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Volume 41 | Number 2
FEBRUARY 2023

REAL ESTATE GUIDE

ON THE COVER...



CENTURY 21
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See pages 10-11



307 Realty Professionals	27	FirsTier Bank	23
Advanced Comfort Solutions	26	Grandview Window & Door	7
American National Insurance, Maggard Agency	24	Jonah Bank of Wyoming	8
American National Insurance, Mossey Agency	8	Kaiser Flooring	25
American Pacific Mortgage	9	Meridian Trust Federal Credit Union	2
Banner Capital Bank	21	#1 Properties	29-48
Central Bank & Trust	6	Peak Properties, LLC	3
Century 21, Bell Real Estate	10-11	Pinnacle Bank	4
Clark & Associates Land Brokers, LLC	5	Platte Valley Bank	25
Coldwell Banker - The Property Exchange	12-21	Riverstone Bank	27
Crown Realty & Property Management, Inc.	22	Wallick & Volk	24
		Western Vista Federal Credit Union	22
		Wyoming Bank & Trust	28

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 <p>SOUTHARD RANCH Wheatland, Platte County, Wyoming 12,387± total acres; 8,447± deeded acres & 3,940± State lease acres. Live water. Several homes, indoor arena, office, and MORE! Reduced to \$19,950,000 Scott Leach at (307) 331-9095 or Cory Clark at (307) 334-2025</p>	 <p>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</p>	 <p>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</p>
 <p>SIERMAN HORSE PROPERTY Grover, Weld County, Colorado 10.5± deeded acres house, detached garage, horse barn and run, plus turnout for horses. \$290,000 Ryan Rochlitz at (307) 286-3307 or Logan Schliinz at (307) 575-5236</p>	 <p>THE THURSTON Lusk, Niobrara County, Wyoming 432± deeded acres of grassland. Water provided by reliable windmill. Reduced to \$499,000 Dean Nelson at (307) 340-1114</p>	 <p>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</p>
 <p>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</p>	 <p>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</p>	 <p>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</p>
 <p>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</p>	 <p>ANTELOPE CREEK COW CAMP Laramie, Albany County, Wyoming 172± deeded acres. Excellent hunting property with live water and 748 sq. ft. cabin \$985,000 Mark McNamee (307) 760-9510</p>	 <p>CHRISTENSEN HEADQUARTERS Wheatland, Platte County, Wyoming 560± total acres, with historic water rights and two miles of Laramie River frontage. 400+ head feedlot, beautiful improvements. Reduced to \$4,250,000 Scott Leach at (307) 331-9095</p>

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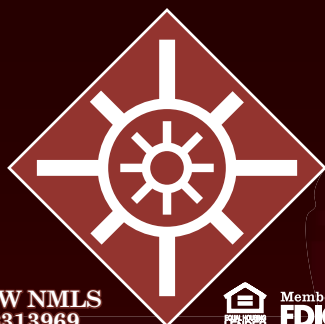
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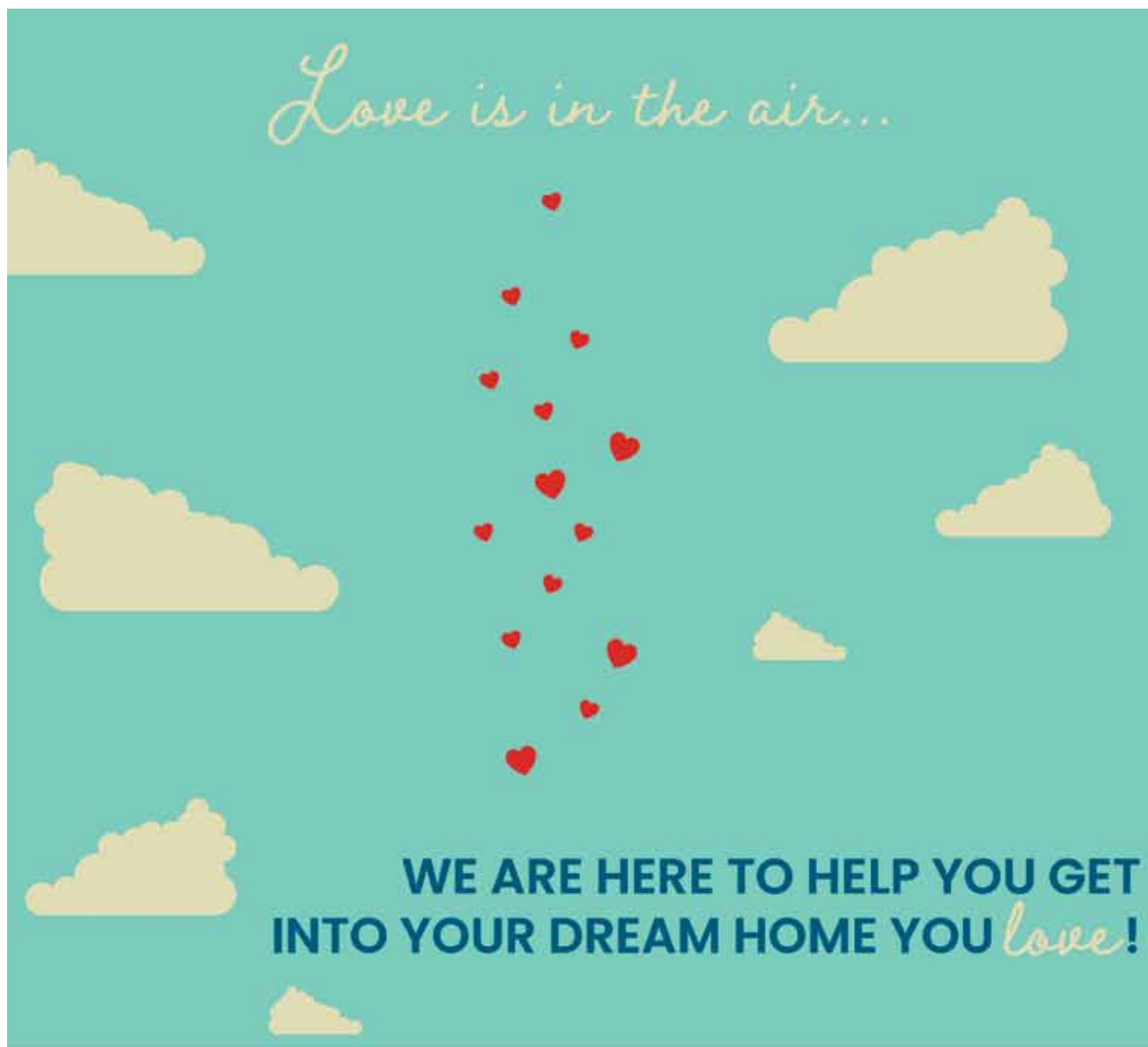


