

# Preview

WYOPREVIEW.COM

Volume 41 | Number 4

APRIL 2023

# REAL ESTATE GUIDE

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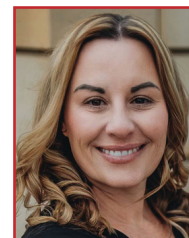
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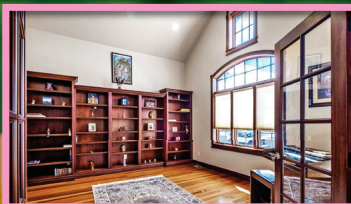
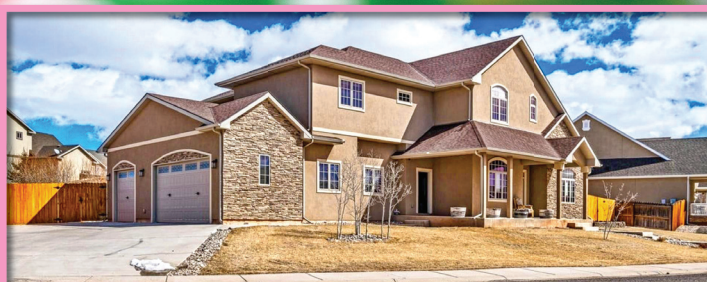
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**\$3,256,000**  
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or Brad Reese at (307) 351-1201



**SPOON BUTTES RANCH**  
Torrington, Goshen County, Wyoming  
8,551± contiguous total acres: 7,391± deeded,  
200± BLM, 640± State lease, 320± private  
lease. Owned by Brad Reese.  
**\$5,550,000**  
Cory Clark at (307) 334-2025  
or Brad Reese at (307) 351-1201



**EAST PARCEL  
SPOON BUTTES RANCH**  
Torrington, Goshen County, Wyoming  
4,161± total acres: 3,321± deeded, 200± BLM  
& 640± State. Owned by Brad Reese.  
**\$2,350,000**  
Brad Reese at (307) 351-1201  
or Cory Clark at (307) 334-2025



**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



**DUNN PASTURE**  
Hawk Springs, Goshen County, Wyoming  
480± deeded acres of quality grazing with two  
windmills and fully fenced.  
**\$600,000**  
Ryan Rochlitz at (307) 286-3307



**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.  
**Reduced to \$5,500,000**  
Mark McNamee (307) 760-9510  
or Cory Clark at (307) 334-2025



**FRITZ FARMS NORTH PARCEL**  
Pine Bluffs, Laramie County, Wyoming  
240± deeded acres dryland farm ground.  
**\$350,000**  
Michael McNamee at (307) 534-5156  
or Cory Clark at (307) 334-2025



**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**  
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**HAWK SPRINGS RESERVOIR  
PASTURE**  
Hawk Springs, Goshen County, Wyoming  
960± deeded acres; 660± dryland farm acres  
and 300± acres grazing. Clay pit. Private  
well.  
**\$1,200,000**  
Ryan Rochlitz at (307) 286-3307



**ANDERSON 320**  
Pine Bluffs, Laramie County, Wyoming  
297± farmable acres with 1,620 sq.ft. home,  
large Quonset shop. Great starter farm.  
**\$775,000**  
Michael McNamee at (307) 534-5156  
or Cory Clark at (307) 334-2025



**ANTELOPE CREEK  
COW CAMP**  
Laramie, Albany County, Wyoming  
172± deeded acres. Excellent hunting prop-  
erty with live water and 748 sq. ft. cabin  
**\$985,000**  
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**CHRISTENSEN HEADQUARTERS**  
Wheatland, Platte County, Wyoming  
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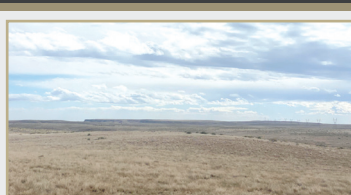
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**Gary Gonzalez • 640-0855 #87935**



**515 Malibu Ct. • \$334,800**

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**



**1207 Marie Ln. • \$710,000**

Beautiful 2-story home in the Pointe has all the bells and whistles. This model is one of the largest floor plans built in the Pointe. Kitchen is amazing, granite, center island, coffee bar area with 42-inch upper cabinets and walk-in pantry. 4 bedrooms upstairs with laundry. Working from home? Large office on the main floor. Basement is finished with a great room, 4th bathroom, bedroom and a large dry bar for entertaining. Huge backyard with a large patio, also a covered front porch. Oversized heated 3-car garage.

**Dana Diekroeger • 421-7593 #88881**



**4735 Blazing Star Rd.**  
\$699,999

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**



**953 Hillcrest Rd. • \$335,000**

Solid brick ranch home with a 2-car detached garage! This home has been completely remodeled, down to the bare bones and redone, all new electrical from the street throughout the entire interior. New plumbing, flooring, paint, walls, fixtures, bathrooms, appliances. Large master on the main floor with a walk-in closet. New Gill windows, basement is finished with a 3rd bedroom (no egress) and 3/4 bathroom. RV parking, park-like yard with sprinkler system. Secluded breezeway with patio to enjoy year-round.

**Dana Diekroeger • 421-7593 #89183**



**Tracy Wilson**  
General Manager  
632-2355



**Gary Gonzalez**  
Broker Associate  
640-0855



**1223 Richardson Ct. • \$368,000**

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**



**1220 W. 31st St. • \$269,900**

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 #88732**



**1818 Cheshire Dr. • \$404,900**

Great Eastridge home. Close to shopping, greenway and schools. Home has some great features, updated kitchen and hardwood floors! All bedrooms are very spacious and all on one level. Central A/C for those summer nights or snuggle up to a warm fireplace on the cold winter days. Very spacious yard with new sod and new sprinkler system. Ring system to stay with the home. Call today for your personal showing!

**Tammy Tschacher • 631-2885 #88645**



**Dana Diekroeger**  
Sales Associate  
421-7593



**Judy Edgar**  
Sales Associate  
631-1126



**2419 Knadler St. • \$910,000**

This magnificent estate features a sprawling floor plan with a 2-story great room and foyer, gleaming rich wood finishes, an enormous gourmet kitchen, soaring ceilings and unique design elements throughout the entire home. The second floor overlooks the foyer and great room. Finished basement has a home theater room! Both elegant and striking in appearance and quality of construction, this remarkable high-end estate is truly a one-of-a-kind masterpiece!

**Asha Bean • 286-0269 #89141**



**1415 Southwest Dr. • \$365,000**

Completely remodeled from top to bottom, all new electrical, appliances, furnace and water heater. Well pump new in 2014. Beautiful white and grey finishes, new carpet with upgraded pad. Sits on 3/4 an acre, easy access to I-25 and close to the Colorado border. No covenants.

**Dana Diekroeger • 421-7593 #88649**



**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**



**Brittney Kotunok**  
Sales Associate  
262-9647



**Mike Hutton**  
Sales Associate  
630-2735



**Asha Bean**  
Sales Associate  
286-0269



**Trenille Young**  
Sales Associate  
262-9617



**Under Contract**



**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**

**Under Contract**



**3529 Dunn Ave. • \$280,000**

Pride in home ownership is evident when you pull up to this home. The beautiful tree in the front yard provides shade in the summer and the most gorgeous display of fall colors. A large, fenced backyard with an oversized 1-car garage perfect for vehicles or your workspace. Did we mention that the original hardwood floors have been completely redone, new paint throughout, updated kitchen and is a 3 bedroom, 1 bath with a large family room in the basement. This cute and cozy home is waiting to be yours today!


