashlee has earned the International Presidential Circle Award and Multi-Million-Dollar Producer Award with Coldwell Banker. She holds a Master's Degree in Family and Consumer Sciences Education specializing in Interior Design.

TRACT 8 5.16 Acres SOLD	TRACT 7 5.16 Acres	TRACT 6 5.16 Acres	TRACT 5 5.16 Acres	TRACT 4 5.16 Acres	SOLD	SOLD TRACT 2 5.43 Acres
1747 County Road 136	1741 County Road 136	1733 County Road 136	1729 County Road 136	1723 County Road 136		TRACT 1 4.89 Acres PENDING
						1701 County Road 136



COUNTY ROAD 136

Starting at \$549,500

Complete and Move-in ready! Located on multi-acre lots that capture endless prairie views. Each home has a thoughtfully designed open floor plan paired with timeless finishes. Complete with an energy-efficient furnace, central a/c, tankless water heater, impact-resistant roof, and frontyard landscaping.

MEADOWLARK AIRPARK

Starting at \$141,000

Cheyenne's newest premier rural development offering beautiful tracts ranging from ±5 to ±10 acres. Fully paved roads lead you to a one-of-a-kind community featuring convenient luxuries at affordable pricing. White vinyl fencing, scenic views, plus a direct-access option to Sky View Airpark. Several opportunities available for builders or buyers looking to build their dream home.

TABLE MOUNTAIN RANCHES

Starting at \$82,000

Amazing opportunity to escape city life and build your dream home. Captivating views, untouched rolling hills, native grass, abundant wildlife, plus undisturbed views. This peaceful environment captures the true essence of the Wyoming lifestyle. Located approximately 20 miles west of Cheyenne and a few miles from Curt Gowdy State Park. Utilities located at the road.



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 Owner - Lynn Buys Houses
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3417 FARTHING RD. \$495,999

Lynn Buys Houses brings you a beautifully renovated close in rural ranch style home on over 4 acres. The kitchen provides granite countertops, stainless steel appliances, stunning white cabinets with island. In addition to the massive master suite with its own private deck, you have 3 more large bedrooms, 2 bathrooms, outbuildings, loafing shed and more.



1410 CARBON AVE A-D \$634,999

Priced at a 7% cap rate, this is a great investment opportunity with two newly fully renovated duplexes on one corner lot. This is a turnkey investment with tenants in place. Professional management in place, and a great location that supports strong combined monthly rents of \$4,700. Shared laundry on site.



1427 TRENT CT. \$307,999

This North Cheyenne townhome brought to you by Lynn Buys Houses has been professionally cleaned and is ready for new owners. Just minutes from I25 and Dell Range, plenty of natural light on the main floor, and let the HOA cover the exterior maintenance and snow removal!



929 MELTON ST. \$398,999

Lynn Buys Houses has renovated this beautiful home which sits on 1/4 of an acre, with alley access, and RV parking. Beautiful hardwood floors and wood burning stove. Main floor master suite, 2 additional bedrooms, laundry and a massive family room. The basement provides a large family room, 2 bedrooms, and work space.



236 S. SNYDER AVE. \$299,999

This 4 bed, 2 bath 2 car garage fully remodeled home features an updated kitchen with granite countertops and stainless steel appliances. New bathrooms, windows, flooring and paint throughout make this home feel brand new.

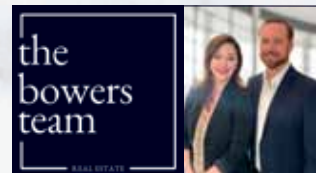


407 S. FORK \$1,470,000

Strong cash flowing package of 10 manufactured homes, each on their own lots with renters in place.

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

10112 Vera Lane



Another great new construction home from Bailey & Sons Construction. Just over 7 acres, just minutes from town. Three bedrooms, 2 bathrooms, granite counter-tops, LVP flooring, A/C and a 6-car attached garage.

9607 Vera Lane



Meticulously built by Bailey Custom Builders! The very popular Brant II Model boasts an open floor plan, luxury vinyl flooring, vaulted ceilings, granite counter-tops and a large master suite. Located just minutes from town. A must see!



Virtual Tours
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5200 & 5244 Ridge Rd. • \$2,000,000



“Approximately 7 acres of Development Potential or Functioning Church Facility”
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JON PIETSCH








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PROPERTY

THE BRUNDAGE



Don't miss this chance to live in the solitude of 5 acres on the eastern Wyoming plains. This 1,580 sq. ft. 3 bedroom, 2 bath, 3-car garage, has an inviting open floor plan highlighted by stainless steel appliances, granite countertops and luxury vinyl planking. A luxury master suite pampers the owner.

1734 Rd. 136 • \$575,000

THE DOGWOOD



1,700 sq. ft. 3 bedroom, 2 bath, 3-car garage, on the eastern Wyoming plains. The house has granite countertops, stainless steel appliances, stylish tile and luxury vinyl planking. An open floor plan provides an inviting atmosphere. A luxury master suite pampers the owner. The vestibule to the garage is perfect for country living. Enjoy the room that the five acre lot provides.

1732 Rd. 136 • \$595,000

ON A 5 ACRE LOT



Enjoy this 1,700 sq. ft. 3 bedroom, 2 bath, 3-car garage on the solitude of the eastern Wyoming plains. The house is adorned with granite countertops, stainless steel appliances, stylish tile, and luxury vinyl planking. An open floor plan provides an inviting atmosphere. A luxury master suite pampers the owner. The vestibule to the garage and 4-stall barn is perfect for country living.

1746 Rd. 136 • \$615,000

THE HAWTHORNE



Very affordable home with 3 bedrooms, 2 baths and a 3-car garage, this home provides for every buyer. The inviting open floor plan sports granite countertops, stainless appliances and luxury vinyl planking. From the front porch, you will look forward to western sunsets off the front porch on your very own 5 acres of western solitude.

1740 Rd. 136 • \$550,000

BUILDING LOT



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.

