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Volume 41 | Number 6

**JUNE 2023**

*Preview*

# REAL ESTATE GUIDE

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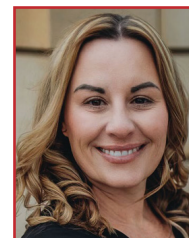
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# Preview REAL ESTATE GUIDE

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EXCHANGE

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Enjoy this easy refreshing salad with friends and family on a warm summer day.

### ANTIPASTO SALAD

BY: SYLVIA FOUNTAINE | FEASTINGATHOME.COM | MAKES: 8 CUPS

#### INGREDIENTS

##### Salad:

- 2 cups green beans or yellow wax beans, blanched
- 14 oz can white beans (rinsed and drained), or 1 can albacore tuna, drained, or sub chickpeas or other beans.
- 14 oz can artichoke hearts in water, drained
- 6 oz can black olives, 1-1 1/2 cups (or 1 cup kalamata olives)
- 1 cup celery, chopped (optional)
- 1/2 cup roasted peppers
- 1 cup cherry tomatoes, halved
- 1 bell pepper, diced
- 1/4 cup red onion, thinly sliced
- 2 tablespoon capers
- 1/2 cup flat-leaf parsley, chopped
- 1/4-1/2 cup basil, chopped
- Baby mozzarella balls (optional)

##### Italian Dressing:

- 1/3 cup olive oil
- 2 tablespoons red wine vinegar, more to taste
- 1 tablespoon lemon juice
- 1 finely minced garlic clove
- 1 tablespoon shallot, finely minced
- 1/2 teaspoon maple or honey (optional)
- 1 teaspoon Italian seasoning (or dried oregano)
- 1/4 tsp salt, more to taste
- 1/2 tsp pepper
- Pinch chili flakes

#### INSTRUCTIONS

- Blanch the green beans: Bring a medium pot of salted water to a boil, add green beans and simmer until vibrant and just tender, 3-4 minutes. Drain, rinse in cold water.
- Mix together salad ingredients.
- Whisk dressing ingredients together in a small bowl.
- Gently fold in the dressing into the salad, until combined. Taste, and add more salt or vinegar as needed
- Chill until serving time. Salad will keep 4 days in the fridge.

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**WEST PARCEL SPOON BUTTES RANCH**

Torrington, Goshen County, Wyoming  
4,070± deeded acres. 320± private lease acres available. Owned by Brad Reese.

**\$3,256,000**

Cory Clark at (307) 334-2025  
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



**HOME ON THE RANGE MEAT PROCESSING**

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

**\$1,500,000**

Stan Mosher at (307) 631-2155



**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



**TMJ ACREAGE**

Yoder, Goshen County, Wyoming  
35± acres of grass, 2020 two-story home with many custom upgrades & outbuildings. Additional acres available.

**\$776,000**

Michael McNamee at (307) 534-5156



**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**

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or Cory Clark at (307) 334-2025

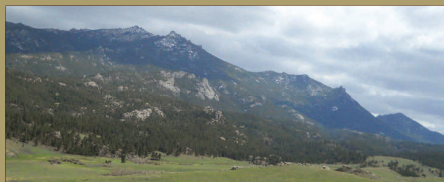


**HIDDEN GEM RANCH**

Wheatland, Platte County, Wyoming  
1,315± total acres; 1,275± deeded & 40± BLM acres. 3 bedroom Cabin on Laramie River, with excellent fishing and wildlife.

**\$4,250,000**

Jon Keil at (307) 331-2833  
or Scott Leach at (307) 331-9095



**ROARING FORKS ELK HUNTING RANCH**

Douglas, Converse County, Wyoming  
2,660± total acres; 2,340± deeded and 320± State of Wy lease acres.

**\$5,600,000**

Scott Leach at (307) 331-9095



**ELLEFSON LAKE RANCH**

Hulett, Crook County, Wyoming  
202± deeded acres with private reservoir in the heart of Wyoming Black Hills, complete with home and outbuildings.

**\$1,250,000**

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or Cory Clark at (307) 334-2025



**ANDERSON 320**

Pine Bluffs, Laramie County, Wyoming  
297± farmable acres with 1,620 sq. ft. home, large Quonset shop. Great starter farm.

**\$775,000**

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or Cory Clark at (307) 334-2025



**LOCK TRUCKING COMMERCIAL LOT**

Wheatland, Platte County, Wyoming  
3.46± total acres with I-25 frontage. Large shop, tractor bays, office space, and more!

**\$1,150,000**

Jon Keil at (307) 331-2833



**80539 STONEGATE ROAD**

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

**\$275,000**

Ryan Rochlitz at (307) 286-3307





# 121% #RELENTLESS



**New Listing**




**2405/2423 E. Lincolnway • \$2,967,000**


Opportunities like this rarely happen in Cheyenne today. Own 300+/- ft. of prime frontage on E. Lincolnway/US Highway 30 with curb-cuts. Present business usage is auto repair. Business is not for sale. Former motel is not in use. Site is a full 1/2 city block, perfect for dine-in or drive through dining or any other commercial use.

**Linda Weppner • 630-0955 #89813**



**Linda Weppner**  
Broker/Owner  
630-0955

**Price Reduced**




**TBD Road 143  
\$400,000**

Bring your animals, build your dream home! 160 acres to own or subdivide. Enjoy the rolling terrain, the views and wildlife.

**Gary Gonzalez • 640-0855 #87935**

**Price Reduced**



**4735 Blazing Star Rd.  
\$690,000**

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 #89832**

**Price Reduced**



**4013 Golden Ct. • \$423,500**

Adorable ranch-style home tucked away on a quiet cul-de-sac. Large corner lot with lots or room. Close to schools, shopping and the Greenway. Move-in ready with new flooring and you will love the open farm house look. The basement is perfect for family time or entertaining guests with a large family room, full bath and an additional bedroom. Extra 11'x22' finished room for numerous possibilities; office, exercise room, craft room. Call for showing.