**Tracy Wilson • 630-8686 #88822**



**Tammy Tschacher**  
Sales Associate  
631-2885



**Taryn Nemec**  
Sales Associate  
214-6840



**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**



**146 Rio Verde Circle • \$349,900**

Don't miss this opportunity for either an investment property or personal residence. Home has been completely remodeled with new paint inside and out. New flooring and so much more. Large lot on a cul-de-sac and easy access to the greenway, shopping and restaurants. Garden level basement, fenced yard front and back with a small shed. Home is currently rented for \$1,500 a month until May, tenant would love to stay if possible!

**Dana Diekroeger • 421-7593**



**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




**Megan Best**  
Sales Associate  
719-465-4724



**James Lozier**  
Sales Associate  
602-614-2078

**New Listing**



**Tract 72, East Mule Trl. • \$110,000**

Close-in rural land. Twenty minutes from I-25. Off of Horse Creek, endless views to the west. Buildable lot with room for barn/outbuilding.

**Dana Diekroeger • 421-7593 #88947**

**Under Contract**



**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**



**1322 W. Pershing Blvd. • \$360,000**

This one is an Avenues gem!! All brick home on the corner lot. Very open kitchen with a breakfast area as well as formal dining, two spacious bedrooms and a bathroom on the main floor. Basement is finished with a family room, laundry room, half bath and another bedroom/craft room. New furnace, tankless hot water heater and newer windows. Hardwood floors under the carpet. One car attached, one car, detached with a shop! you will not want to miss this one, there is so much more.

**Dana Diekroeger • 421-7593 #88769**



**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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## AGENT OF THE MONTH



**BEN TRAUTWEIN,**  
REALTOR®, CCIM  
THE GRAHAM GROUP

 307.286.7112

 BenTrautwein@gmail.com

Ben is currently the President and principal owner of Coldwell Banker – The Property Exchange.

Throughout his career, he has consistently been one of the top Commercial Brokers in Wyoming and has individually closed more than \$400 million in sales and leasing. Ben is a Certified Commercial Investment Member (CCIM), and has expertise in all areas of commercial real estate to include land development, numerous built to suit projects, multi-family brokerage and investments and landlord and tenant representation.


Ben has a bachelor of science degree in Operations Research from the United States Air Force Academy.




## AGENT OF THE WEEK: 4/3



**LODEMA KLIMT**  
REALTOR®


 307.631.4281

 Lodema307@hotmail.com

## AGENT OF THE WEEK: 4/10



**BETHANN MILLER**  
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## AGENT OF THE WEEK: 4/17



**KELLY PONTILLO**  
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## AGENT OF THE WEEK: 4/24



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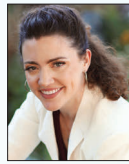
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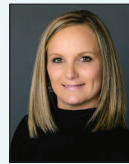
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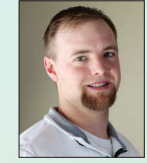
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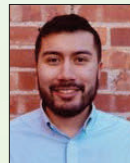
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**1410 CARBON AVE. #A-D \$634,999**

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.



**1916 EVANS AVE. \$680,000**

Well located office space near the core of downtown. Close to the hospital. Features covered dedicated off street parking, open floor plan, passenger elevator and more.



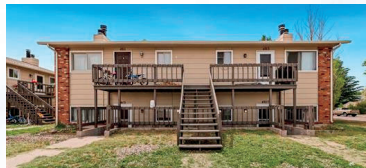
**TBD KLIPSTEIN RD. \$450,000**

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.



**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.



**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.



**509 BENT AVE. \$574,900**

At an expected 9% rate of return this is a fantastic investment opportunity with tenants already in place in a newly constructed building. This property features 7 total bedrooms, and 5 bathrooms. 3 of the units are en-suite, with 4 units sharing 2 bathrooms.



**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.



**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.



**3417 FARTHING RD. \$487,999**

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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**1632 Star Bright Drive • \$678,000**



**Great Views from this almost 6-bedroom  
Rocking Star Ranch home**

Sixth bedroom is framed and electrified, 3 full baths with 5-piece master bath. Three bedrooms up and main floor laundry. Open living and dining with gas fireplace. Large family room in walk-out basement. Three-car attached garage is heated. Nice inviting deck, pergola, paver stones and firepit to enjoy the beautiful skylscapes.

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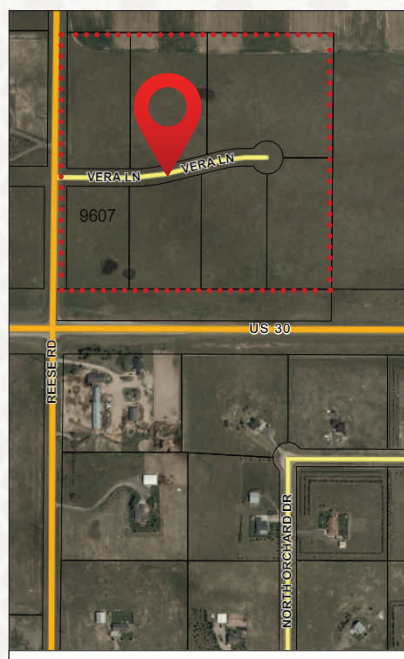
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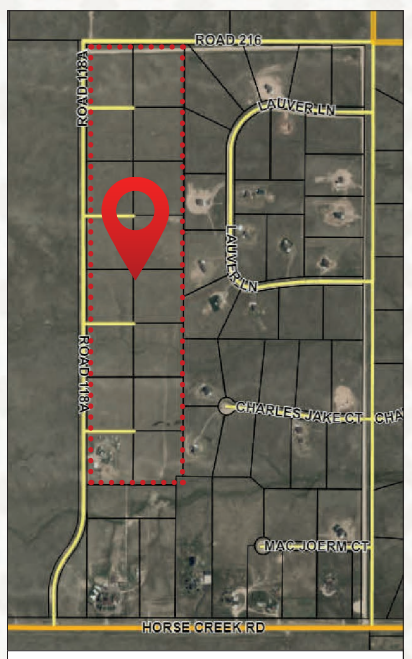


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**1746 Rd. 136 • \$615,000**

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.

**MOVE IN TODAY**



**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.

**POPULAR PLAN**



**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.

**PICK YOUR COLORS**



**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.

**MUSTANG RIDGE LOT**



**Lot 15 Buckskin Trl. • \$190,000**

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

**BUILDING LOT**



**Tract 6 Rd. 136 • \$120,000**

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

**READY TO MOVE INTO**



**4500 Fontenelle Cir. • \$265,000**

Don't miss this 'ready to move into' home. With 3 bedrooms, 1 bath and a 1-car garage, this home fits many needs from first time home owner to empty nester. With new paint inside and out, the pride of ownership shines through. You will enjoy the durable cork flooring. An eat-in kitchen has all the amenities - range/oven, refrigerator, microwave and dishwasher.



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3511 Bradley Ave. • \$275,000

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#88228



1780 Westland Rd. • \$12 sq. ft.

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3259 Campfire Dr. • \$510,000

**Gorgeous 6 bedroom, 3 full bathroom** home with an attached 2-car garage in the Saddle Ridge Subdivision. Open floor plan with loads of kitchen storage with beautiful cabinetry plus a massive kitchen island with granite countertops. Kitchen appliances recently updated. The large master bedroom features a 5-piece luxury bath and walk-in closet. Convenient main level laundry. The fully finished basement provides a bar area and very large family room in addition to 3 bedrooms and a full bath. Fenced backyard, sprinkler system, and central A/C complete this home.

#89221



515 E. 4th St. • Duplex • \$500,000

**Duplex with each unit consisting of 3 bedrooms, 2 baths,** living room and kitchen. Access to a 3-car garage. Separately metered and has 2 water heaters, and separate laundry hook ups for each unit.