Lot 15 Buckskin Trl. • \$190,000

BUILDING LOT



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

Tract 6 Rd. 136 • \$120,000

GREAT INVESTMENT OPPORTUNITY

7% RETURN



Get a great rate of return with this 4-tenant office building located on busy 19th Street. The building has ample on site and street parking. Building is well maintained. 1607 unit has just been remodeled.

1601 E. 19th • \$1,250,000

AFFORDABLE TOWNHOME

SOLD



Don't miss this affordable townhome. You will love the updated kitchen and bathrooms, cozy living room and front and back porches. Maintenance-free siding and an HOA that cares for your yard makes for carefree living. Bring your pets to the fenced backyard. See today!

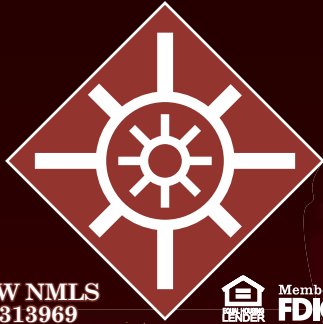
221 Hacienda • \$225,000



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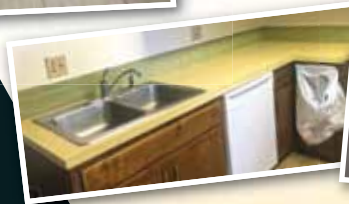
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Visual tour available

Our listings advertised on over 50 websites



3511 Bradley Ave. • \$290,000

A must see! Two bedroom, 2 bath home with dining room and updated kitchen. Well maintained 1951 single-family home. #88228



609 E. 19th St. • \$199,000

Ready for a general contractor to come in and finish this home. A lot has already been completed including HVAC (roughed out for A/C), plumbing, electrical, roof, family room addition, master bath addition, new siding, new windows. Inside is ready to be put back to life. Huge kitchen, separate dining, 3 bedrooms, 2 full baths, large lot with alley access for RV parking and detached garage. #88026



1353 Road 143 • \$315,000

3 bedroom, 2 bath home with 40'x24' outbuilding complete with concrete floor and electricity. This home is situated on 10 acres. Huge kitchen with loads of cabinets and counter space plus a pantry for additional storage needs. Breakfast nook in the kitchen plus a separate dining room. Living room and a spacious family room with a built in corner entertainment center. Walk-in closets in the bedrooms. All paved roads except the final mile. #87569



1101 Everglade Dr. • \$327,500

3 bedroom, 2 bath home, with an oversized 2-car attached garage including a workshop area. Cozy fireplace in the living room. Large family room on the lower level. Fully fenced backyard with a deck and large covered patio perfect for entertaining. RV parking to the side of the house. #87478



2012 E. 12th St. • \$209,000

Cute updated 4 bedroom, 2 full bath home. This home has an updated kitchen and bathrooms along with newer flooring, water heater and furnace. Upper level bonus room could be a great office or playroom. Fully finished basement includes a full 2nd bathroom. Lots of space for off-street parking including RV/boat parking. #87464



512 E. 2nd St. • \$219,500

3 bedroom, 1 bath home. Low maintenance metal siding. Covered front porch. Fenced front and back yards with 2 sheds. Newer vinyl windows and a furnace replaced in 2020. All new sewer line in 2021. Alley access with plenty of space to add a garage or have RV parking. #87404



703 Cleveland Ave. • \$282,500

UNDER CONTRACT

4 bedroom, 3 bathroom home with a 1-car attached garage. This home has hardwood floors on the main level. Large living room and huge family room. Private master bath in the master bedroom. Finished basement with family room, bedroom and bathroom. Large fenced backyard with a patio. #86793



4523 Glendo Ave. • \$260,000

Priced to sell! This adorable home has 3 bedrooms, 1 bathroom and a single-car garage. Schedule your showing today! #88345



1780 Westland Rd. • \$12 sq. ft.

Commercial Lease – This is the 2nd floor of the building. Will rent the whole floor or by the office. Individual office for \$500 per month furnished and \$400 per month for unfurnished. The lease includes use of the restrooms and kitchen/break rooms & WiFi. \$12 per sq. ft. #80571

LAND

TBD Deming Dr. 1.13 Acres. #73346. \$250,000
 #124 Pine Ridge Ranch Rd. \$225,000
 50 Acres #86019/86020



3794 Road 215. • \$84,000

14'x56' 2020 mobile home only lived in a few months. Sold completely furnished. Must be moved. Two bedrooms and 1 bath. #87215

**Interest Rates are Still Low,
 Now is the Time to Buy!
 Homes are Selling Fast,
 Now is the Time to List!**

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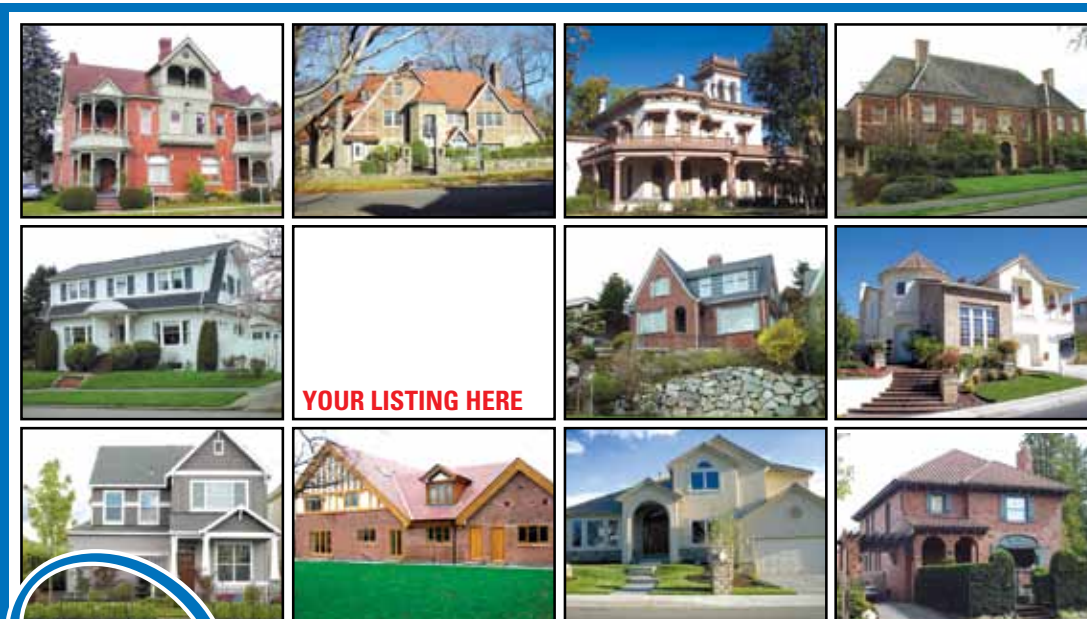
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Happy New Year

2023

Preview REAL ESTATE GUIDE

With the beginning of the New Year, we would like to thank everyone for all of their support over the past 40 years.