**Tammy Tschacher • 631-2885 #89619**



**Tracy Wilson**  
General Manager  
632-2355



**Gary Gonzalez**  
Broker/Owner  
640-0855

**Price Reduced**



**6604 River Bend Rd. • \$539,000**

This home has so much to offer! Vaulted ceilings with a beautiful open concept, stunning flooring, dark cabinetry and gorgeous granite countertops! The kitchen features a walk-in pantry, slate finish appliances and a breakfast bar! You'll find 3 bedrooms and 2 full baths on the main including the primary suite which offers a tiled shower with a rain-shower head in the primary bath! The fully finished basement is spacious and open, perfect for entertaining friends and family, complete with a custom-built wet bar. Situated on a corner lot with an oversized 2-car garage and enough room for everyone to have their own space, this is a great opportunity to own a beautiful home that is sure to impress!

**Asha Bean • 286-0269 #89603**

**New Listing**



**1528 TKO Ranch Rd. • \$974,000**

Milliron TJ Construction spared no expense when building this beautiful state-of-the-art ranch-style home on 9+ vinyl fenced acres to ensure your sunset views are breathtaking. Five bedrooms, 3 full baths, 3-car attached garage, custom finishes throughout and more amenities to enhance your living experience than you can ever imagine. The 60'x66' outbuilding is fully spray foam insulated with heat, electricity, plumbing & concrete floor. This home brings so much beauty to a country lifestyle.

**Tracy Wilson • 630-8686**

**New Listing**



**6219 Mountainview Dr. • \$735,000**

This home will take your breath away from the minute you pull up to the front of the house. There is nothing similar to it in Cheyenne. North location and walking distance to schools. All new paint inside and out. Tons of updates include bathroom and kitchen, which have heated floors. Kitchen has a large new center island with plenty of seating to enjoy family and entertain. The deck off the kitchen has over the top views! Open floor plan, sunroom off living room, landscaped backyard.

**Dana Diekroeger • 421-7593 #89365**



**Dana Diekroeger**  
Sales Associate  
421-7593



**Judy Edgar**  
Sales Associate  
631-1126



**Brittney Kotunok**  
Sales Associate  
262-9647



**Mike Hutton**  
Sales Associate  
630-2735

**Price Reduced**



**2419 Knadler St. • \$899,900**

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**

**New Listing**



**3794 Road 215 • \$72,890**

This house is looking to become a home! Are you wanting to downsize or get a place of your own? Do you have land but not sure what to put on it? Well come take a look at this 1 bedroom, 1 bath house. Sit out on this inspiring deck looking at the view of your choice! Hate having so much to clean? No worry with this 740 sq. ft. house. Need room for office or storage? Den offers 88 sq. ft. of space. Open floorplan, bedroom offers 162 sq. ft. of space for you to relax. \*\* Seller is open to help pay for moving of the home. \*\* Home has to be moved from this property. Give me a call today!

**Megan Best • 719-465-4724 #89835**

**Price Reduced**



**1207 Marie Ln. • \$647,900**

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 #89901**



**Asha Bean**  
Sales Associate  
286-0269



**Trenille Young**  
Sales Associate  
262-9617



**Price Reduced**



**300 E. Prosser Rd. • \$89,900**  
 Welcome to this beautiful 3 bedroom, 2 bath home in Cheyenne! This home has been meticulously maintained and is move-in ready for its new owner. The highlight of this home is the stunning kitchen, which is perfect for any home chef. The extended driveway provides ample parking space for you and your guests. Primary suite is a true oasis, offering ample space and privacy. Spacious primary bath features modern amenities and is perfect for unwinding after a long day. This home offers affordable living in Cheyenne. Home is located in a park and new owner must apply with the park.  
**Taryn Nemec • 214-6840 #89477**

**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**




**6718 Glendale Ct. • \$390,000**  
 Located south of town close to the Colorado border on a quiet cul-de-sac. All one-level living, large primary bedroom with a 5-pc. bath with heated floors. Three additional bedrooms and 2 bathrooms. Eat-in kitchen, newer windows and wood fireplace. One-car attached garage with a 5-car detached garage with 12- front doors approximately 30'x40' with concrete floor and RV parking with 220v outlet. There is also a bathroom with fixtures in the outbuilding but has not been hooked up. So much room for your toys. Large fenced backyard with a covered patio and central air conditioning.  
**Dana Diekroeger • 421-7593 #89750**




**Tammy Tschacher**  
 Sales Associate  
 631-2885




**Taryn Nemec**  
 Sales Associate  
 214-6840



**Shannon Moyte**  
 Sales Associate  
 365-7866



**Adel Gallardo**  
 Sales Associate  
 286-7391



**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 June, tenant would love to stay if possible!  
**Dana Diekroeger • 421-7593 #89184**



**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**




**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**

**New Listing**



**4075 Winterset Dr. • Burns \$489,000**  
 Located 20 minutes from Cheyenne, easy access on I-80 on Highway 30. Endless views from this manufactured home, positioned on a hill at the end of the cul-de-sac. Remodeled with new flooring, paint, appliances and so much more. Basement is finished with 2 large rooms. 12'x20' shed, greenhouse and 36'34' detached 4-car garage with a 12' door and concrete floors; could be used as a workshop as well!  
**Dana Diekroeger • 421-7593 #89520**

**Price Reduced**



**1322 W. Pershing Blvd. • \$345,000**  
 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 #89403**



**Rob Higgins**  
 Broker Associate  
 631-0448



**Laurie Fletcher**  
 Property Management  
 632-2355

**New Listing**



**927 Concerto Ln. • \$299,999**  
 Cozy, comfortable and perfect! One-level home tucked away in Harmony Meadows neighborhood. This warm and inviting home has updated flooring and light fixtures, stainless steel appliances, 3 bedrooms, 2 full baths, 2-car garage and a big fenced backyard. This is the perfect place to call home!  
**Asha Bean • 286-0268 #89591**



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 2103 Warren Ave. Cheyenne, Wyoming  
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**Eric Davis**  
 Property Management Coordinator  
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## AGENT OF THE MONTH



**ASHLEE MARTINDALE,**  
REAL ESTATE ADVISOR,  
ASSOCIATE BROKER

 307.760.9808

 Ashlee.Martindale@gmail.com

Ashlee has a comprehensive knowledge base in real estate expanding from new construction to renovations to investments in both residential and commercial capacities.

As a master negotiator and real estate advisor, Ashlee brings a modern practice to the industry backed by more than 20 years of education and experience. She has earned the International Presidential Circle Award and Multi Million Dollar Producer Award.