#89216



2967 Kelley Dr. • \$369,000

**Lovely updated 5 bedroom, 2 bath** home. This home has lots of updates including newer water heater, siding, interior paint, refinished hardwood floors and more. Main level living room and family room with gas fireplace. An additional basement family room/rec room. Enclosed breezeway from the family room to the garage provides loads of storage space. Attached 1-car garage including additional workshop space. Fully fenced backyard with large storage shed. Sprinkler system. RV parking slab.

#89203

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## LAND

TBD Deming Dr. 1.13 Acres. #73346. . . . \$250,000

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**8257 WESTEDT RD.**  
This 3 bedroom, 2 bath, 3-car garage custom new build has a copious amount of upgrades and is truly a must see! This home sits on 5.98 acres and has a total of 3,564 sq. ft.



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## CREAM OF FRESH ASPARAGUS SOUP

BY: BY MARBALET | ALLRECIPES.COM | SERVINGS: 4

- 1 pound fresh asparagus, trimmed and cut into 1 inch pieces
- 1 (14.5 ounce) can chicken broth, divided
- ½ cup chopped onion
- 2 tablespoons butter
- 2 tablespoons all-purpose flour
- 1 teaspoon salt
- 1 pinch ground black pepper
- 1 cup milk
- ½ cup sour cream
- 1 teaspoon fresh lemon juice

### INSTRUCTIONS

- Combine asparagus, 1/2 cup chicken broth, and onion in a large saucepan; cover and bring to a boil over high heat. Reduce heat to medium-low and simmer, uncovered, until asparagus is tender, about 12 minutes. Transfer the mixture to a blender; puree until smooth and set aside.
- In the same saucepan, melt butter over medium-low heat. Stir in flour, salt, and pepper; cook, stirring constantly, for 2 minutes.
- Increase heat to medium; add remaining chicken broth, stirring constantly, until the mixture boils. Stir in pureed asparagus and milk.
- Place sour cream in a small bowl and stir in a ladleful of hot soup until blended; pour into the soup and stir in lemon juice. Warm soup through to serving temperature, without boiling. Serve immediately.

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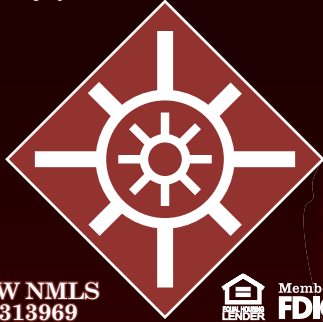
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### Tract 128 Rd. 139

Perfect for Preppers, this 46 acres of land already has improvements. 48'x30' spray foam insulated outbuilding could be used as a workshop, storage space or even converted into a living space with some modifications. The solar power, wind power and pellet stove are great features for anyone interested in off-grid living.



### 315 South Fork Rd.

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### 4201 Rd. 228

Check out this horse property with no covenants! Cozy home offers seclusion and fiber internet 1000bps. Move in ready for you and your animals on 40 acres. New 50-year shingle roof, tankless water heater servicing the radiant underfloor heating and new vinyl flooring. 56'x26' quonset, 2 loafing sheds, 15 ft. grain bin, corrals and paddock.



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NMLS# 2461183

**DIANE BENDINSKIS**  
Mortgage Loan Originator  
NMLS# 1955121

**JESSICA URESK**  
VP/Commercial Lender  
NMLS# 1484276



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This 2021 townhouse on a corner lot shows like a model home! Move right in & enjoy easy living with an open, entertainment-friendly main floor living & dining room, a fully equipped kitchen with stainless steel appliances, pantry & beautiful wood cabinetry. Upstairs find a relaxing master bedroom with en suite & walk-in closet, 2 more bedrooms, bathroom & laundry. Central A/C, plus basement ready for finishing touches. Fully landscaped yards, sprinkler system & vinyl fencing. Close to schools & easy I-25 access. A must see! \$220,000.



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Don't miss out on this very affordable 2014 manufactured home! Turn-key, tastefully updated and drywalled 3 bedroom, 2 bath, 1,216 sq. ft. home. In the new section of South Fork. Room for everyone in this large, open floorplan. Spacious kitchen with tons of counterspace.



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NMLS#2038367  
Mortgage Loan Officer



April Matthie  
(w) 307-433-1555  
(c) 307-421-5547  
amatthie@bcbank.net  
NMLS#281255  
Real Estate Manager



Claire Snyder  
(w) 307-433-1555  
(c) 307-399-7568  
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**CATHY ANDERSON**  
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**PAM ARTHUN**  
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**BONNIE BERRY**  
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**CYNTHIA BIGGS**  
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**JIM BIGGS**  
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**JANET BLACK**  
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**JOHN BOUCHER**  
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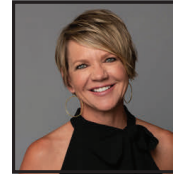
**KIM BROKAW**  
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**BRADY CATES**  
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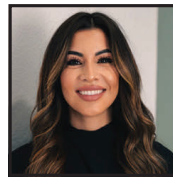
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**JANET GAGE**  
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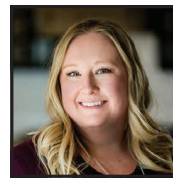
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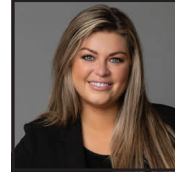
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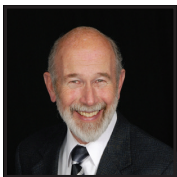
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**CHRISTINA WALTON**  
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**TYLER WALTON**  
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**CARL WAMBOLDT**  
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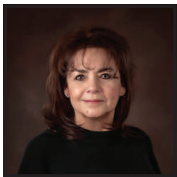
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**DEE T WILLIAMSON**  
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Quality New Construction Homes by Oasis Construction just North of Cheyenne in Yellowstone Estates on 5.01 and 4.87 acres. Fully finished basement with a great room, river rock fireplaces, large windows for natural light, 6 bedroom, and 3 bathrooms.



Quality new country homes by Oasis Contracting LLC in Whispering Hills. Close to many outdoor recreational areas, including Curt Gowdy State Park, where mountain biking is considered "Epic" horseback trails, camping, & fishing are close.



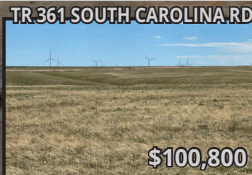
35+ acres, great views, & easy access 25 miles north of Cheyenne. \$120,000



Owner will finance with as little as 10% down on this 8.77 acres. \$104,800



Owner will finance with as little as 10% down on this 7.41 acres. \$118,800



Owner will finance with as little as 10% down on this 6.29 acres. \$100,800



Owner will finance with as little as 10% down on this 6.59 acres. \$100,800



9.06 acres no covenants, Easy access 1 mile West of HWY 214. \$90,000



9.09 acres no covenants. Easy access 1 mile West of HWY 214. \$75,000



9.11 acres no covenants. Easy access 1 mile West of HWY 214. \$75,000



9.41 acres with no covenants, well, septic & electric on property. \$130,000



CRS REALTOR Cathy Anderson • 307-214-0687 • canderson@cheyennehomes.com

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#1 PROPERTIES

6106 YELLOWSTONE RD 6020 YELLOWSTONE RD 1660 DELL RANGE BLVD



2351 MUGHO ROAD

Beautiful ranch style country home, open floor plan. Living room w/vaulted ceilings & stone-wood burning fireplace. Hardwood floors. Newly renovated kitchen w/granite counter tops & large pantry. \$575,900



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. \$699,900



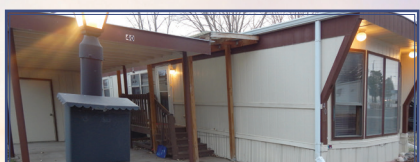
215 SOUTH GREELEY HWY

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



813 E. COLLEGE DRIVE

All custom finished interior. Chef's delight kitchen with granite counter top & caulk painted cabinets & pantry. 4 BR. Primary suite has a deluxe en-suite bath. \$231,500



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



3241 ACACIA DRIVE

Lovely brick home. Custom kitchen, hardwood floors & newer windows. 4 BR, (2 BRs in basement don't have egress windows) & 2 BA. Sunroom, A/C. Immediate Possession. \$314,900



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#1 PROPERTIES

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#1 PROPERTIES COMMERCIAL





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Rick Wood  
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Shae Lamb  
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Welcome to the team!