Having friends, neighbors and business partners like you means the world to us.

Thank you and have a wonderful New Year.

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WE WISH YOU A BRIGHT & JOYFUL NEW YEAR

Reach out today to see how we can help you get into your dream home in 2023!



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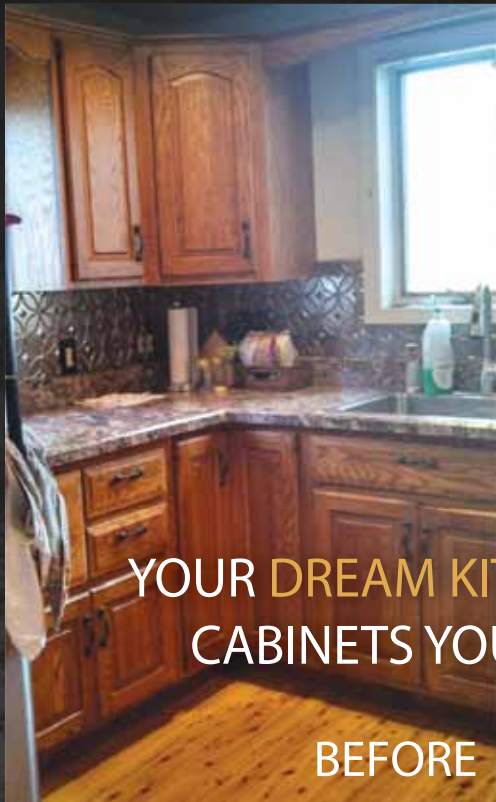
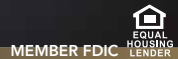


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Reduced to \$19,950,000

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



SPIEGELBERG SPRINGS RANCH

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
or Cory Clark at (307) 334-2025



PRAIRIE CENTER FARM & RANCH

Prairie Center, Goshen County, Wyoming
1,643± contiguous acres with two center pivots and improvements.

\$3,200,000

Cory Clark at (307) 334-2025



GIBB ACREAGE

Yoder, Goshen County, Wyoming
10.28± deeded acres with 1,512 sq. ft. ranch-style home and 1,440 sq. ft. shop.

Reduced to \$360,000

Michael McNamee at (307) 534-5156
or Logan Schliinz at (307) 575-5236



HALL RANCH

Rock River, Albany County, Wyoming
22,483± contiguous total acres: 17,203± deeded acres, 3,690± BLM 1,6007± State lease. Year-round access, 15± miles of Rock River, 2,200± irrigated meadows, abundant wildlife.

\$8,900,000

Clark & Associates at (307) 334-2025



FRITZ FARMS SOUTH PARCEL

Pine Bluffs, Laramie County, Wyoming
794.58± deeded acres dryland farm ground recently been organic, with improvements.

\$1,275,000

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



360 SYBILLE CREEK ROAD

Wheatland, Platte County, Wyoming
42.8± deeded acres with recently remodeled 3 bedroom, 2 bath home. Two private wells, shop and garage. Sub-irrigated. Excellent wildlife.

\$795,000

Jon Keil at (307) 331-2833



80539 STONEGATE ROAD

Minatare, Scotts Bluff County, Nebraska
8.3± deeded acres with newly remodeled 1,511 sq. ft. home. 8± acres of water rights, horse corrals and turnout. Broker-owned property.

\$275,000

Ryan Rochlitz at (307) 186-3307



MOORE SPRINGS RANCH

Ft. Laramie, Goshen County, Wyoming
402± deeded acres with 2 nice homes plus large shop with heated office. Cattle working facilities with 2,160 sq. ft. calving barn, shop/garage and additional loafing sheds.

Reduced to \$1,180,000

Michael McNamee at (307) 534-5156



HOME ON THE RANGE MEAT PROCESSING

Cheyenne, Laramie County, Wyoming
2.5± acres, 5,000 sq. ft. shop space for processing, rental income currently on property.

\$1,500,000

Stan Mosher at (307) 631-2155



ANTELOPE CREEK COW CAMP

Laramie, Albany County, Wyoming
172± deeded acres. Excellent hunting property with live water and 748 sq. ft. cabin

\$985,000

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CHRISTENSEN HEADQUARTERS

Wheatland, Platte County, Wyoming
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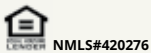


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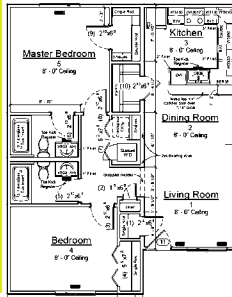