Ashlee knows that in order to get a competitive edge in real estate, it takes more than simply researching the market. Ashlee holds a Master's Degree in Family and Consumer Sciences Education specializing in Interior Design, and manages her own home styling/staging business.

As an active member of the community, Ashlee can be found with her children enjoying the outdoors, yoga & CrossFit, and golf.

She invites you to call or text her to discuss your real estate goals.

## AGENT OF THE WEEK: 6/5



**DESIREE VANKIRK**  
REALTOR®

 307.221.7975

 Desiree@propertyex.com

## AGENT OF THE WEEK: 6/12



**BAILEY WHEELER**  
REALTOR®


 307.631.0202

 BaileyWheeler307@gmail.com

## AGENT OF THE WEEK: 6/19



**JON PIETSCH**  
REALTOR®

 307.631.1074

 Jon@propertyex.com

## AGENT OF THE WEEK: 6/26



**TANYA KELLER**  
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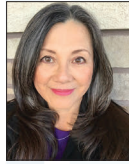
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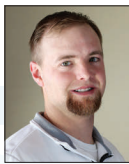
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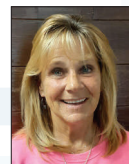
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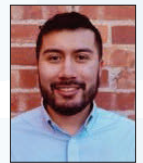
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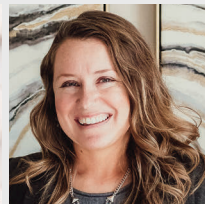
Whispering Hills Model Home  
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Lisa Stephen



Mary Knox



KD Perino



Kim Moody

Gateway Sales Team  
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**1420 CARBON AVE. #A-D \$589,900**

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.



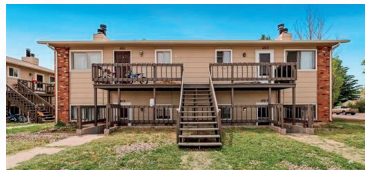
**TBD KLIPSTEIN RD. \$450,000**

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.



**2012 SNYDER AVE \$140,000**

As-is property perfect for a flip/renovation with potential for garage to be converted to an accessory dwelling unit. Also includes a 144 sq ft separate office building / she-shed with power.



**TBD ARKEL WAY \$249,000**

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.



**733 DOGWOOD AVE. \$575,000**

Featuring 5 bedrooms and 4 bathrooms, this home is designed for convenience and entertaining. The large remodeled kitchen has ample cabinetry, granite countertops and beautiful designer lighting. You'll love the master suite that has a beautiful bathroom, massive walk in closet and private laundry. On the lower level, there is a fantastic rec room with a wet bar for all of your entertaining needs. The basement features a second master suite with huge walk in closets and two additional bedrooms.



\*James Bowers has ownership in Lynn Buys Houses and is an Associate Broker at Coldwell Banker TPE\*



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**4105 MAGNOLIA DR. \$299,999**

3 bed, 2 bath, 2 car garage in Park Estates subdivision. Beautiful natural kitchen cabinetry, large brick patio in the back yard. Just minutes from Dell Range, restaurants, shopping, and Cahill Park.



**1004 TALBOT CT. \$269,900**

Cute home in Residence Park Addition that has been renovated within the last few years. Converted garage added dining area space, long driveway for extra parking, and covered front porch.



**1103 E BOXELDER RD. K-A \$596,823**

Great investment opportunity in Gillette with two tenants in a commercial condo. Currently listed at a 7% cap rate.



**1600 VAN LENNEN AVE. \$695,000**

This property with prime location and visibility is an investors dream with multiple tenants in place, this executive suites style building is currently providing an 8.8% return on investment. Multiple tenants provides a steady income stream. Recent renovations make this a turn key money maker.



**2020 CAREY AVE. \$16/SQ FT**

High rise downtown office space "For Lease". Features include off street parking, professional office space at various sizes, walking distance to city/county building and the state capital. Annual lease rate of \$16.00 with 2 months of rental abatement offered on terms 3 years or greater.



**TBD SNYDER AVE. \$1,900,000**

Incredible development opportunity near Romero Park! Located off of Snyder Avenue, this ~9 acre parcel surrounds the established Pinewood Village Apartments. Preliminary planning allows for six 24 unit buildings to be built with proper zoning, streets and large portions of infrastructure in place. Do not miss this prime development opportunity!



**2410 E 10TH ST. \$284,000**

This cute home was fully renovated just a few years ago. Granite countertops, a great main level addition and updated bathrooms make this a great value for the money. See it today before it's gone!



**TBD GOODNIGHT TRL. \$96,000**

Ready for your dream home is one of the largest lots in the Sweetgrass development. This large lot is at the end of a cul-de-sac and is bordered on two sides by a walking path. Grab this today before it's gone!



**TBD VALLEY VIEW DR. \$79,000**

Over 6 acres of land 20 miles West of Cheyenne, near Granite and Crystal Reservoirs.



**41 SILVERADO TRL. \$1,299,900**

Stunning log cabin at the base of Sheep Mountain with incredible views! This spectacular home boasts a beautiful cathedral ceiling, large open floor plan, granite countertops, and many other upgrades. The main house has 4 bedrooms and 3 bathrooms, with a balcony off each of the bedrooms. The barn/shop is heated w/ 3 stalls, corrals, and has a 2-bedroom apartment above.



**4615 N. COLLEGE \$659,000**

Fantastic development opportunity off of College Drive just North of Dell Range. Currently zoned MR, but could also possibly be rezoned for mixed or commercial use. Perfect opportunity for twin-home, apartment, or small single family development. 21,000+ vehicles per day passing through College & Dell Range. This is one of the main corridors to access the east side of town, and one of the busiest intersections in town.



**1599 SKY TOP RD. \$689,900**

This magnificent ranch style home has a beautiful gated entry and split rail fencing around the property. The backyard is an entertainers paradise featuring lush grass, a relaxing water feature, pergola, fire pit and patio accessible from the walkout basement and the deck. Quality finishes throughout the home and wet bar in the basement make this one home you won't want to miss!



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Sales Associate



**5118 Opal Dr. • \$599,950**



**"Beautiful Landscaped and Fenced Backyard"**

Great 5 bedroom, 3 bath, ranch-style home in Crown Subdivision, close to shopping. Main floor master and main floor laundry. Master features a jetted tub and family room has a warm and inviting gas fireplace. Basement is finished with a nice sized great room and 2 spacious bedrooms with egress.

and inviting gas fireplace. Basement is finished with a nice sized great room and 2 spacious bedrooms with egress.