#1 PROPERTIES





### ROOCH'S MARINA, GLENDO WYOMING

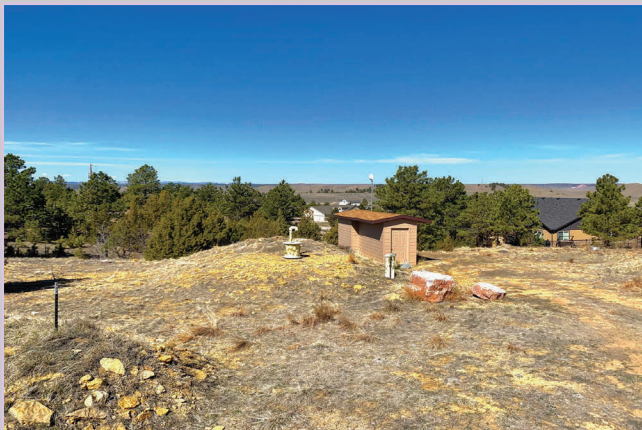
Rooch's Marina is the perfect business to grow and make your very own. Very strong customer base with several revenue streams including: 89 boat slip rentals with electric and water, a motel with 6 rooms, 47 mobile home park sites, 12 RV full hookups site, full-service cafe, convenience store, liquor 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

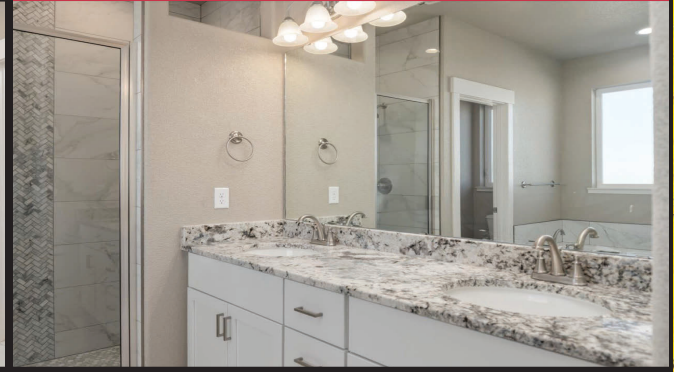
Lakeshore Tract - Public Water Utility A rare opportunity to own a WY Public Water Utility in Glendo, WY. This water utility serves over 120 homes in and around Glendo Reservoir area and includes 3 wells, well equipment, one 20k gallon storage tank & another 7500 gallon water storage tank, all distribution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



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1682 Espen Trl - \$655,000 **SOLD!**  
1723 s/f, 3BR /2 BA/ 4 Car Garage

1688 Espen Trl - \$725,000  
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- \$660,000  
1723 s/f, 3BR /2 BA/4 Car Garage

1696 Nita Court- \$755,000  
1946 s/f (WALK-OUT)  
3BR /2 BA/4 Car Garage



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**HOLLY ALLISON**  
307.631.1876

Situated just six miles from Scottsbluff, NE, this fully fenced property boasts 32.2± acres with irrigation rights and hundreds of mature trees. The 213' x 71' indoor arena has a mix of sand and crumb rubber footing, is fully insulated and sheeted, mirrors, heat, and restroom. The stall barn consists of seven box stalls, tack room, wash rack, and finished break room. The manager's bungalow is a well-appointed two-bedroom, one-bath home. Other features include a 150'x250' outdoor arena, turnouts with lean-tos, large round pen, and a show ring. \$825,000



f y i p  
[ranchandrecreation.com](http://ranchandrecreation.com)

Luxurious living in the picturesque hills of Pine Bluffs. This stunning 11,247 sf, all-brick home is the perfect mix of elegance and functionality for a family of any size. The open floor plan and tremendous outdoor living spaces make this home the ideal entertainment space for all family gatherings. Huge 16x90 east-facing deck looks over the pine-covered hills. The basement is partially finished and has a safe room, covered patio, and full finished bath. Large attached RV garage, new carpet, paint, and upgrades throughout. High-speed fiber optic internet. \$1,100,000



**JEFF GARRETT**  
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**TRACT 38 ARCTOS CT**

**\$829,100**  
5BR | 4BA | 4-car garage  
89225.mistiewoods.com

**2200 LEDOUX DRIVE**

**\$689,000**  
3BR | 3BA | 3-car garage  
87855.mistiewoods.com

**2225 BLUE NORTHER LANE**

**\$669,000**  
3BR | 2BA | 3-car garage  
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**1675 ESPEN TRAIL**

**\$769,900**  
3BR | 2BA | 4-car garage  
86362.mistiewoods.com

**5400 GATEWAY DRIVE**

**\$639,900**  
7BR | 6BA | 2-car garage  
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**TBD ENCLAVE LANE**

**\$590,000**  
1.45 ACRES | 10 BUILDABLE LOTS  
88876.mistiewoods.com

**4039 FARTHING ROAD**

**\$589,000**  
3BR | 2BA | 3-car garage  
86627.mistiewoods.com

**6524 RIVERBEND ROAD**

**\$580,000**  
5BR | 3BA | 3-car garage  
88945.mistiewoods.com

**2229 GOODNIGHT TRAIL**

**\$559,900**  
3BR | 2BA | 2-car garage  
85899.mistiewoods.com

**2233 GOODNIGHT TRAIL**

**\$535,000**  
3BR | 3BA | 2-car garage  
85900.mistiewoods.com

**5611 & LOT 1 INDEPENDENCE DRIVE**

**\$444,900**  
4BR | 3BA | Side Lot Included  
89193.mistiewoods.com

**5809 E13TH STREET**

**\$410,000**  
5BR | 3BA | 2-car garage  
88060.mistiewoods.com

**5611 INDEPENDENCE DRIVE**

**\$389,900**  
4BR | 3BA | 2-car garage  
89195.mistiewoods.com

**LOTS 2-5 FUSSELMAN AVE**

**\$185,000**  
4 CITY LOTS - NO COVENANTS!  
84427.mistiewoods.com

**1314 W 18TH STREET #5**

**\$62,000**  
2BR | 2BA |  
88100.mistiewoods.com

**LOT 1 INDEPENDENCE DR**

**\$55,000**  
.15 Acre Lot  
89196.mistiewoods.com



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*Shae Lamb*  
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*Rick Wood*  
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*same exceptional service, with added benefits for our clients!*

Check out what we have done since we have been here!