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New Listing



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\$450,000

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Gary Gonzalez • 640-0855 #87935

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 #88377

New Listing



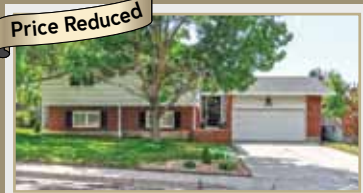
4735 Blazing Star Rd.
\$710,000

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 #88583

Price Reduced

Price Reduced



3127 Bluff Pl.
\$395,000

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



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!

Asha Bean • 286-0269 #88347

New Listing



1223 Richardson Ct. • \$378,000

New new new! It doesn't get any better than this completely remodeled brick ranch-style home! Stunning hardwood floors, high ceilings, large gathering areas, oversized windows, gorgeous finishes throughout and granite countertops! Separate dining area features a captivating built-in colonnade with open columns and sits on a corner lot with room to build a 30x40 outbuilding if desired!

Asha Bean • 286-0269 #88499

New Listing



1220 W. 31st St. • \$273,900

Charming bungalow near parks, schools, F.E. Warren AFB and downtown amenities. The home has been well maintained and recently updated with new windows, new interior paint, all new flooring, updated kitchen, updated bath and electrical. Perfect starter home? Maybe looking to downsize? Or great Airbnb potential? Property is owned by a Wyoming Licensed Real Estate Agent.

Tammy Tschacher • 631-2885 #88448

Price Reduced

Under Contract



3132 Frontier St. • \$360,000

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

New Listing



5429 Liz Ranch Rd.
\$339,000

3 bed, 2 bath, 2-car garage. Open concept, one level living.

Brittney Kotunok • 262-9647

New Listing



4381 State Hwy 156 • \$365,000

Back on the market by no fault of the seller and an advantage for the next buyer. Contact the agent for more details. This beautiful property has many charming qualities inside and pieces of history outside. There are three outbuildings - one that could easily be converted into a garage. Enjoy the patio and the riding arena your horses will love. Basement is recently updated with a newer furnace and water heater. The windows bring in plenty of sunshine with three bay windows! Don't miss this great opportunity!

Trenille Young • 262-9617 #88375

New Listing



1777 E. Mule Trl. • \$559,000

Builder is offering a \$10,000 credit to buyers. Completed and ready to close. Brand new home built by Double T Construction. High end quality finishes with granite counter tops, 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.

Dana Diekroeger • 421-7593 #88504

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. Reception area, break rooms and storage. For lease. \$10/sf start rate.

Linda Weppner • 630-0955 #81761

New Listing


3529 Dunn Ave.
\$280,000

3 bedroom, 1 bath, 1-car garage.

Tracy Wilson • 630-8686


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 • 630-2735 #86542


Shannon Moyte
Sales Associate
365-7866



Adel Gallardo
Sales Associate
286-7391

New Listing


1532 Trent Ct. #15 • \$179,500

This condo has been totally renovated. The following is new: stainless steel appliances, kitchen cabinetry, kitchen countertops, plumbing and plumbing fixtures, flooring, entire bathroom, paint doors and more. This is a complete remodel including some electrical. Washer and dryer hook-ups. Perfect investment.

Linda Weppner • 630-0955 #88360

New Listing


1033 Prairie View Rd. • \$559,000

Builder offering a \$10,000 credit to buyers!! 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.

Dana Diekroeger • 421-7593 #88505

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

Under Contract



Rob Higgins
Broker Associate
631-0448



Laurie Fletcher
Property Management
632-2355

New Listing


5201 Sagebrush Ave.
\$310,000

Property is being sold in "as-is" condition and subject to probate court approval. Nice brick home is ready for your updates! Just refinished wood floors, newer vinyl windows, new tub/shower in main bathroom. Nice 11x17 covered patio and extra wide garage.