**1010 Spirit Ln. • \$418,500**



**"Great Ranch-Style"**

Twin home in the Pointe Subdivision. Two bedrooms, 2 full baths and 2-car attached garage. Plenty of unfinished room in the basement for room to grow. Main floor master and laundry. Open kitchen, dining and living room. Cherry wood cabinets, solid surface cabinets, center island and pantry.

**UNDER CONTRACT**

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



**"Development Potential"**

Approximately 7 acres of development potential or functioning church facility. Could be utilized as a church, school, counseling facility, daycare, offices, physical therapy or physical exercises. 16,000 sq. ft. main building, two 2,000 sq. ft. modulars on permanent foundations plus a 2 bedroom, 1 bath, 2-car garage, home with 1,156 sq. ft.

building, two 2,000 sq. ft. modulars on permanent foundations plus a 2 bedroom, 1 bath, 2-car garage, home with 1,156 sq. ft.

**1632 Star Bright Dr. • \$665,000**



**"Great Views"**

Almost 6 bedroom Rocking Star Ranch home. Sixth bedroom is framed and electrified. Three 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 sky-scapes.

**UNDER CONTRACT**



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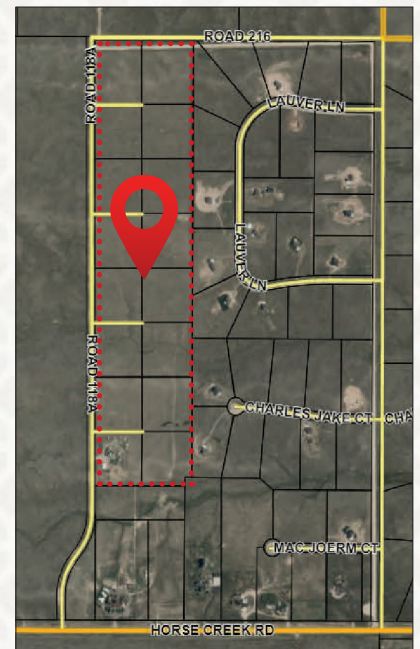


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**1601 E. 19th St.  
\$1,100,000**



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

### LARGE RANCH-STYLE HOME



**2328 Saddle Pack Rd. • \$592,000**

Entertain your family and friends in this large ranch-style home. The open floor plan extends from the kitchen island to a vast living area. The luxurious 5-piece master bath is a private sanctuary. The bedrooms are large. With an unfinished walkout basement, there is room for your future plans. A deck overlooks a spacious backyard.

### OFFICE SPACE AVAILABLE



**1920 Thomes Ave.**

Prestigious 6th floor office space with 3 offices and reception. Three assigned parking spaces. Building has on site coffee shop and is convenient to all downtown amenities.

**LISTINGS**

### POPULAR PLAN



**1734 Rd. 136 • \$555,000**

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.

### AFFORDABLE



**1740 Rd. 136 • \$530,000**

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.

### HAS A BARN



**1746 Rd. 136 • \$575,000**

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 • \$570,000**

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 5-acre lot provides.

### 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.

### 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.



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2533 Falling Star Loop • \$1,100,000



**Better than new construction!** This 4 bedroom, 4 bathroom home includes an attached 3-car garage plus a 32'x80' outbuilding and 12'x40' lean-to. The outbuilding has concrete flooring, electric, water and is insulated. Inside the home you will find expansive upgrades including the furnace, water heater, water softener, insulation, flooring (both hardwood and carpet), granite countertops, appliances, window blinds, lighting, paint and so much more. The finished basement includes a massive family room complete with a wet bar, perfect for entertaining or relaxing. Situated on 9.5 acres just minutes north of Cheyenne that is zoned for horses. #89244

8508 Granada Trail • \$665,000



**One-of-a-kind custom-built home on five acres just outside the city limits.** Open kitchen, dining room and living room concept. Eat-in kitchen, vaulted ceiling, fireplace, 3 bedrooms, 2 baths, 3 car-attached garage and fenced yard. #89468

4320 Ridge Road • \$395,000



**Many possible uses.** Currently could be used as a 5 bedroom single-family home or as a 6-bedroom duplex. This home is two connected manufactured homes allowing the units to be used independently or as 2 separate 3 bedroom, 2 bathroom units or as one single unit. There is also an oversized 2-car garage with mechanics pit. Situated on over an acre lot provides potential to be used for a development or possibly multiple 4-plexes, apartments, etc. Currently in a county pocket with a well and septic. Zoned for horses. #89823

310 Cribbon Ave. • \$218,000



**Clean 2 bedroom, 1 bath** in one level home. Updated cabinets and flooring in the kitchen. Very comfortable home just waiting for a special buyer. Call to view home. #89822

234 E. Carlson St. • \$199,000



**Two bedroom, 1 bathroom, 1-car** condo in great North location. Garden level unit. HOA maintains exterior including lawn maintenance and snow removal. #89731

2967 Kelley Dr. • \$349,950



**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 including large storage shed. Sprinkler system. RV parking slab. #89203

1815 E. Pershing Blvd. • \$279,000



**Cozy 3 bedroom, 2 bath** home. The living room has lots of natural light provided by 2 large windows. Hardwood floor in main level bedrooms. There is a full 2nd kitchen in the basement along with a family room (including egress window) and the master bedroom with private master bath. Washer, dryer and kitchen appliances included. Loads of off-street parking provided off the alley. #89616

515 E. 4th St. • \$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. #89216/89218

**LAND** TBD Deming Dr. \$250,000  
 113 Acres. #73346...

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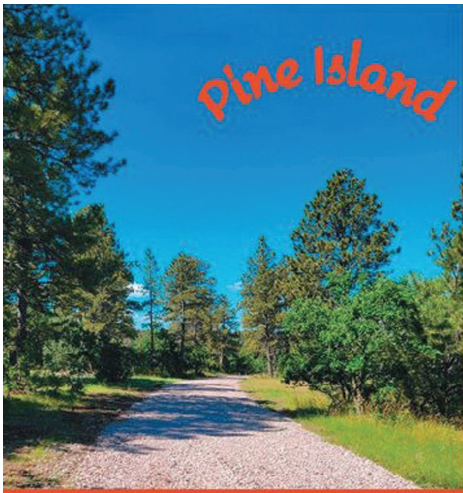
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Reduced TR. 17	35.53	\$181,500