## UNDER CONTRACTS

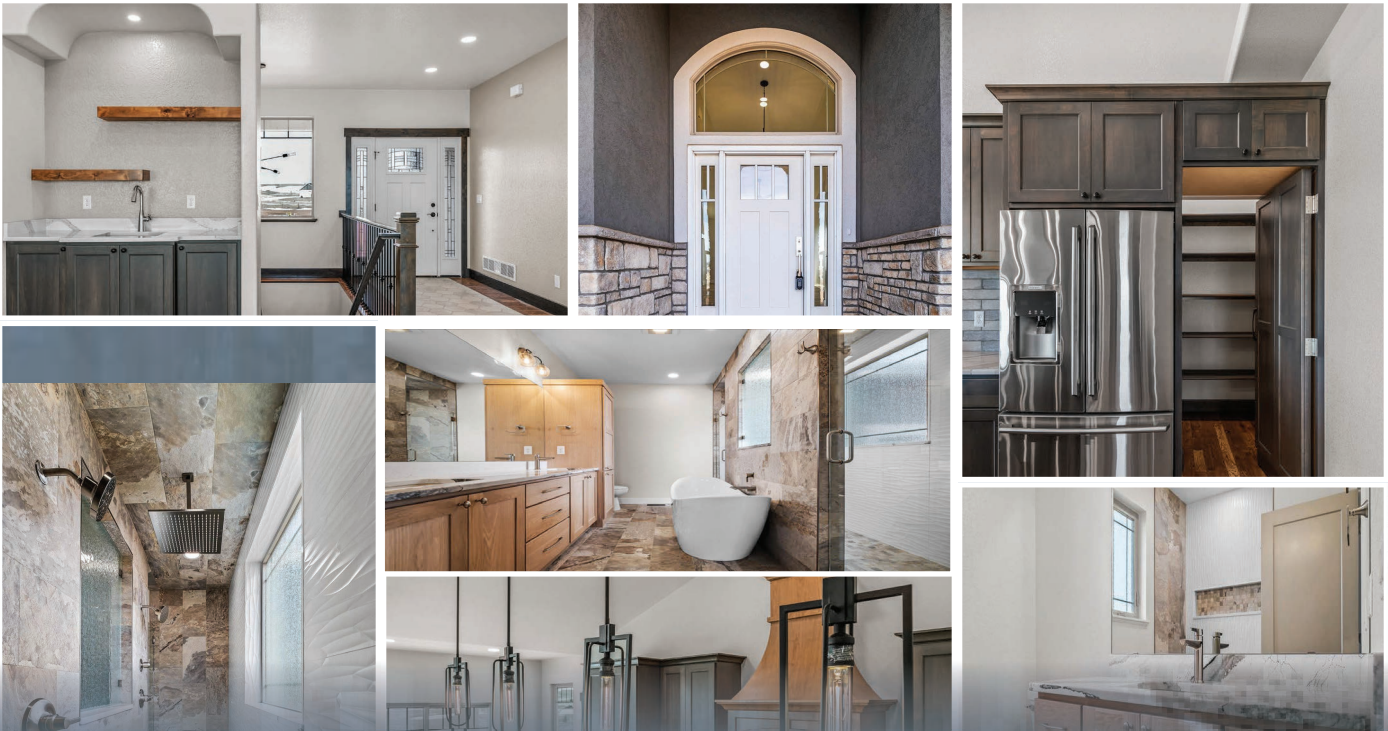
- 1225 Road 146, Burns
- 9903 Cherry Wood Lane
- 2548 Deming Blvd
- 111 Sioux Drive
- 2681 I25 Service Road
- 1717 Road 136
- 5000 Carla Drive

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6106 YELLOWSTONE RD  
6020 YELLOWSTONE RD  
1660 DELL RANGE BLVD





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



7103 *S. Milliron Road*

Seriously amazing City lights & Mountain views! The QUALITY... all the best in every aspect! Real wood floors, gorgeous SCHROLL cabinets, Quartz on every countertop, fabulous custom tile, the master shower is amazing, deep soaking tub, cool stair railing! A FULL WALK-OUT basement with more views, forever patios and deck space. Gorgeous Stucco Exterior, 9' height garage doors, super-size and fully finished garage! Solar panels. 9' basement height. You will love it!

Offered at \$799,555



1825 *Breezy Way*

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...just love. 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



7303 *S. Milliron Road*

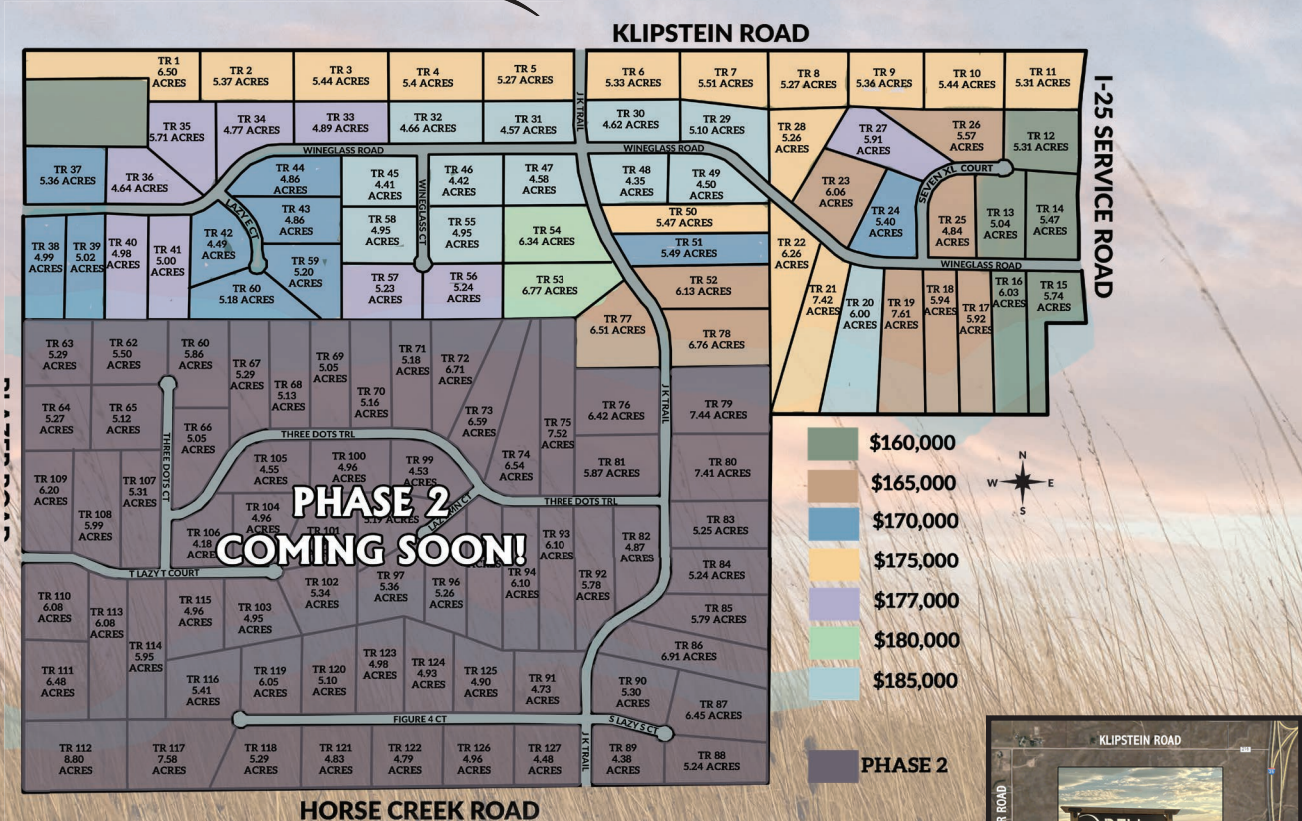
The quality is amazing! A kitchen that will steal your heart with a giant island, fantastic quality Schroll Cabinets, gorgeous quartz tops througouht, Farm style sink! Hidden 7' pantry plus a fun coffee bar. The Walkout basement comes with a giant patio area, fabulous deck and VIEWS for miles! The garage is over 1400 sqft fully finished. Super cool master shower and free-standing soaking tub. a \$30k solar system is an added bonus! upgraded exterior finish. Beautiful hardwoods!