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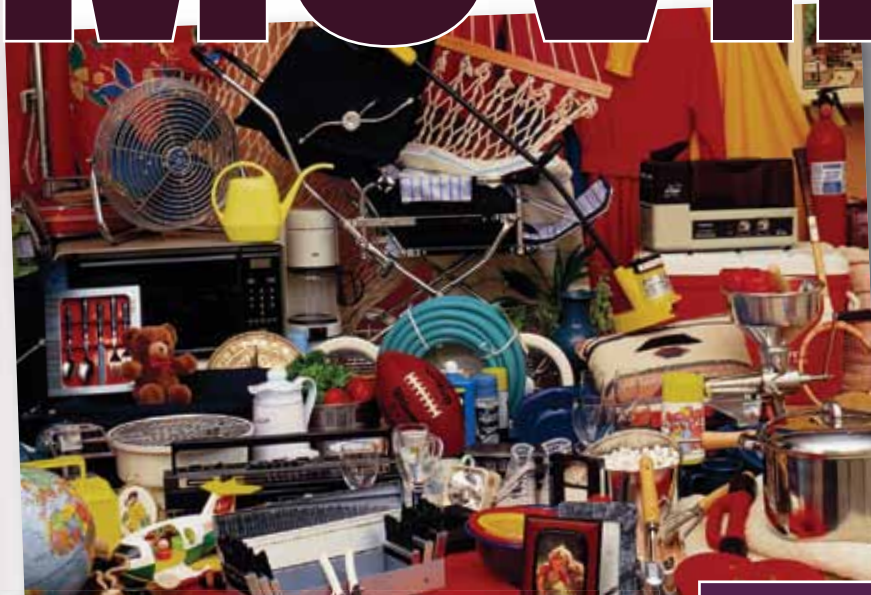


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3210 Snyder Avenue – \$280,000

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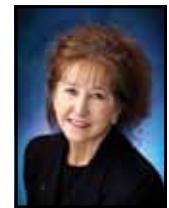
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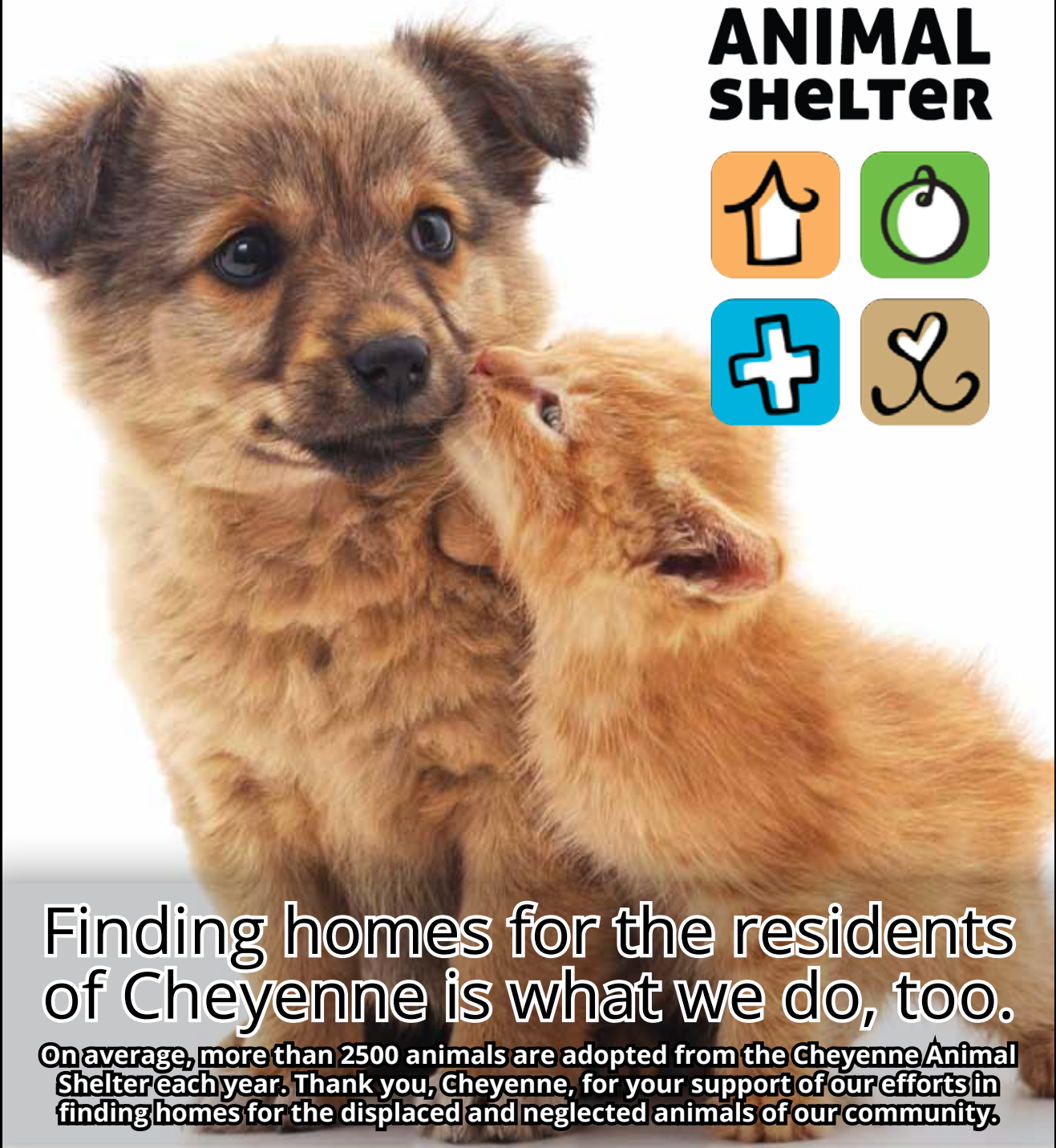
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818 GOPP COURT

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215 SOUTH GREELEY HWY

Frontage on So. Greeley Hwy. Presently a used car lot. Office space plus warehouse space. Real estate only. Business is not included. Just 1block from the new McDonalds that will be opening soon. High traffic area. Warehouse was added in 2001 - 1000 sq. ft. \$850,000



6614 N. COLLEGE DR. LOT G

Lovely remodeled mobile home. North location just off N. College Dr./ Myneer St. There are 2 bedrooms, split arrangement. Vaulted ceilings, large kitchen with plenty of cabinets & counter space. 2 Full bathrooms. Main floor laundry. 2 storage shed with electricity. \$49,900



1144 ROAD 148

Land with well and septic, fenced. Loafing shed and outbuilding. Near Burns. Just off I 80 East in Milt Rose Ranchettes. Horse allowed. Natural gas. Vacant. \$169,000