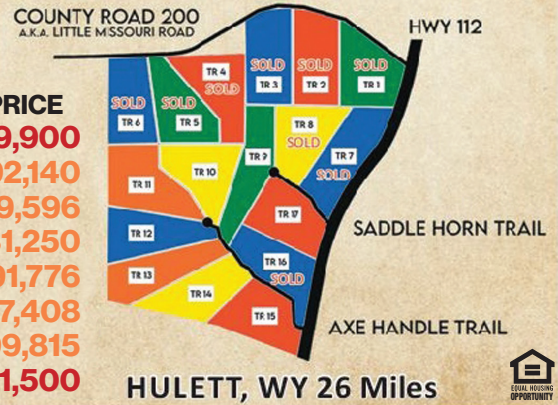
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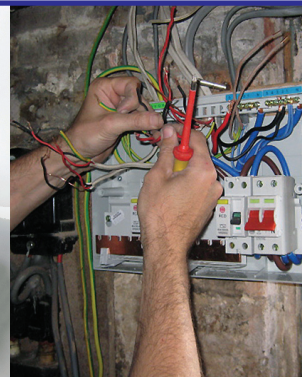
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One Bedroom Floor Plan



Two Bedroom Floor Plan

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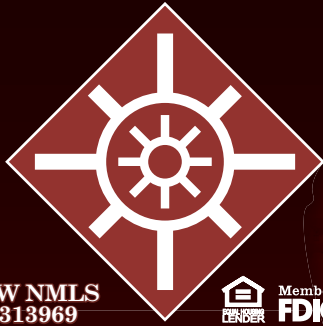
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#### 8257 WESTEDT RD.

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.



#### 8263 WESTEDT RD.

This 3 bedroom, 2 bath, 3-car garage is located on a peaceful cul de sac with approximately 6 acres. Features custom finishes not seen at this price range! 3,652 sq. ft.



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**3514 Wills Road – \$375,000**

*New Price!*



Listed by Andrea Arenas

- 6 bedrooms, 2 baths
- 2-car attached garage
- 2,900 sq. ft.

**1069 W. Plains Rd. – \$564,900**

*New Price!*



Listed by Max Minnick

- Log Home, 2,452 sq. ft.
- Nearly 10,000 sq. ft. heated shop and garage space

**406 5th St. – Chugwater – \$275,000**

*Commercial*



Listed by Max & Becky Minnick

- Old Chugwater Elementary School
- Over 21,000 sq. ft.
- Unlimited possibilities: Classrooms, gym, kitchen and cafeteria

**3820 S. Greeley Hwy. – \$90,000**

*New Listing!*



Listed by Andrea Arenas

- 4 bedrooms, 2 baths
- Main floor master • Eat-in kitchen
- 1,836 sq. ft.

**Chugwater Industrial Park**

**LAND**

Lot 1 **\$87,400**  
0.82 Acres.

Lot 2 **\$174,800**  
1.70 Acres.

Lot 3 **\$196,650**  
1.88 Acres.

Lot 4 **\$144,210**  
1.38 Acres.

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**6501 Elmwood – \$412,000**



Listed by Max Minnick

- 4 bedrooms, 2 baths
- 3-car detached garage
- 4,200 sq. ft.

## Pine Rock Realty

Is happy to celebrate our 2 year anniversary. We are proud to be locally owned and operated. We are the only Real Estate company with offices in both Cheyenne and Torrington to help us serve our clients across southeast Wyoming. We are full service from rentals and property management, residential and commercial sales and leasing.



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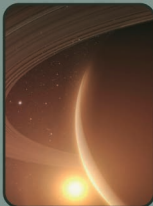
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SYMPHONY GALA  
SEP. 16, 2023