Offered at \$805,555





# BELL Pasture



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West of I-25 Service Road, South of Klipstein Road and  
East of Draper Road





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MODEL HOME *Open Daily* 11:00AM-4:00PM

STABLE SERIES


PLAN	SQ. FT.	PRICE	ADDRESS	BLOCK/LOT	SPECIFICATIONS	COMPLETION
Palomino	1616	\$549,900	5144 Carla Dr	3, 19	3 Bd / 2 Ba / 3 Car	3/15/2023
Mustang	1757	\$594,900	5106 Carla Dr.	3, 14	3 Bd / 2 Ba / 3 Car	3/31/2023
Appaloosa	2065	\$622,400	5024 Carla Dr.	3, 13	4 Bd / 2 Ba / 2 Car	4/15/2023
Appaloosa	2065	\$622,400	4934 Carla Dr.	3, 8	4 Bd / 2 Ba / 2 Car	6/15/2023
Morgan	2295	\$639,900	5124 Topaz Dr.	3, 4	4 Bd / 3 Ba / 2 Car	8/1/2023

PRAIRIE SERIES

PLAN	SQ. FT.	PRICE	ADDRESS	BLOCK/LOT	SPECIFICATIONS	COMPLETION
Bergamot	1809	\$435,000	5148 Sullivan St.	2, 20	3 Bd / 3 Ba / 2 Car	6/1/2023
Bergamot	1809	\$435,000	5142 Sullivan St.	2, 21	3 Bd / 3 Ba / 2 Car	6/1/2023
Watercress	1509	\$489,900	Lot 18 Carla Dr.	4, 18	2 Bd / 2 Ba / 2 Car	8/1/2023

Take an interactive tour of our Belgian II model!






**BUILDING LOTS AVAILABLE NOW!**

Nearby city conveniences

Amazing neighborhood amenities

Gorgeous views and green spaces





**ANGIE DEPEW**  
(307) 421-3064  
angie@cheyennehomes.com



presented by





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

homesbyguardian.com Information deemed reliable, but not guaranteed. Per-plan prices and conditions are subject to change without notice. Updated 03.23.23









**R**  
**THE RESERVE**

*at Horse Creek*

Terrific Location right on the Corner of Horse Creek Road and Fox Hill Road. Road will be paved 04/01/2023, natural gas, high speed internet! Ready to build NOW! Compare price and location!

*presented by*

**LARRY SUTHERLAND**  
307-630-0528

**KIM SUTHERLAND**  
307-630-1488

*available lots:*  
 Lot 17 Foxhill Road \$160,000  
 Lot 18 Foxhill Road \$160,000  
 Lot 20 Telephone Road \$160,000  
 Lot 21 Telephone Road \$160,000



**501 SIERRA DRIVE**  
LISTED AT: \$342,000

Resting within a quiet, north Cheyenne neighborhood, this sunlit & open home features 4 nice-sized bedrooms, 3 baths, & a 2-car attached garage. Brick & vinyl siding, updated vinyl windows, newer entry & slider doors, beautiful kitchen cabinetry, & a large deck partnered w/ a spacious backyard are sure to excite! Private kitchen balcony will enhance the morning coffee break or evening star-gazing! Great proximity to The Pointe Park & Interstate 25!



**1401 SUNNY HILL**  
LISTED AT: \$430,000

Nestled on a quiet cul-de-sac, this home's enticing & efficient layout features 3BD, 4BA, dual main floor living spaces, formal dining, main floor laundry, & a finished basement! Opt for rec space or a 4th bedroom studio-like layout in the basement, w/ walk-out access to the back yard... a perfectly private & spacious back yard w/ scenic southerly views & mature landscaping!



**5315 RANGEVIEW DRIVE**  
LISTED AT: \$330,000

Wonderfully home w/ 2100+ Sq. ft., 4BD, 3BA, & a 24' deep 2-car garage! Mature landscaping, generously-sized rooms, gas F/P, central A/C, more!



**6036 OSAGE AVENUE**  
LISTED AT: \$242,000

Charming townhome w/ 2 BR, 2 BA, & 2-car garage. Luxury vinyl tile, metal siding, vinyl windows, a wood-burning fireplace, and new interior paint!



*Stephanie* **ILLINGWORTH**  
307.421.5378  
stephanie@cheyennehomes.com





**NEW LISTING**

**5231 DANIELLE COURT \$405,000**

Attractive ranch-style home offers 4BR, 3BA, 2-car garage. The spacious kitchen has oak cabinetry, Corian counters w/ tile backsplash, new appliances. Recently finished basement includes large family room, bedroom, bath, and storage. Fenced yard, nice deck.



**SOLD**

**5806 MICA BLUFF \$669,900**

Dan Gregg Construction's popular Granite floor plan 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, maintenance free exterior, landscaping and fencing



**NEW LISTING**

**7008 RANGER DRIVE \$459,900**

Desirable Western Hills brick rancher has 3BR, 3BA, main floor laundry, formal LR & DR w/ oak floors, 3 fireplaces, and a walk out basement. New flooring in entry and kitchen. Garage space is large and has multiple uses - 4 cars or 2-cars and a shop. Nice deck off the back and a spacious yard w/ mature trees.



**LOT 9 SUNRISE HILLS \$90,000**

Build your dream home on this great city building lot with views for miles. 10,500 square foot lot is perfect for a raised ranch home to take advantage of the city views. Water and sewer are in at the curb. Call Scott or Lisa for more details.



**TRACT 91 COLE RD. \$135,000**

7.91 acre building lot just off of Happy Jack Rd in desirable Happy Valley subdivision. Acreage backs up to a branch of Crow Creek, has relaxed covenants, with both manufactured and modular homes allowed. Just minutes to Crystal and Granite Reservoirs, or the Bunkhouse if you want to grab a quick bite!



**SOLD**

**5210 TEN SLEEP DR. \$395,000**

Spacious 5BR, 3BA, 2-car garage home with many updates throughout. Spacious LR, FR with fireplace, finished basement with additional FR, 2BR, BA. Nice covered patio, shed, fully fenced yard, AC, sprinklers.



**708 IRON MOUNTAIN \$790,000**

Wonderful horse lovers' dream property w/ 32x36 3-stall deluxe barn & outdoor paddock, 32x48 outbuilding/shop w/ concrete floor, 220V, 10.65 fully fenced close in acres, w/ access to I-25 & Dell Range Blvd, pavement to house, 3BR, 2BA, cherry kitchen cabinets, breakfast nook, a formal DR, daylight basement.



**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.



**710 BLACK BLVD. (Pine Bluffs) \$348,900**

All main-floor living awaits you in this spacious and modern 2BR, 2BA, 1 office, 3-car garage home. Large city lot in the delightful town of Pine Bluffs, just 45 minutes to Cheyenne, or 50 minutes to Sidney, NE. Perfect for snowbirds or full-time living. RV parking, central AC, sprinklers, fence, shed.



**512 W. PROSSER RD. \$279,900**

2BR, 1BA ranch-style home on 1/3 acre lot, plus a 931SF Quonset outbuilding await you in this country-style home. Nice FR with a gas stove, laminate plank flooring, spacious kitchen and nook, large living room with sunny porch. Fenced yard, utility shed, and a large garden area round out this great property.



**4913 E. 14TH ST. \$264,900**

Super nice home. Freshly painted, new & updated ceiling fans in all rooms, new bathroom sink & faucet in upstairs bathroom, sink & faucet are new in the Kitchen, new mini blinds in living room, nearly new curtains throughout the rest of the home, updated windows, new carpet throughout, and 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.



**1522 TRENT COURT #7 \$180,000**

Fantastic Condo in desirable location with easy access to I-25, shopping, schools and work. This 2 bedroom home has many updated features: updated windows, granite counters, updated laminate flooring, updated bathroom, designer colors, updated front door, newer furnace and air conditioner.



**1251 TOMAHAWK ROAD \$780,000**

3 miles from Curt Gowdy, 23 acres, a barn and pasture, 4 BR, 3 BA, 2 car garage, formal dining w/ built-in hutch, main floor laundry, large kitchen w/ breakfast nook, large living room w/ fireplace, walkout basement and so much more.