3901 RIDGE ROAD

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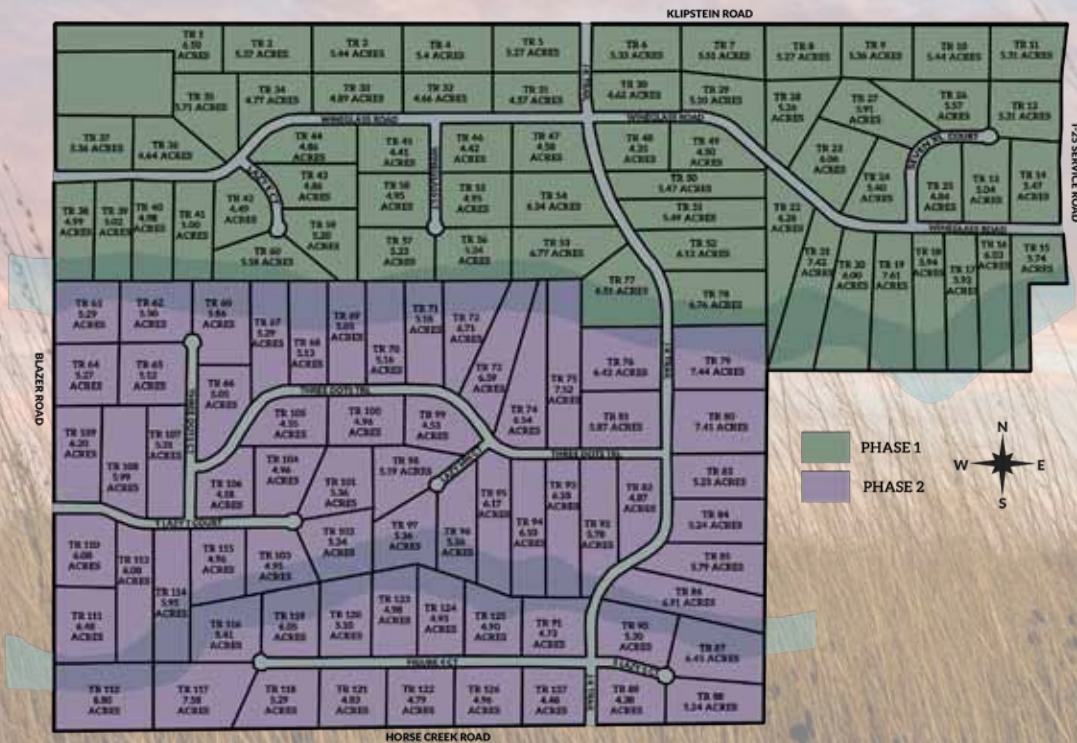
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5815 CALUMET DR.

Fantastic 2-story home with vaulted ceilings, large rooms, spacious kitchen, master suite, gas fireplace, beautiful deck, fenced backyard, roughed in 4th bath, 2 car attached garage and so much more! **\$450,000**



1811 ROAD 217

Exceptional rural find! Wonderful ranch style home w/ large rooms, 2 fireplaces, oversized 2 car garage, 30x48 workshop w/ an automotive lift included, 7 stall barn w/ tack room. On over 22 acres! **\$594,000**



1716 PINION DRIVE

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Superior Quality & Craftsmanship



5810 MICA BLUFF \$669,900

Beautiful new Dan Gregg Construction home in desirable Bluffs Subdivision near Anderson Elementary. The very popular Pinnacle plan has fabulous finishes incl. top quality cabinetry, granite counters, porcelain tile baths, stunning master suite w/ gorgeous en-suite bath, walk-in closet. The home offers a fully maintenance-free stone & stucco exterior, complete landscaping, fence. Ready for immediate occupancy!



5806 MICA BLUFF \$669,900

Dan Gregg Construction's popular Granite floor plan is nearly ready in The Bluffs subdivision. Top quality finishes throughout this 3BR, 2BA, 3-car garage home incl. custom cabinetry with a Java finish, solid white quartz counters, porcelain tile in the baths, custom walk-in shower, full maintenance free exterior, full landscaping and fencing.



10808 WIND DANCER \$800,000

Custom 5BR, 4BA, 3-car garage home with an attractive Southwest style exterior. This home boasts over 3,000 square foot on the main level with a full walk-out basement. The kitchen has been beautifully updated, there are extensive hardwood floors, and a great split bedroom floor plan. The views are stunning out to the West. On 4.70 acres with horses being allowed.



1251 TOMAHAWK ROAD \$780,000

3 miles from Curt Gowdy, 23 acres, a barn and pasture. There are 4 bedrooms, 3 bathrooms, 2 car garage, formal dining with built in hutch, main floor laundry, large kitchen with breakfast nook, large living room with fireplace, wonderful views, walkout basement and so much more.



1907 STIRRUP ROAD \$500,000

Wonderful, large 4BR, 3BA, 3-car garage 1.5 story home on 7 acre lot. All the rooms are spacious, main floor master with 5-piece en-suite bath & adjoining office. 3BR on the upper level w/ a full bath. Formal living & dining, 20' ceilings & corner gas FP. Kitchen is open w/ breakfast nook. Basement is unfinished.



512 EAST 6TH STREET \$375,000

4BR, 2BA updated home with an updated 1BR, 1BA separate apartment that would be a great in-law suite or live in the front house and rent out the apartment for additional income. LR, DR up, FR down, hardwood floors, updated kitchen, new appliances, new baths, carpet, freshly painted inside and out.



4703 HARMON AVE. \$315,000

Charming townhome on a large corner lot in Gateway Village in pristine condition. 3 BR, 3 BA, 1 car garage, covered porch nice patio, open floor plan on main level w/ living room, kitchen, separate dining, gas fireplace. 2nd story has large master bedroom w/ a walk-in closet, and a spacious bathroom with jetted tub.