HAUSMUSIK 1  
OCT. 15, 2023



MAHLER'S TITAN  
OCT. 21, 2023



MOVIE MUSIC MATINEE  
NOV. 19, 2023



HOLIDAY MAGIC  
DEC. 9, 2023



CEILING FULL OF STARS  
JAN. 27, 2024



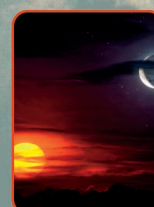
HAUSMUSIK 2  
JAN. 28, 2024



MOZART'S JUPITER  
FEB. 17, 2024



HOLST'S THE PLANETS  
MAR. 16, 2024



SUN, MOON & STARS  
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BAROQUE IN THE BARN  
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SYMPHONY AT SUNSET  
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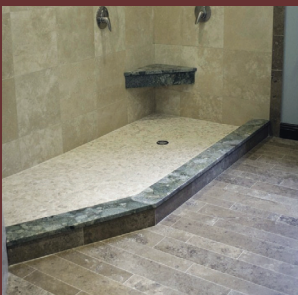
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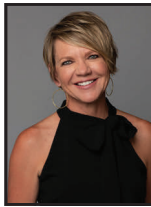
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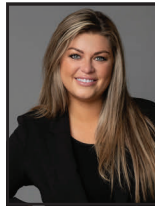
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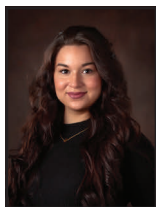
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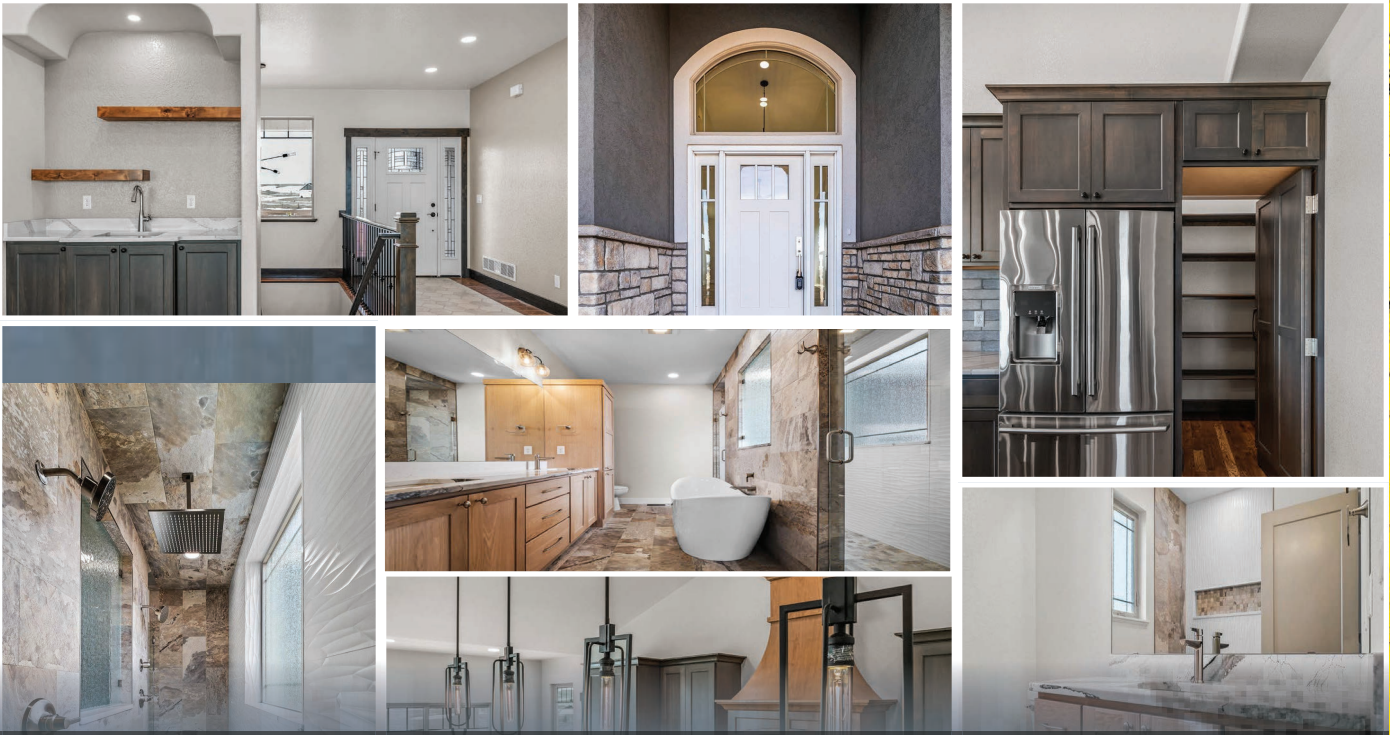
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Offered at \$795,555



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 \$745,500



The quality is amazing! A kitchen that will steal your heart with a giant island, fantastic quality Schroll Cabinets, gorgeous quartz tops througuhout, 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







**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



**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



**0 ROAD 207, CARPENTER, WY.**  
Carpenter. 480 acres just East of the Carpenter Rd (State Hwy 217) Presently farm land. Bordered on East & West side by Rd 150 & Rd 151 & Rd 207 & Rd 206 on the South & North sides \$525,000



**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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**3307 HYNDS BLVD**

**PENDING**  
\$375,000

**TR 287 BOUNDARY RD**

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

**304 W 3RD AVE**

**SOLD**  
\$415,000

**TR 126 BIG PRAIRIE BLVD**

**\$120,000**

**TR 304 CARIBBEAN RD**

**\$104,800**

*Need room for your babies?*

**307**

**TR 360 SOUTH CAROLINA RD**

**\$100,800**

**TR 361 SOUTH CAROLINA RD**

**\$100,800**

**TR 1 RD 148, CARPENTER WY**

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

**TR 3 RD 148, CARPENTER WY**

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

**TR 2 RD 148, CARPENTER WY**

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



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6106 YELLOWSTONE RD  
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1660 DELL RANGE BLVD







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Homes available in beautiful Whitney Ranch

STABLE SERIES

PLAN	SQ. FT.	PRICE	ADDRESS	BLOCK/LOT	SPECIFICATIONS	COMPLETION
Appaloosa	2065	\$599,000	5140 Carla Dr.	3, 18	4 Bd / 2 Ba / 2 Car	Move-In Ready
Palomino	1616	\$549,900	5144 Carla Dr	3, 19	3 Bd / 2 Ba / 3 Car	Move-In Ready
Morgan	2295	\$639,900	5124 Topaz Dr.	1, 4	4 Bd / 3 Ba / 2 Car	8/1/2023

PRAIRIE SERIES

PLAN	SQ. FT.	PRICE	ADDRESS	BLOCK/LOT	SPECIFICATIONS	COMPLETION
Bergamot	1809	\$443,500	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.	2, 18	2 Bd / 2 Ba / 2 Car	8/1/2023




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**8405 BUCKBOARD ROAD**

Updated ranch style home on 3 acres at the north end of Buckboard adjoining 320 acres of State of Wyoming State Lands. 5 bedrooms, 2 baths, 2 car heated garage with pellet stove and shelving, plus a mud room to remove those shoes and jackets. Large living room and very large family room with wood stove, updated bathrooms and large laundry room. Very secluded property with a 32' X 16' farm utility loafing shed and a poultry shed. \$465,000



**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



**712 RANGER DRIVE**

As soon as you drive up to this beautiful ranch style home in Western Hills, you will be welcomed by mature landscaping, a large driveway and an inviting front patio chill area. Inside you have a large living room with vaulted ceilings wood fireplace, dining area, a great kitchen, fun sunroom/sitting/mud room from the garage, a large laundry room with plenty of shelving, and a nice size master retreat with separate sink and shower, with his and hers closets. Downstairs you have a large family room, 3 additional bedrooms with one being its own suite, a wet bar area and another hangout room for cards or crafts. Backyard is fenced and has a private fenced dog run and there is also an area for a hot tub with apergola and a nice place for an RV. This home has been well taken care of. \$465,000



**BUCK WILSON**

buck@cheyennehomes.com | MOBILE 307.221.1502







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 - \$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