**1808 WIND DANCER \$800,000**

Custom 5BR, 4BA, 3-car garage home w/ Southwest style exterior. Over 3,000 Sq. ft. on main level w/ full walk-out bsmt. Kitchen has been beautifully updated, there are extensive hardwood floors, & a great split bedroom floor plan. Views are stunning out to the West. On 4.70 acres w/ horses being allowed.



*Scott & Lisa*

**FOSTER**

**WWW.LIVEINCHEYENNE.COM**

**307.631.4289**

SCOTT@CHEYENNEHOMES.COM

**307.630.9000**

LISA@CHEYENNEHOMES.COM





TEAMING UP to offer you the BEST IN REAL ESTATE with years of experience and youthful energy!



Dee T. Williamson  
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DeeTWilliamson@msn.com

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

1001 Pennsylvania Ave.



Wonderful ranch style home in great location! Features kitchen with granite 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! Offered at \$385,000

**SOLD!**

205 Cascade Ave.

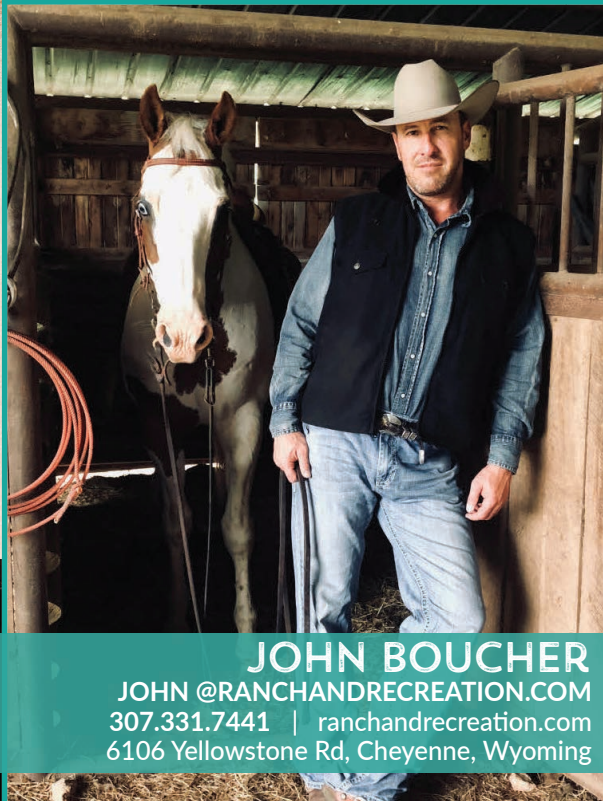


Targeted to home in the exclusively gated community with so many amenities! Absolutely beautiful with great backyard! Vaulted ceilings, bright and bright kitchen, loft office, walk-in cedar closet, large bedrooms, and cozy fireplace. Offered at \$324,900

**SOLD!**



ANGELA  
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**JOHN BOUCHER**  
JOHN@RANCHANDRECREATION.COM  
307.331.7441 | ranchandrecreation.com  
6106 Yellowstone Rd, Cheyenne, Wyoming

WELCOMING JOHN BOUCHER TO #1 PROPERTIES RANCH & RECREATION TEAM...

John grew up in Colorado where the love of the outdoors was instilled in him as well as work ethic, values, and principles. John's love for cattle and horses came from a family heritage of ranching. John spent his college years in Wyoming where he continued to work on cattle ranches and long after college as well.

The satisfaction of working with different ranchers and farmers as well as land owners is what John really enjoys about real estate. He has made life long friends with clients across the landscape and has done that by being honest, up front, and hard working. John has an eye for land and the multiple uses that this great resource provides.

John's specialty and niche has been rural, recreational, working ranches, and horse properties.



RANCH & RECREATION







# SINGLE-FAMILY BUILDING LOTS AVAILABLE NOW!



## AVAILABLE SINGLE FAMILY LOTS

Lot	Block	Street	Price
Lot 13	Block 13	Cow Camp Trail	\$91,102
Lot 3	Block 14	Cow Camp Trail	\$91,102
Lot 2	Block 14	Cow Camp Trail	\$91,102
Lot 1	Block 14	Cow Camp Trail	\$91,102
Lot 15	Block 13	Cow Camp Trail	\$91,102
Lot 1	Block 13	Cow Camp Trail	\$92,013
Lot 12	Block 13	Cow Camp Trail	\$92,013
Lot 19	Block 9	Cow Camp Trail	\$94,300
Lot 22	Block 9	Pack Saddle Rd	\$98,000
Lot 23	Block 9	Pack Saddle Rd	\$98,000
Lot 20	Block 9	Pack Saddle Rd	\$106,430

**ROOM TO ROAM** Sweetgrass Village can be easily accessed via hike and bike trails woven through intimately scaled residential neighborhoods.



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**Dee Mores**

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dmores@cheyennehomes.com

**Larry Sutherland**

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**The Volk Team**  
wendyvolk.com



**J. Fred Volk**

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jfredvolk@cheyennehomes.com



**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, three baths, and atwo-car heated garage. Freshly painted interior and exterior. Hardwood floors. Generous room sizes throughout. Upstairs bedroom suite hasprivate, sunny balcony. Fully finished basement includes oversized storage room/bomb shelter. Fully fenced back yard, lush maturelandscaping. Enclosed back sunroom/porch. Front patio with an awning for convenient outdoor entertaining.  
**\$475,000**

**2035  
CANYON  
DRIVE**



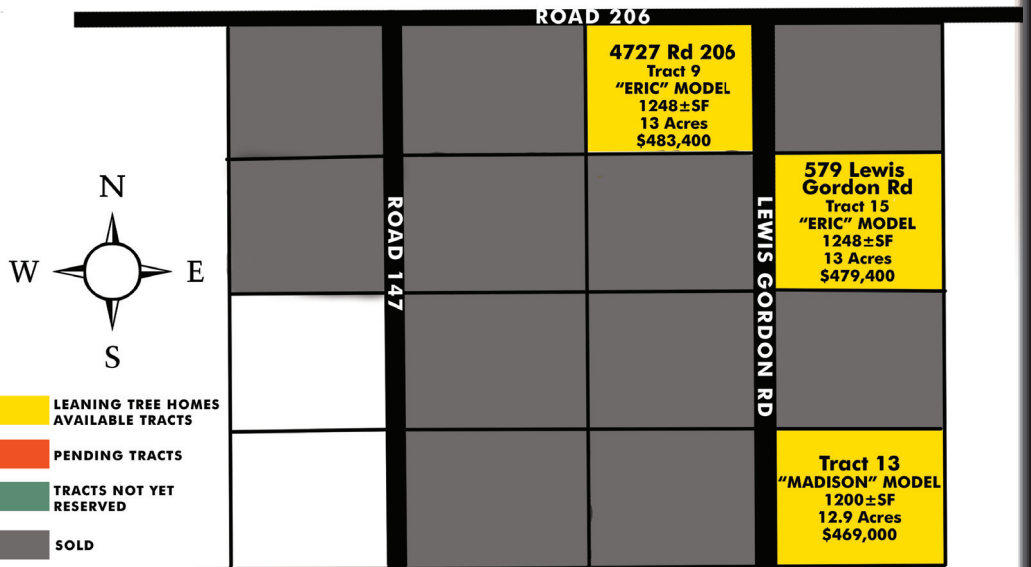
*North  
Location*

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 (Exit21). 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.