Rob Higgins • 631-0448 #88458

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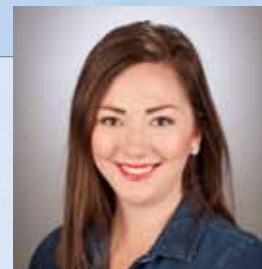
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Agent of the Week: 2/12

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Agent of the Week: 2/19

Katrina Bowers
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KatrinaRBowers@gmail.com



Agent of the Week: 2/26

Shae Lamb
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4017 BALDWIN AVE. \$330,000

Lynn Buys Houses has renovated this cute home that offers 4 bedrooms, 2 bathrooms, and 1 car attached garage on a corner lot. Stainless steel appliances included, large laundry room and new deck off the back door.



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.



TBD KLIPSTEIN RD. \$450,000

Perfect small development opportunity with roads on three sides. ~28 acres just 5 miles from city limits with potential to develop 5 rural residential lots.



TBD GANNETT PEAK DR. \$350,000

Commercial/Industrial lot located in The Cheyenne Logistics Hub. 1.83 acres in LI Zoning, with direct access to I-25. This world-class park provides users access to the resources and systems they need on a larger scale. Prime location for warehouse, development, distribution and manufacturing.



4917 GREEN RIVER ST. \$159,999

This well maintained condo on the lower level of a four plex is great to owner occupy or for investment. This two bedroom, one bath condo has in unit laundry, a wood burning fireplace, and off street parking. Month to month tenant in place.



929 MELTON ST. \$397,000

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.



2331 GOODNIGHT TRL. \$649,999

This beautiful newly completed home on a peaceful cul-de-sac in Sweetgrass has numerous upgrades. It has a rare 4 bedrooms on the main floor and the unfinished basement is ready for you to make it your own.



3042 SNYDER AVE. \$319,000

Lynn Buys Houses has fully renovated this 3 bedroom 2 bath from the 1920's. 1 car detached garage, large backyard with mature trees. Systems updated and new stainless steel appliances included. Minutes from downtown Cheyenne!



TBD ARKEL WAY \$284,999

These 3 contiguous South Park Estate lots are ready to build a multifamily project, townhomes or condos! Just minutes from downtown it's a great location for a new home or investment property. 21,305 square feet total. May be able to build multiple 4-plexes.



407 S. FORK \$1,470,000

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



1538 W. LEISHER RD. \$259,900

Cute renovated 4 bed 1 bath completed by Lynn Buys Houses. New siding, hardwood floors throughout the upstairs and partially finished basement. Just blocks from Goins, Johnson and South High.



3417 FARTHING RD. \$489,999

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.



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THE BRUNDAGE



1734 Rd. 136 • \$575,000

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.

THE DOGWOOD



1732 Rd. 136 • \$595,000

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.

ON A 5 ACRE LOT



1746 Rd. 136 • \$615,000

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.

THE HAWTHORNE



1740 Rd. 136 • \$550,000

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.

BUILDING LOT



Lot 15 Buckskin Trl. • \$190,000

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BUILDING LOT



Tract 6 Rd. 136 • \$120,000

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1723 ROAD 136

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1729 ROAD 136

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1733 ROAD 136

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



1741 ROAD 136

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



1747 COUNTY ROAD 136

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



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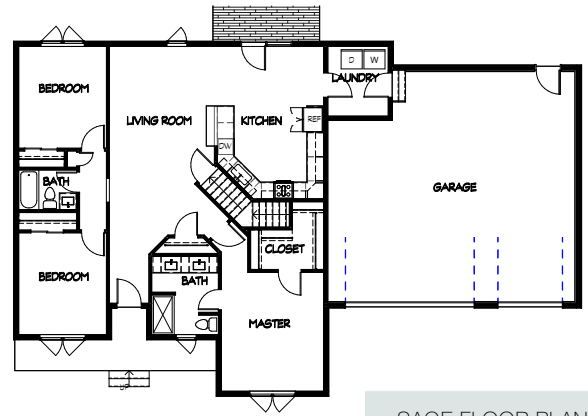
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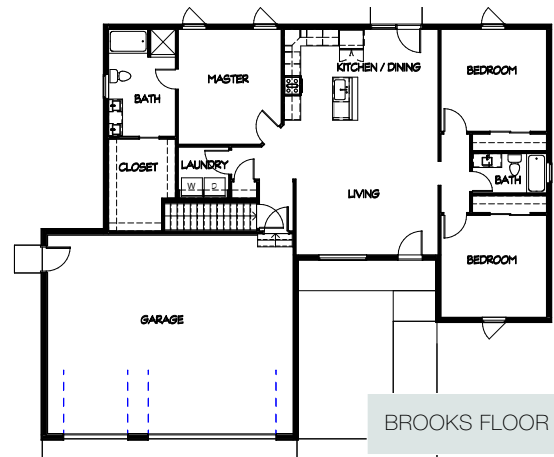
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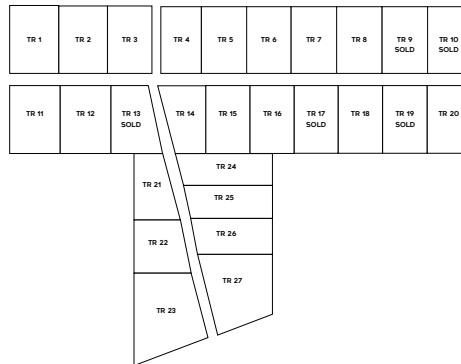
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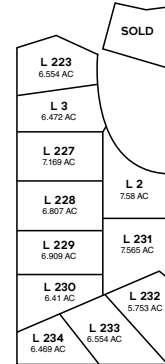