# BUCK WILSON

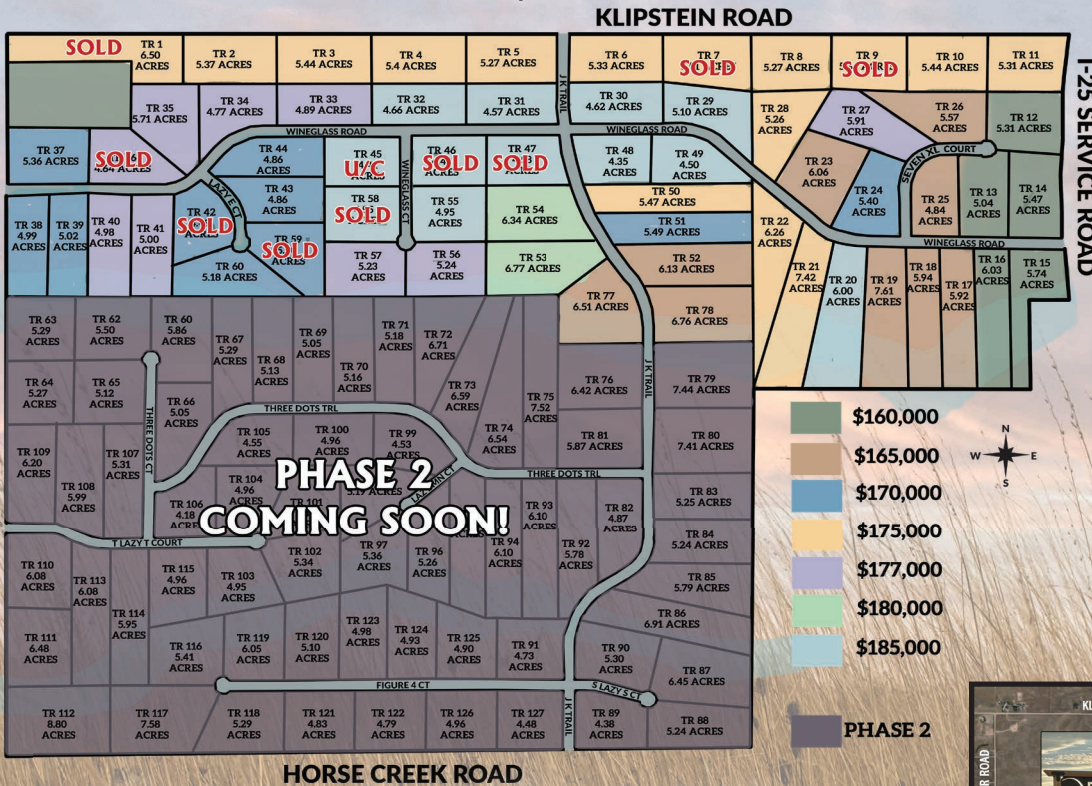
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# BELL Pasture



*Come on out and take a look!*



**#1 PROPERTIES**

307.634.2222

- Breathtaking Views!
- Paved Roads
- High Speed Internet Service - Coming Soon!
- 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 Blazer Road

**#1 PROPERTIES**

**R R #1 PROPERTIES RANCH & RECREATION**

**#1 PROPERTIES COMMERCIAL**







# SINGLE-FAMILY BUILDING LOTS AVAILABLE NOW!



## AVAILABLE SINGLE FAMILY LOTS

Lot	Block	Street	Price
Lot 6	Block 13	Ledoux Drive	\$75,900
Lot 6	Block 11	Blue Norther Lane	\$85,000
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 20	Block 9	Pack Saddle Rd	\$106,430
Lot 22	Block 9	Pack Saddle Rd	PENDING
Lot 23	Block 9	Pack Saddle Rd	PENDING

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

**Kim Sutherland**

307.630.1488

kim@cheyennehomes.com

**Dee Mores**

307.630.8080

dmores@cheyennehomes.com

**Larry Sutherland**

307.630.0528

larry@cheyennehomes.com







### 3306 Campfire Trail

This home is beautiful! Light and bright! Plus the finer features of hardwood, quartz, a gaslog FP, and a raised deck overlooking an amazing back yard designed for both entertaining and your "furry" friends as well! Just about every convenience imaginable! \$555,000!



### 3813 Gunsmoke Road

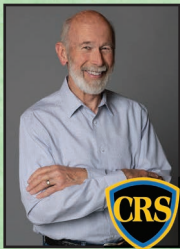
Exceptional twinhome! Kitchen, dining and living room with Master suite, 2nd bedroom, 2 baths and laundry all on one level. Lower level includes family room, 2 bedrooms, bath and storage! 2 car garage! \$375,000!



PENDING

### 3231 Forrest Drive

You will enjoy formal living and dining room, a kitchen boasting granite countertops, all appliances including a "downdraft radiant cooktop", and a spacious family room with wet bar. \$355,000!



Associate Broker, CRS, GRI  
773-8450 OFFICE  
640-2222 CELL  
carl@cheyennehomes.com

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CHEYENNES HOMETOWN REALTOR

# BOB SCOTT



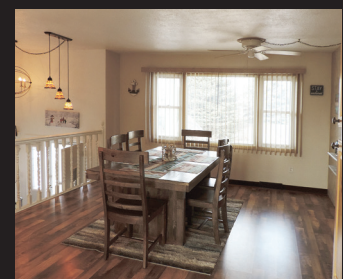
307-421-4620

BOBSCOTT@CHEYENNEHOMES.COM



### 3001 SUNFLOWER RD.

Fabulous 4 BR, 3 BA home on a large corner lot! Open concept, kitchen w/island, granite counter, master bath, huge family rm with gas fireplace, fenced backyard with wonderful deck, RV parking, 3 storage sheds! \$389,000







**10808 WIND DANCER \$775,000**

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.



**5231 DANIELLE CT. \$405,000**

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



**1427 AVENUE C \$1,295,000**

Sunrise Village is a 16 space mobile home park with 15 of the units park-owned coaches and only 1 rented lot situated on a 2.8 acre lot. 6 inch water main with 3/4 inch line to each space, South Cheyenne water and sewer paid by tenants.



**3531 HYNDS BLVD. \$228,000**

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.



**5220 BOWIE DRIVE \$400,000**

Many unique features. 4 BR, 3 BA, & 2 car garage. Main level has living room, dining & kitchen, the appliances are about a year old. Off the kitchen is a rec room addition w/ a dry bar, & gas fireplace. Lower level has family rm w/ pellet stove.



**8010 BUCKBOARD RD. \$455,000**

Fantastic Berm home W/ 3 BR, 2 BA and 2 car garage, plus 2 outbuildings and an attached storage shed. Enclosed sunroom, a living room, great room and family room, a loft which can be a good quiet room for an office, the kitchen and dining are the perfect gathering places for entertaining.