4466 ROAD 207 \$250,000

Manufactured home + 2 outbuildings/shops on 9.40 acres in Carpenter, WY. 2 wells & 2 septic systems. Property is sold "AS-IS, WHERE-IS" in its present condition. Mobile home is 1BR, 1BA, 1,200SF insulated Cleary building has a 1/2 bath. The Larger 4,872SF building w/ living quarters, several garage/shop stalls.



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- 1667 Espen Trl - \$795,000 **SOLD!**
1946s/f, 3BR /2 BA/4 Car Garage, walk-out with 360 degree views...
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1723 s/f, 3BR /2 BA/4 Car Garage
- 1696 Nita Court- \$775,000
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5325 GATEWAY DRIVE

Updated home in secluded Westgate with shiny new floors, fresh paint, beautiful kitchen, updated bathrooms, new carpet, fresh sod and sprinkler system, new furnace and move-in ready!! 5 bedrooms, 3 baths, 2 car oversized garage with large family and living rooms with fireplaces. Location is walking distance to Central and McCormick with grocery store a block away. \$450,000



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2360 Silver Gate Way



Newly constructed home by Oasis Contracting LLC on 5.01 acres, with a fully finished basement, 6 beds, 3 baths, and a great room. Beautiful hickory wood and tile floors, light and bright granite countertops, neutral colors throughout.

\$699,000



6 bedroom, 3 bathroom, and fully finished basement, in this newly constructed home by Oasis Contracting LLC on 4.87 acres. Gorgeous grey wood flooring, neutral palette, soft close cabinetry, river rock fireplace, luxurious master bath, tankless hot water heater.

\$699,000



Cathy Anderson
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**NEW YEAR
NEW BEGINNINGS
NEW HOME!**

1297 North Carolina Rd



Country home by Oasis Contracting, LLC on 5.49 acres, in the Whispering Hills community just 15 minutes West of Cheyenne. Close to many outdoor recreational areas, including Curt Gowdy State Park.

\$589,000



New construction country home by Oasis Contracting, LLC in the Whispering Hills community just 15 minutes West of Cheyenne on 6.36 acres of land. Take a drive and see the views and wide-open spaces.

\$559,000

1285 North Carolina Rd



#1 PROPERTIES

307.634.2222
6106 Yellowstone Rd
6020 Yellowstone Rd
1660 Dell Range Blvd
Cheyenne, WY 82009
cheyennehomes.com



The information in this brochure was taken from sources believed to be reliable. It is not guaranteed. Estimates and measurements are approximate and subject to correction. Buyer should verify any material facts.



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sande@cheyennehomes.com



3427 Arrowhead Road

This home is truly a delightful family home! All brick ranch, well-maintained, featuring formal living and dining. Master bedroom with master bath plus an exceptional finished basement boasting a family room sized just right for game room and big screen viewing! Two full brick gas log fireplaces-one on main & one in basement. Spacious storage! Outside, a privacy-fenced backyard with delightful patio, beautiful landscaping, two car garage plus RV parking! So much to offer at \$375,000!



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1633 Linden Court

Quality and craftsmanship you will appreciate at every turn. This design is timeless and perfect in every way, Volume ceilings, split bedroom design, the owners retreat is spacious with every detail from a lovely sitting area - see-thru fireplace - gorgeous 5 piece bathroom with a double shower. All granite surfaces, surround sound, rich Alder doors and Schroll cabinets. Fabulously finished basement with the most amazing wet bar/entertainment center, huge rec room, gym, 2 bedrooms and more! Offered at \$660,000

presented by

LARRY SUTHERLAND | 307-630-0528 • KIM SUTHERLAND | 307-630-1488



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



2339 Old Faithful Way

This home takes advantage of the million dollar view like no other! Wall to wall windows grace the extraordinary kitchen overlooking what seems like the whole world. Miles of patio and fabulous decking make for the most amazing outdoor entertaining opportunities. The design creates easy living with beautiful light and fresh appeal. Hardwood floors, fantastically rich Schroll cabinets, a 12' walk-in shower plus a free-standing tub. Offered at \$785,555

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307-631-9199
DeeTWilliamson@msn.com

Allee Williamson
SALES ASSOCIATE
307-631-1654
allee@cheyennehomes.com

205 Cascade Ave.



Terrific townhome in the exclusively gated Westgate community with so many amenities! Close to the Greenway, shopping and golf course. Absolutely beautiful with private backyard! Vaulted ceilings, light and bright kitchen, so many living spaces, loft office, walk-in cedar closet, large bedrooms, and cozy fireplace. Come see this amazing and spacious home today! \$324,900

1001 Pennsylvania Ave.



Wonderful ranch-style home in great location! Very spacious kitchen with lots of counter space, unique custom cabinet, separate dining area, large walk-in pantry! 3 bedrooms, 2 baths, custom shelving, main floor laundry, 5-piece primary bath, nice sized fenced backyard, plus A/C! \$385,000



ANGELA FRENTEWAY
(307) 214-1495
angela@cheyennehomes.com



Wishing you a Happy & Prosperous New Year



Shari Webb
REALTOR®

307.286.0470
shariwebb@cheyennehomes.com



5225 YELLOWSTONE ROAD

Remember the saying, “A River Runs Through It?” In this case, it certainly does! Cool River Wine and Spirits is an amazing opportunity for afabulous business, social engagement & creativity. The River starts @ the front door & runs through the store. Top shelf liquor, wine, beer, liquor, adult smoothies & much more. Locally owned/built 21 yrs ago Cheyenne has proven this a winning opportunity. Lots of building upgrades to include green status/more. Contact Shari Webb LA must be present. Price all-inclusive. offered at **\$3,590,000**



TRACT 70 BUGGY BOULEVARD

Amazing views, rolling hills, walkout/garden level potential for your new “slice-of-heaven” Wyoming home. With wonderful topography, enjoy thetranquility of just over 40 acres in this wonderful, rural community. Only 20 minutes from town, reasonable covenants, and electricity at the sight, bring your family and animals and build your oasis. Offered at **\$117,500**

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THE STABLE SERIES AT WHITNEY RANCH