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9607 Vera Lane



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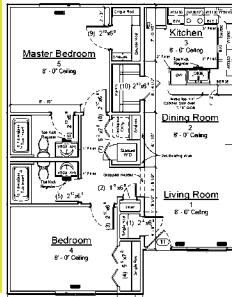
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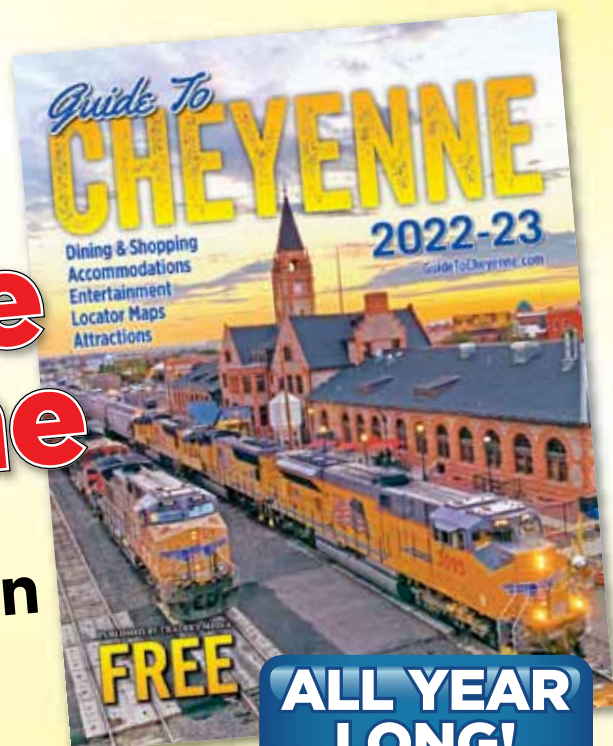
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Dan is currently building beautiful custom & semi-custom homes at The Bluffs subdivision and on acreage lots. The Bluffs is a desirable neighborhood featuring maintenance-free homes and fully landscaped front and back yards. Call today to learn more about the superior quality and craftsmanship that goes into Dan Gregg Construction's stylish and impressive homes.



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 \$355,000

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.



5210 TEN SLEEP DR. \$395,000

Fantastic ranch style w/ 5 BR, 3 BA & 2 car garage. Gas fireplace located by the family rm., dining & kitchen creates a cozy sense of warmth. Master BR has plenty of closet space & bath has spacious walk-in shower. All 3 bathrooms & kitchen have been updated w/ tile, granite, cabinetry, flooring, lighting & more!



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.



Scott & Lisa
FOSTER

WWW.LIVEINCHEYENNE.COM

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307.630.9000

LISA@CHEYENNEHOMES.COM

307.634.2222
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6106 YELLOWSTONE RD
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1660 DELL RANGE BLVD

1825 Breezy Way

So much quality! You will absolutely love the open, amazing design. This kitchen is everything you want, high-quality Schroll cabinetry, gorgeous quartz tops, high-end appliance package, farm style sink, fantastic hood/fan, hidden 7x4' pantry plus a coffee bar. Richly stained knotty alder doors and trim. The ridiculously fabulous garage is 56' deep at the end stall, maybe bring 4 or 5 vehicles! Patios for miles -36' across. The shower is amazing plus a free-standing tub! Maintenance-free exterior! Offered at \$748,555

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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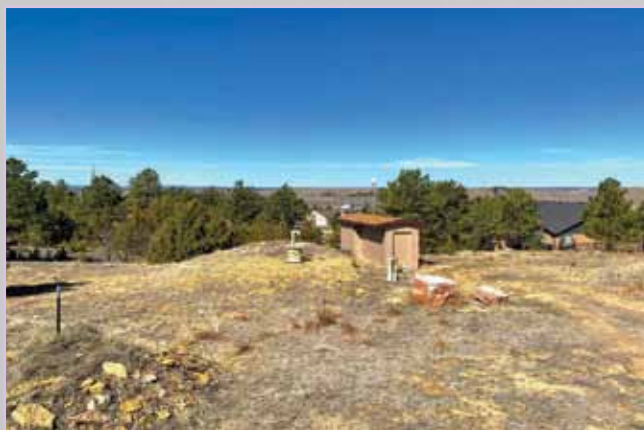


**5325 GATEWAY DRIVE**

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

**ROOCH'S MARINA, GLENDO WYOMING**

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! \$1,995,000

**0 NONE, GLENDO WYOMING**

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



BUCK WILSON

buck@cheyennehomes.com | MOBILE 307.221.1502

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We Have 3 Lots Available To Choose
From In Beautiful Little Bear Estates.
Call For Details!