### 6551 BUCKSKIN TRAIL

*Mustang Ridge*

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**



### 2054 GEYSER ROAD

Tastefully updated 1.5-story home in a peaceful close-in rural residential setting. Located just off US Interstate 25 & Ridley Rd in YellowstoneNorth Subdivision. Four bedrooms, four baths, two wood-burning fireplaces & office. Fully finished walkout basement with huge family room. Freshly painted interior with new flooring throughout. Spacious kitchen with informal and formal dining options. Main floor bedroom suite with access to sunny deck. Incredible year-round vistas on a generous 5-acre Wyoming lot.  
**\$620,000**



### 1209 WEST PERSHING BOULEVARD

Enchanting Avenues Home filled with exquisite updates & architectural details. Six bedrooms, three updated baths, two family rooms, & two cozy gas fireplaces. Updated kitchen with stainless appliances. Formal dining room with stunning built-ins. Beautiful hardwood floors and woodwork throughout. 2nd floor skylights. Storage galore. Home is situated on a generous lot with fully fenced back yard and flagstone patio. One-car attached garage & one attached carport both with alley access. Come explore & enjoy!  
**\$559,900**



### 418 WEST 7TH AVENUE

Updated all-brick ranch-style home located in the heart of the Avenues. Four bedrooms, three baths, three fireplaces, two family rooms, two laundry rooms, two-car attached garage and detached storage shed. Central air conditioning. Generous gourmet kitchen with gas cook top with venting and double ovens. Mature landscaping, sprinkler system. Basement has sauna, workshop, & 9' x 11' cedar closet. Private back yard fully fenced with built-in natural gas grill/fire pit, oversized deck & retractable awning.  
**\$600,000**



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**The Volk Team**  
**wendyvolk.com**





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**CAMPSTOOL BUSINESS PARK**

AVAILABLE LAND

US INTERSTATE 25

VENTURE DRIVE

AVAILABLE SITE

LOWE'S Home Improvement Warehouse DISTRIBUTION CENTER

BLACK HILLS SUB-STATION

OVERPASS

VENTURE ROAD KARAME COUNTY COMPLEX

INTERSTATE 80

INTERSTATE 80

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](http://campstoolbusinesspark.com)



Office space with high visibility on E. Lincolnway. 3-4 large offices, reception area, and conference room, storage in the rear with an overhead door. Landlord intends to recarpet the interior to tenant specifications. All inclusive lease covers utilities, parking and snow removal. Landlord will consider renovation to tenant needs.

\$14/SF



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.

\$13.88/SF



cheyennehomes.com | 6106 YELLOWSTONE RD • 6020 YELLOWSTONE RD • 1660 DELL RANGE BLVD | 307.634.2222





**J. Fred Volk**

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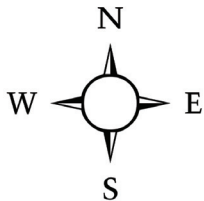
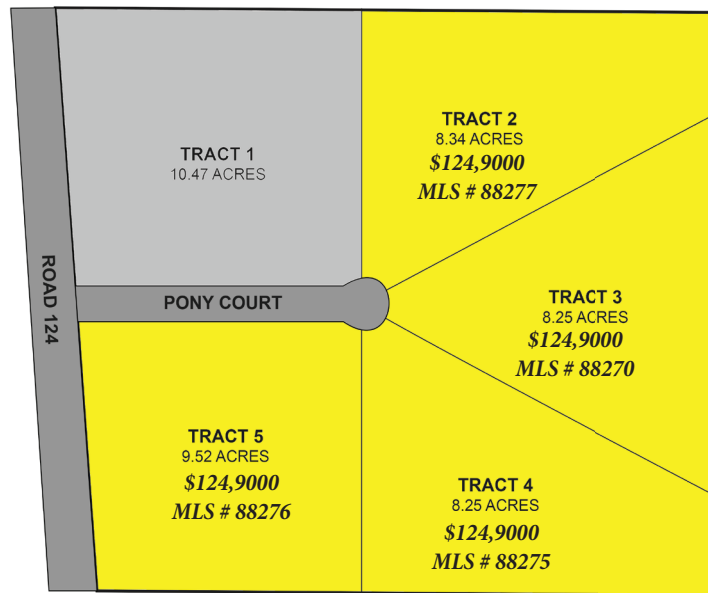
**Wendy Volk**

307.630.5263

wendyvolk@cheyennehomes.com

**AFFORDABLE  
NEW CONSTRUCTION  
ON ACREAGE!**

Red Roan Ranches offers picturesque 8-acre home sites in a brand-new rural subdivision just north of Cheyenne. Enjoy incredible wide-open Wyoming vistas. Easy access directly off US Interstate-25 & Whitaker Road Exit (Exit 29). Intent of covenants/architectural design guidelines to protect and enhance value, desirability & attractiveness of subdivision. Each lot will require a private well and septic system be installed. Please contact agents for details on floor plans along with build-to-suit options.



LEADING TREE HOMES AVAILABLE TRACTS  
PENDING TRACTS

*Now Building In:*

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

**The Volk Team**  
wendyvolk.com





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**



## You value your home...

We do, too. Call #1 Properties today and one of our licensed professionals will be happy to run a free comparative market analysis which will give you a professional estimate of your home's range of value. If you wish to sell your home, we'll create a comprehensive marketing program that's right on the mark!

*There's only one #1*

# 634.2222





# #1 PROPERTIES COMMERCIAL



Shovel-ready commercial lots/drive-through capable located off College Blvd with 9,000 ADT

The sprawling 2,300-acre neighborhood is a distinguished destination at the top of the Rocky Mountain Front Range

Modern amenities and local shops will surround the great lawn of the pedestrian-friendly Sweetgrass Village Center

**JIM WEAVER - 307.630.5161**  
**TERI CASSIDY - 307.222.2392**

ADDRESS	ACRES	PRICE
Lot 6 Block 3 Sweetgrass Dr	0.52	\$1,005,171
Lot 9 Block 3 Sweetgrass Dr	0.44	\$937,282
Lot 5 Block 3 Sweetgrass Dr	0.37	\$766,516
Lot 7 Block 3 Sweetgrass Dr	0.34	\$683,521
Lot 8 Block 3 Sweetgrass Dr	0.34	\$683,521
Lot 2 Block 3 Sweetgrass Dr	0.32	\$645,664
Lot 3 Block 3 Sweetgrass Dr	0.30	\$593,110
Lot 4 Block 3 Sweetgrass Dr	0.30	\$592,063
Lot 2 Block 2 Murray Rd	0.97	\$338,808
Lot 2 Block 8 Murray Rd	0.94	\$325,848
Lot 4 Block 2 Murray Rd	0.90	\$312,872
Lot 3 Block 2 Murray Rd	0.83	\$257,076



**THE OFFICES AT SWEETGRASS - 1300 MURRAY ROAD**

**FOR LEASE**

Excellent location in new development across from Laramie County Community College  
 Open floor design with vaulted ceilings and beautifully designed amenities  
 4,500± total sf for commercial/office/retail/restaurant/shop/show room use

## WE MEAN BUSINESS



**#1 PROPERTIES**

**IS #1 IN NEW CONSTRUCTION!**

**Now is the perfect time to start thinking about a brand-new home!**

**Whether you're wishing for new construction in town or a new home with room to roam, we're proud to represent many of Cheyenne's finest builders!**

**Call your favorite #1 Properties agent today – let us help you find your dream home!**

## **NOW BUILDING IN:**

Bear Paw Ranch  
Bell Pasture  
Blue Sky Estates  
Cross Tie Ranches  
Dakota Crossing  
Happy Valley  
Harmony Valley  
Lago Del Norte  
Little Bear Estates  
Miller Addition

Quarter Circle Five  
Saddle Ridge  
Sweetgrass  
Thunder Basin Estates  
Walden Tracts  
Whispering Hills  
Whitney Ranch  
Wyoming Ranchettes  
Yellowstone Estates  
Yellowstone North

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*all you need to know*