PLAN	SQ. FT.	PRICE	ADDRESS	BLOCK/LOT	SPECIFICATIONS	STYLE / LOT	COMPLETION
Belgian II	1970	\$665,000	5126 Carla Dr.	3, 16	3 Bd / 2B / 3 Car	Ranch / Flat	Ready - Parade
Belgian	1970	\$594,900	4926 Carla Dr.	3, 7	3 Bd / 2B / 3 Car	Ranch / Flat	9/30
Mustang	1757	\$575,000	5100 Topaz Dr	3, 1	3 Bd / 2 Ba / 3 Car	Ranch / Garden	9/30
Belgian	1970	\$589,900	5108 Topaz Dr	3, 2	3 Bd / 2 Ba / 3 Car	Ranch / Garden	10/20
Appaloosa	2065	\$595,000	5116 Topaz Dr	3, 2	3 Bd / 2 Ba / 2 Car	Ranch / Garden	10/30
Foxtrot	1544	\$550,000	5112 Carla Dr	3, 15	3 Bd / 2 Ba / 3 Car	Ranch / Flat	10/30






BUILDING LOTS AVAILABLE NOW!

Nearby city conveniences

Amazing neighborhood amenities

Gorgeous views and green spaces





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 angie@cheyennehomes.com



ZACH LAIN
 (307) 286-4200
 zach@cheyennehomes.com



PAIGE LAIN
 (307) 214-0827
 paige@cheyennehomes.com



We are always happy to get feedback from homeowners who have lived in our homes. We'd appreciate it if you'd take a few minutes to leave a review!
bit.ly/HomesByGuardianReview



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2304 TORBEN COURT | \$688,500

3 Bedrooms, 2 Bathrooms • Above Grade Sq. Ft. - 1,788
Total Square Footage - 3,576
Close in Rural brand new construction by Sunset Homes, the Hudson plan! Includes highend features throughout with a finished family room in the basement. Gorgeous cabinetry, white oak wood floors, quartz countertops. Little Bear Estates is a new subdivision North of town in the Central triad just west of I-25. Paved roads, natural gas and high speed fiber opticinternet!



1605 TORBEN ROAD | \$748,500

4 Bedrooms, 2 Bathrooms • Above Grade Sq. Ft. - 2,019
Total Square Footage - 4,038
The Brand new Teton Plan by Sunset Homes offers 4 bedrooms on one level and a huge 4 car garage. Stunning warm grey kitchen cabinetry, hickory floors throughout the great room, custom tile and accents in the primary suite, quartz countertops throughout and finished family room inthe basement as well! Great room features 11' ceilings with a unique design accent to bring your eye up!



2322 TORBEN COURT | \$738,500

3 Bedrooms, 2 Bathrooms • Above Grade Sq. Ft. - 2,067
Total Square Footage - 4,134
Gorgeous close in Rural brand new construction by Sunset Homes - the new Brookside plan is spacious, open and grand! 3 car garage is the size of some 4 car garages! Includes high end features throughout with a finished family room in the basement. High end cabinetry, white maple wood floors, quartz countertops and vaulted ceilings are just a few of the sought after features.



2325 TORBEN COURT | \$748,500

3 Bedrooms, 2 Bathrooms • Above Grade Sq. Ft. - 2,067
Total Square Footage - 4,134
Gorgeous close in Rural brand-new construction by Sunset Homess! Paved roads, natural gas AND High speed fiber! The Brookside plan offer open layout. The fabulous kitchen has counter space for days and large walk in pantry with butcher block countertop. Large finished family room in basement. High end cabinetry, white oak wood floors, quartz countertops and vaulted ceilings!

Little Bear Estates is a beautiful and super close-in new rural subdivision. Fiber optic cable/highspeed internet, natural gas, roughly five- acre tracts and paved roads. Ask about our incredible incentives!



robin
FOREMAN
REALTOR®



307.630.0170
ROBIN@CHEYENNEHOMES.COM

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The Volk Team
wendyvolk.com



J. Fred Volk

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Wendy Volk

307.630.5263

wendyvolk@cheyennehomes.com



Now Building In:

CROSS TIE RANCHES | RED ROAN RANCH | WALDEN TRACTS | WALDEN RANCH ESTATES | YELLOWSTONE NORTH | WALDEN ACRES

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. \$585,000

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.



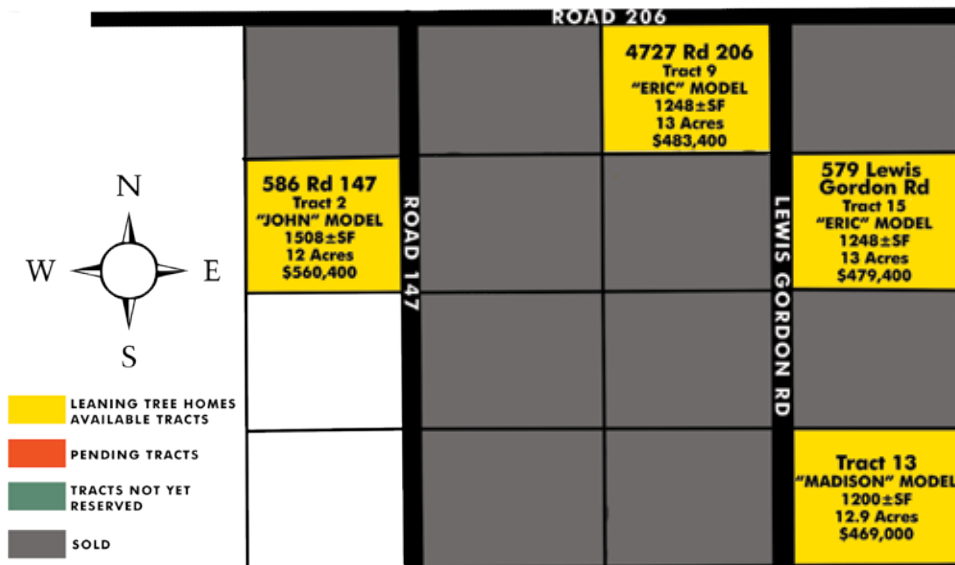
John



Eric



Madison



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**902
PRAIRIE
AVENUE**



Picturesque ranch-style townhome overlooking Mylar Park and Cheyenne Greenway. Two generous bedrooms, two full-sized baths, cozy gasfireplace, central air conditioning, and oversized 2-car attached garage. Home is been freshly painted and tastefully updated with new stainlesskitchen appliances, refinished hardwood floors, new carpeting, & new new vinyl plank flooring. Two covered patios and a private side patio are the perfect spots for year-round enjoyment. Minimal maintenance exterior. Sunny & inviting!
\$430,000