- 1682 Espen Trl - \$655,000 **SOLD!**
1723 s/f, 3BR /2 BA/ 4 Car Garage
- 1688 Espen Trl - \$740,000
1946 s/f, 3BR /2 BA/ 4 Car Garage
- 1695 Espen Trl - \$665,000 **SOLD!**
1723 s/f, 3BR /2 BA/4 Car Garage
- 1667 Espen Trl - \$795,000 **SOLD!**
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)
3BR /2 BA/4 Car Garage



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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 \$370,000!



2901 SPRUCE DRIVE



New floors throughout 2 fireplaces, 2 large living rooms, oversized 2 car garage, and an awesome spiral staircase to a neat loft room/office. Plus a great bonus space off the front door for a mudroom/foyer/office plus a sunroom! \$340,000

2718 SUMMIT DRIVE



Two master suites! Formal dining, hardwood floors, gourmet kitchen with solid surface countertops and stainless steel appliances. Gas fireplace, main floor master suite with 5-piece bath, walk-in closet. Finished basement with huge family room, separate office/craft room. \$485,000

2120 GOODNIGHT TRAIL



Spacious rooms, large windows; owner's suite with 5 pc. bath including stand-alone soaker tub and walk-in closet. Open concept; kitchen island, stacked stone gas fireplace in living room, separate dining area, deck and patio. Front landscaping and front sprinkler system. \$495,000

5831 INDIGO DRIVE



Large room sizes includes a formal dining room and living room & a great room w/corner gas fireplace. Enormous garage (30x40) to park multiple vehicles and room for workshop area. Custom floor plan that is new to Dakota Crossing. Enjoy this expansive home with high-end finishes. \$685,000



Bonnie BERRY

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Melissa SWALLA

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melissa@cheyennehomes.com

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6106 YELLOWSTONE RD
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2366 Old Faithful Way



\$699,000

2360 Silver Gate Way



\$699,000

BUILDER INCENTIVE OF \$25,000 OFFERED FOR A LIMITED TIME

Quality New Construction Homes just North of Cheyenne in Yellowstone Estates on 5.01 and 4.87 acres. Fully finished basement with a great room, these 6 bedroom, 3 bedroom homes feature gorgeous hardwood flooring, tile, granite, soft close, cabinetry, tankless hot water heater, luxurious master bedroom, main floor laundry and 3 car garages, so much house for the price!

1297 North Carolina Rd



\$589,000

1285 North Carolina Rd



\$559,000

BUILDER INCENTIVE OF \$10,000 OFFERED FOR A LIMITED TIME

Builder is offering a \$10,000 incentive with an acceptable offer for a limited time! Quality new country homes by Oasis Contracting LLC is in Whispering Hills, 15 minutes West of Cheyenne. Take a drive to see the views & wide-open spaces. Close to many outdoor recreational areas, including Curt Gowdy State Park, where mountain biking is considered "Epic" horseback trails, camping, & fishing are close.

50 DWYER RD, WHEATLAND



\$340,000

End of the road seclusion on 25 fenced acres with unencumbered views of Laramie Peak. Multiple outbuildings, horse barn, workshop, chicken house, round pen, etc. Close to I-25, Glendo, Wheatland, and Guernsey WY.

TR 360 SOUTH CAROLINA RD



\$100,800

Owner will finance with as little as 10% down on this 6.59 acres.

TR 361 SOUTH CAROLINA RD



\$100,800

Owner will finance with as little as 10% down on this 6.29 acres.

5131 RD 205, CARPENTER



\$118,800

Quonset building, well, and septic system on 6 acres with no covenants! Electricity is on the utility pole. Bring your RV, manufactured home, or build! This quiet rural acreage is ready for you and your ideas!

TR 304 CARIBBEAN RD



\$104,800

Owner will finance with as little as 10% down on this 8.77 acres.

TR 287 BOUNDARY RD



\$104,800

Owner will finance with as little as 10% down on this 7.41 acres.



Cathy Anderson

307-214-0687

CANDERSON@CHEYENNEHOMES.COM



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PROPERTIES

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CHEYENNES HOMETOWN REALTOR

BOB SCOTT

307-421-4620

BOBSCOTT@CHEYENNEHOMES.COM

**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**

Exquisite 4 bedroom home in Silvergate Addition!! Granite Counters, gorgeous tiled baths, wood burning fireplace, large deck, open floor plan, newer sod, 2 car garage, fresh paint, new carpet and so much more! Welcome Home! **\$385,000**

Happy Valentines Day!

Looking to fall in love with a new home? Call me today!

**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 a fabulous 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**



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**

TRACT 70 BUGGY BOULEVARD

Amazing views, rolling hills, walkout/garden level potential for your new "slice-of-heaven" Wyoming home. With wonderful topography, enjoy the tranquility of just over

**2904 PLUM DRIVE**

Lovely family home with four bedrooms, two baths, oversized one-car garage on a corner lot. New exterior doors, garage door and opener, roof, ABC siding, downspouts and covered gutters all with transferable warranties.

Newer furnace and carpet in basement, new interior paint in most rooms. South facing home offers lots of sunshine and warmth. Nice space with patio between home and garage for bbq's and family fun. Offered at **\$285,000**

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#1 PROPERTIES

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2325 TORBEN COURT OFFERED AT \$748,500

3 Bedrooms, 2 Bathrooms • Above Grade Sq. Ft. - 2,067 Total Sq.Ft. - 4,134

Brand-new construction by Sunset Homes in Little Bear Estates! Paved roads, natural gas, AND high-speed fiber! Offering a spacious, open layout. The fabulous kitchen has counter space for days and a large walk-in pantry with butcher block countertop. Includes custom finishes throughout AND a large finished family room in the basement. High-end cabinetry, white oak wood floors, quartz countertops, and vaulted ceilings are just a few of the sought-after features.



2322 TORBEN COURT | \$738,500

3 Beds, 2 Baths • Above Grade Sq. Ft. - 2,067 Total Sq. Ft. - 4,134
Brand new home from Sunset Homes in Little Bear Estates. High end finishes and spacious ranch style floor plan, huge kitchens feature walk in pantries and soaring ceilings.



1605 TORBEN ROAD | \$748,500

4 Beds, 2 Baths • Above Grade Sq. Ft. - 2,019 Total Sq. Ft. - 4,038
The Brand new Teton Plan by Sunset Homes offers 4 bedrooms on one level and a huge 4 car garage. Hickory floors throughout the great room and custom tile and accents in the primary suite.

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.

Sunset

H O M E S

robin
FOREMAN
REALTOR®

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The Volk Team

wendyvolk.com



J. Fred Volk

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Wendy Volk

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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

CROSS TIE 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.



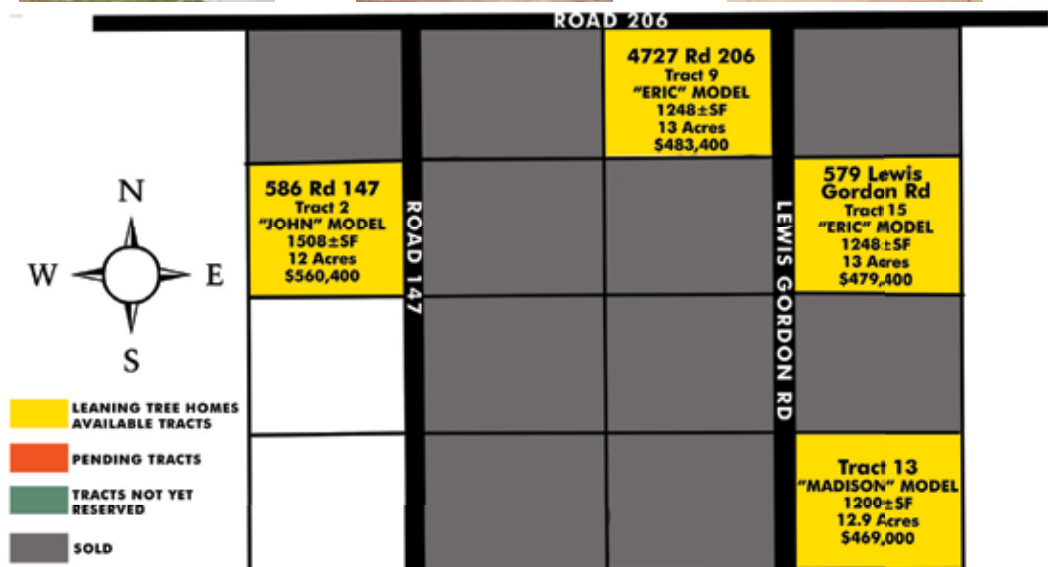
John



Eric



Madison



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6551 BUCKSKIN TRAIL



Elegance prevails in this stunning ranch-style home in Mustang Ridge Subdivision on 1.63 acre corner city lot. 4+ spacious bedrooms, 4 baths, 3 car-attached garage. Gourmet kitchen with center island, warming drawer, refrigerator drawers. Finished walkout basement includes large family room, two guest suites and storage galore! Glistening hardwood floors, central air conditioning, cozy gas fireplace. Oversized back deck overlooking the tranquil property with incredible year-round vistas. Truly enchanting. \$1,100,000



J. Fred Volk

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Wendy Volk

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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 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. \$499,900



217 EAST PERSHING BOULEVARD



Updated All-Brick Avenues Multifamily 6-Plex on Prime Corner Lot. Fully leased investment property with two 2-bedrooms/1-bath units and four 1-bedroom/1-bath units. Updated Gill Vinyl Windows. Updated electrical. Hardwood floors. Coin operated laundry. Fully fenced back yard with oversized patio, storage shed, mature landscaping & automatic sprinkler system. Paved off-street parking for 10 vehicles with convenient alley access. Convenient location to school, admin building, downtown, hospital, & recreation. \$850,000