**6551
BUCKSKIN
TRAIL**



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jfredvolk@
cheyennehomes.com



Wendy Volk

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wendyvolk@
cheyennehomes.com

The Volk Team
wendyvolk.com

**3420 CAPITOL
AVENUE**



A Precious Gem-of-an-Avenues Home perfectly situated at the corner of West 2nd Avenue & Capitol Avenue. Four bedrooms, 3 bathrooms, and a two car heated garage. Freshly painted interior and exterior. Hardwood floors. Generous room sizes throughout. Upstairs bedroom suite has private, sunny balcony. Fully finished basement includes oversized storage room/bomb shelter. Fully fenced back yard, lush mature landscaping. Enclosed back sun room/porch. Front patio with an awning for convenient outdoor entertaining.
\$533,600



**TRACT 1,3,4,5
PONY COURT**



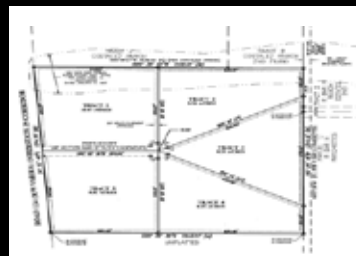
Beautiful new rural homesite with great access to

I-25. Privacy and open space just minutes North of

Cheyenne.

Offered at

\$124,900



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The Volk Team
wendyvolk.com



J. Fred Volk

307.421.0347

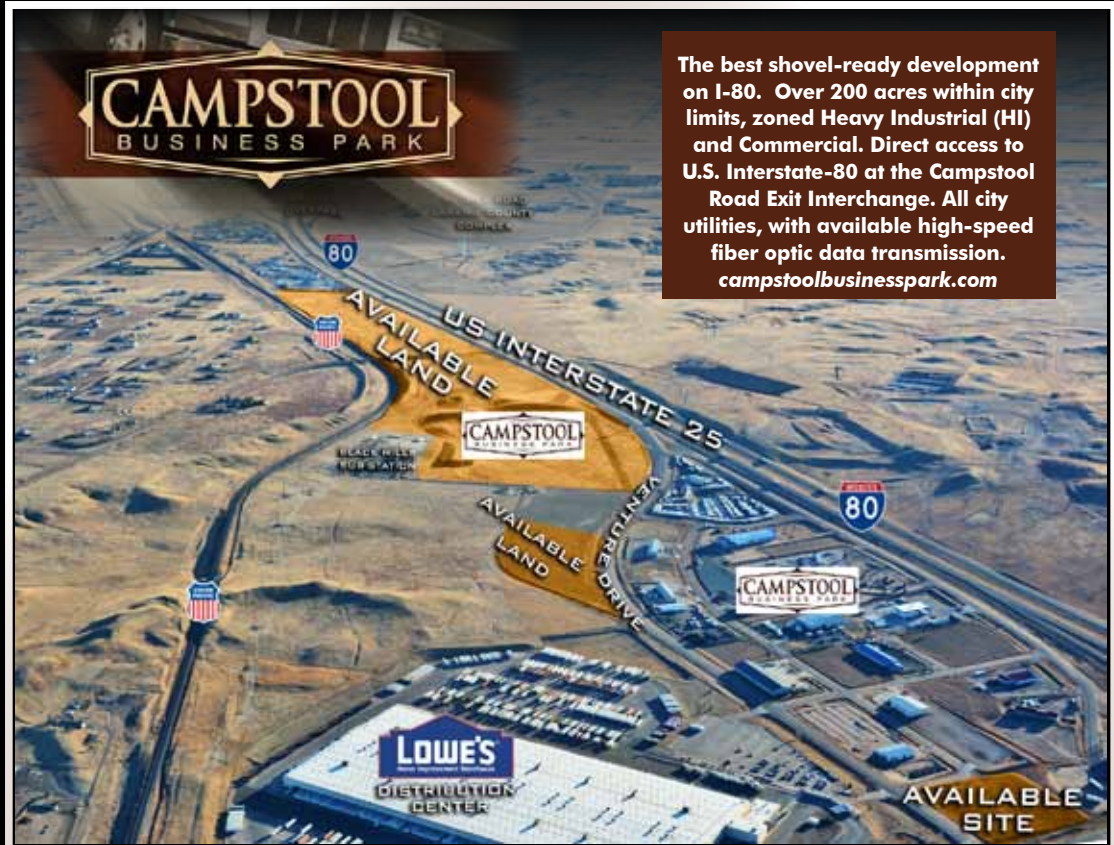
jfredvolk@cheyennehomes.com



Wendy Volk

307.630.5263

wendyvolk@cheyennehomes.com



The best shovel-ready development on I-80. Over 200 acres within city limits, zoned 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. campstoolbusinesspark.com



500 W 18TH STREET

Class A office space on the second floor of the Riverstone Bank allows a variety of uses. Inclusive lease includes HVAC, electricity, maintenance, elevator access, and shared space. Inviting separate reception area, open space with cubicle equipment in place, 6+ private offices, a copy area, and access to shared space including access to a conference room as available. Weekend access possible.

Ample parking for customers and employees. High speed internet access available, but not included in lease.

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CHEYENNE DREAM TEAM



Christina
WALTON

Tyler
WALTON

Heather
MENDOZA

Welcome to the team!

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safe place
WHERE WE CAN GO AS WE ARE
AND NOT BE QUESTIONED.

—MAYA ANGELOU

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bringing Cheyenne
HOME since 1984