The Volk Team
wendyvolk.com

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The Volk Team

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J. Fred Volk

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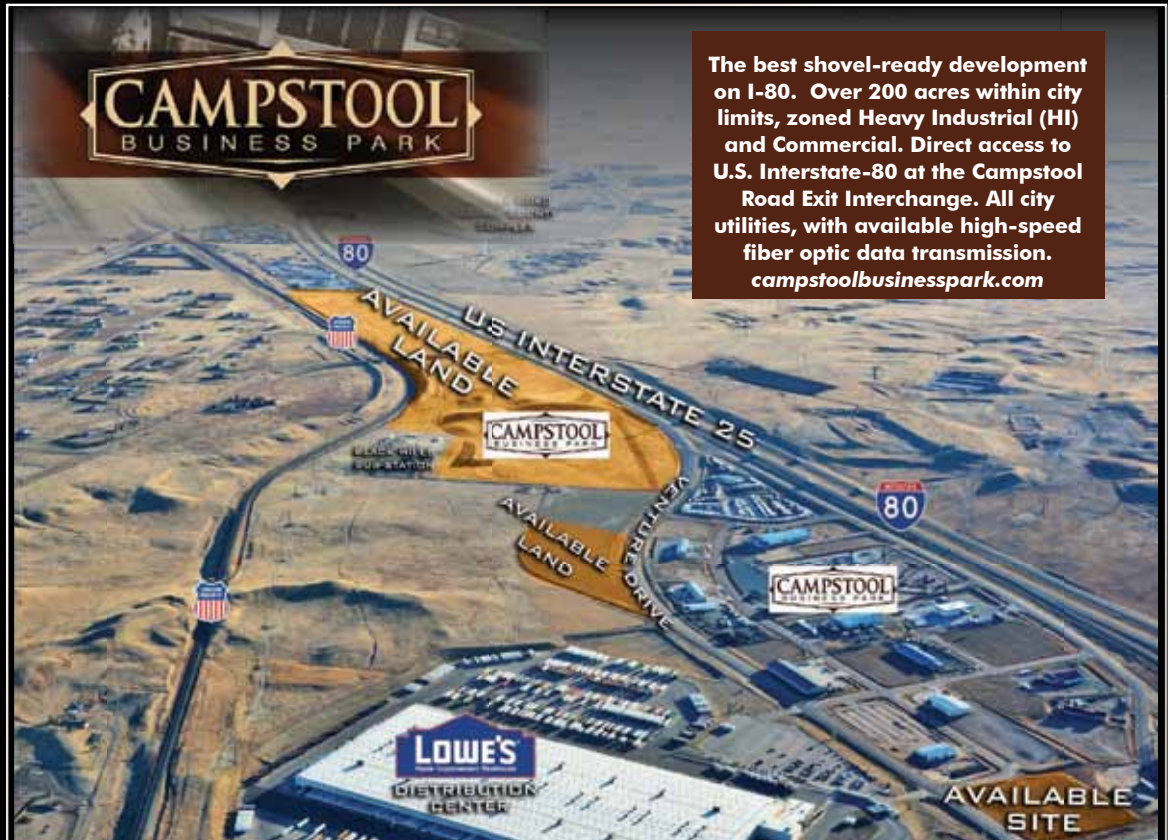
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500 W 18TH STREET



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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interactive
tour!

MODEL HOME

Open
Daily

11:00AM-4:00PM

SINGLE FAMILY

PLAN	SQ. FT.	PRICE	ADDRESS	BLOCK/LOT	SPECIFICATIONS	STYLE / LOT	COMPLETION
Belgian II	1970	\$665,000	5126 Carla Dr.	3, 16	3 Bd / 2Ba / 3 Car	Ranch / Flat	Ready
Belgian	1970	\$594,900	4926 Carla Dr.	3, 7	3 Bd / 2Ba / 3 Car	Ranch / Flat	1/31/23
Appaloosa	2065	\$599,000	5140 Carla Dr.	3, 18	4 Bd / 2 Ba / 2 Car	Ranch / Flat	2/15/23
Palomino	1616	\$554,900	5144 Carla Dr.	3, 19	3 Bd / 2 Ba / 3 Car	Ranch / Flat	2/15/23

TWIN HOMES

PLAN	SQ. FT.	PRICE	ADDRESS	BLOCK/LOT	SPECIFICATIONS	STYLE / LOT	COMPLETION
Bergamot	1809	\$435,000	5148 Sullivan St.	2, 20	3 Bd / 3 Ba / 2 Car	2-Story / Flat	6 / 1 / 23
Bergamot	1809	\$435,000	5142 Sullivan St.	2, 21	3 Bd / 3 Ba / 2 Car	2-Story / Flat	6 / 1 / 23



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Gorgeous views and green spaces



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Information deemed reliable, but not guaranteed. Per-plan prices and conditions are subject to change without notice. Updated 09.12.20



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Fabulous new construction Move-in Ready

2369 Foothills Road • offered at \$639,900



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QUALITY HOMES



Easy-to-love financing package available at only 5% fixed interest (5.122% APR) on a 30-year fixed-rate with 20% down-payment and a minimum 720 credit score. Requires closing within 60 days of an accepted offer. Limited funds available so ask today...



features

- High efficiency heating and central air conditioning
- Beautifully finished super-efficient natural gas fireplace
- Amazing breakfast bar plus spacious dining area
- Oversize and efficient thermal window package
- Custom Schroll cabinets
- Gorgeous Quartz Countertops
- Stainless Appliance package
- Main floor laundry
- Fantastic covered deck plus lower-level patio
- Full Walk-out basement
- Beautifully landscaped, 6' vinyl fenced, SS Absolutely the best!



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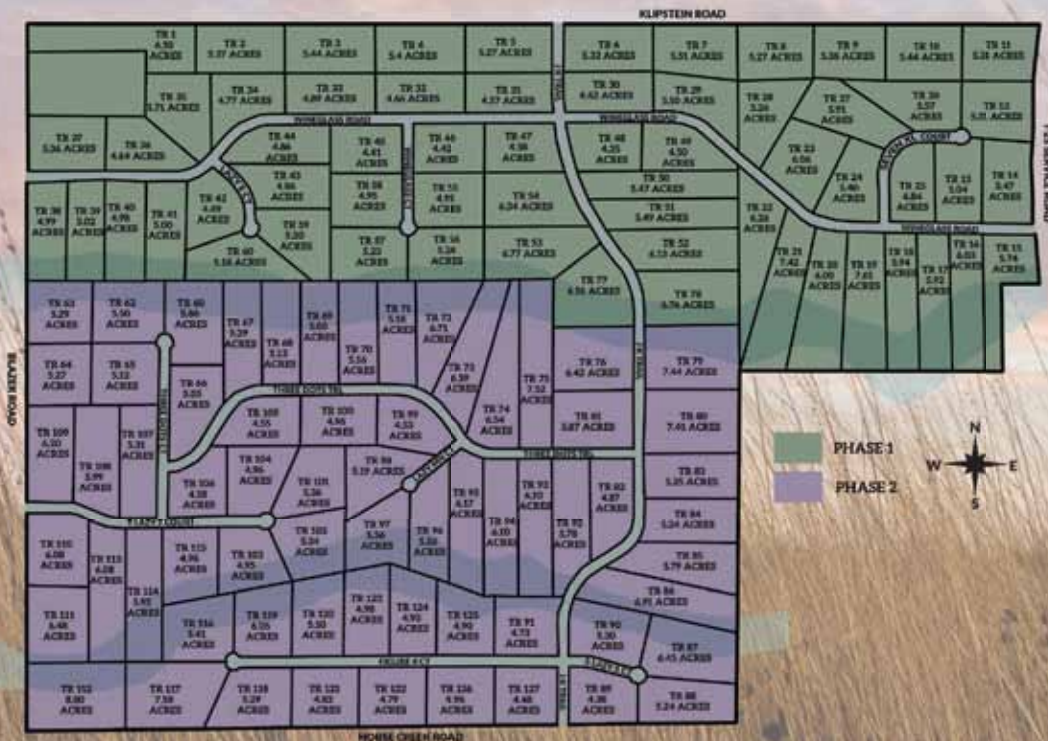
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BELL Pasture



Roxanne Garaventa
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Come on out and take a look!

127 Lots ALL with Paved Access

High Speed Internet Service

Natural Gas and Electricity provided by Black Hills Energy

5 access Points of Entry: from North of Horse Creek Road,
 West of I-25 Service Road, South of Klipstein Road and
 East of Draper Road

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1001 Pennsylvania Ave.

Wonderful ranch-style home in great location! Very spacious kitchen with lots of counter space, unique custom cabinet, separate dinning 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! Offered at \$385,000

**205 Cascade Ave.**

UNDER CONTRACT!

Terrific townhome in the exclusively gated community with so many amenities! Absolutely beautiful with private backyard! Vaulted ceilings, light and bright kitchen, loft office, walk-in cedar closet, large bedrooms, and cozy fireplace. Offered at \$324,900



ANGELA FRENTEWAY
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DeeTWilliamson@msn.com

Allee Williamson

SALES ASSOCIATE

307-631-1654

allee@cheyennehomes.com

**906 COTTONWOOD DR.**

Beautifully remodel home. Top to Bottom. Everything is brand new. This home has 3 bedrooms & 2 baths. Finished garden level with family room, 3rd bedroom & bathroom. Fenced back yard. Close to grade school. Immediate occupancy. \$315,000

**818 GOPP COURT**

Mobile home park with 7 rental spaces. Owner owns 5 of the mobile homes presently in the park. Great income. Tenants pay all utilities including water, sewer and trash. \$749,900

**3901 RIDGE ROAD**

One of Cheyenne's most desirable mobile home parks. East location. Senior Living - 55+. 2 BR, sunny dining area & kitchen w/ large island. Newer carpet. \$46,900

**215 SOUTH GREELEY HWY**

Frontage on So. Greeley Hwy. Office space + warehouse space. Real estate only. Business is not included. Just 1 block from new McDonalds. High traffic area. Warehouse was added in 2001 - 1000 sq. ft. \$549,900

**1144 ROAD 148, BURNS, WY.**

Land w/ well & septic, fenced. Loafing shed & outbuilding. Just off I 80 East in Milt Rose Ranchettes. Horse allowed. Natural gas. \$169,000



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Marilyn THOMASEE

ASSOCIATE BROKER, CRS

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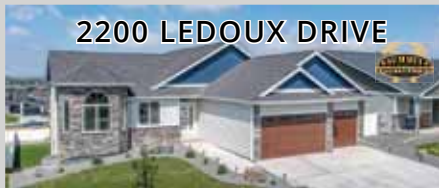
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#1 PROPERTIES

6106 YELLOWSTONE RD
6020 YELLOWSTONE RD
1660 DELL RANGE BLVD



2200 LEDOUX DRIVE

offered at \$689.00
3BR | 3BA | 3-car garage
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LOT 19 RABBIT BRUSH TRAIL

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508 E. 27TH STREET

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LOTS 2-5 FUSSELMAN AVE

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1314 W 18TH STREET #5

\$62.000
2BR | 2BA |
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#1 PROPERTIES

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