**3425 E. 11TH ST. \$275,000**

Great starter home on a nice corner lot w/ fenced backyard & storage shed. 3 BR, 2 BA, a spacious living room with plenty of natural light, a family room in the basement, and the kitchen has updated countertops, sink and newer range/oven and refrigerator. There are hardwood floors and updated windows.



**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.



**304 APRICOT ST. \$495,000**

Fantastic home built by Premier Builders. 3BR, 2BA, LR w/ gas fireplace, DR, kitchen w/ granite & beautiful cabinetry, laundry on main level. Bsmt is fully finished w/ large FR, 2nd en-suite master w/ large walk-in closet, stunning bath, & flex room/office. Clean and meticulously cared for. Call for your private showing.



**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.



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

Desirable Western Hills brick rancher has 3BR, 3BA, 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 & mature trees.



**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.



**881 WEST ROAD \$400,000**

3BR, 2BA ranch style home on 4.57 acres with a 31 x 35 Quonset outbuilding. Modern finishes throughout including flooring, cabinetry, counters, new appliances, storm doors, vaulted ceilings, pellet stove. Fenced acreage, chicken coop, horses and 4-H allowed. Country living only 20 minutes to town!



Scott & Lisa  
**FOSTER**  
WWW.LIVEINCHEYENNE.COM

307.631.4289  
SCOTT@CHEYENNEHOMES.COM  
307.630.9000  
LISA@CHEYENNEHOMES.COM







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DeeTWilliamson@msn.com

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



**2216 PARK PLACE**  
LISTED AT: \$319,000

Bright and airy! Main floor includes 2 BR & full BA, newer LVT flooring & windows, breakfast nook, & updated kitchen w/tile backsplash & newer appliances! Finished bsmt. w/ 3rd BR, 2nd BA, large family rm, & wood fireplace! Backyard is spacious w/ SUPER OVERSIZED 2-car detached garage (24'x30'), alley access, & space for RV parking! Metal siding and a new furnace too!



**1408 HINKLEY DRIVE**  
FOR RENT

Brand new warehouse/shop space! 12,100 Sq. ft. steel building w/ 1900 Sq. ft. of professional office space, kitchenette, 2 large offices, conference room, 2 bathrooms (1 is ADA accessible), reception area, & mechanical rm. Warehouse/shop is heated & features (4) 16'x16' overhead doors. 4.43-acres, fully fenced yard w/ security gate.



**1200 E. CARLSON STREET**  
LISTED AT: \$460,000

Sprawl out in over 3,700 Sq. ft. of well-cared for, cozy living space on a .49-acre corner lot! Ample space for single-family living, but also offers the ideal setup for separate or dual family living arrangements, featuring a total of 5 generously-sized BR, 3 BA, and an attached 2-car garage!



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

**3619 Carey Avenue**



Welcome to this classic Avenues home. This traditional "white brick" home with such stylish curb appeal features 2 bedrooms, 2 bathrooms. Welcome to the neighborhood! **\$324,000**

**1583 Road 109**



"Home, home on the range, where the deer and the antelope play"... this song was written for this amazing home. This great horse property features five bedrooms, three baths. **\$625,500**

**5400 Hamilton Avenue**



This classic brick, ranch style home definitely checks all the boxes. Features include 5 bedrooms, 4 bathrooms. **\$395,000**

**208 W. Pershing Blvd.**



Wonderful brick ranch-style home in the "Avenues." 4 BR, 2 BA, two-car garage, hardwood floors, Schroll custom kitchen cabinets & finished basement. **\$344,900**

\* Certified Residential Specialist  
\* Ninja Certified  
From the Avenues to the Prairie, now is a great time to sell!



**GEORGE**  
**COSTOPOULOS**

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george@cheyennehomes.com  
(307) 630-2358 MOBILE  
(307) 773-8469 DIRECT







# #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







# Buying or Selling this Summer?

Call me for all your real estate needs!



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(307) 214-1495  
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# What is your home worth?

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



## 2307 GOODNIGHT TRAIL

Fabulous home with many upgrades. Like new large ranch style home with Anderson windows, soft close cabinetry, quartz countertops, vaulted ceilings. Drop zone laundry room, private desk area, step-in pantry, kitchen island, breakfast nook, plus formal dining room. Fenced backyard-adjacent to common area and walking trail. **\$643,000**



## 232B MILLER LANE

Brand new twin home / loft-type community in North location. Carefree living in these 1-bedroom, 1-bath, 2-car garage drive under garage. Community courtyard and common areas have cornhole, ping-pong table, gazebo, grilling area, benches and tables. Multiple addresses available. **\$315,000**



## 121 W 5TH STREET

Six mobile homes plus a duplex.

Is being sold "as-is, where-is".

Several mobile homes need TLC. Zoned MUB

Conner lot - high traffic.

**\$265,000**



Bonnie BERRY

307.630.5444

bonnieberryrealtor@gmail.com



Melissa SWALLA

307.214.1521

melissa@cheyennehomes.com







**TRACT 38 ARCTOS CT**

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

**1675 ESPEN TRAIL**

**\$769,900**  
3BR | 2BA | 4-car garage  
86326.mistiewoods.com

**2729 BIG LOOP TRAIL**

**\$695,000**  
3BR | 2BA | 4-car garage  
89421.mistiewoods.com

**220 LEDOUX DRIVE**

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

**2225 BLUE NORTHER LANE**

**\$669,000**  
3BR | 2BA | 3-car garage  
87856.mistiewoods.com

**5400 GATEWAY DRIVE**

**\$615,000**  
7BR | 6BA | 2-car garage  
89125.mistiewoods.com

**1223 WENDY LANE**

**\$610,000**  
5BR | 3BA | 2-car garage  
89753.mistiewoods.com

**TBD ENCLAVE LANE**

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

**6524 RIVERBEND ROAD**

**\$569,900**  
5BR | 3BA | 3-car garage  
89633.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

**1221 ALYSSA WAY**

**\$484,900**  
4BR | 3BA | 2-car garage  
89575.mistiewoods.com

**1771 US HWY 85**

**\$475,000**  
Home-Framed  
89530.mistiewoods.com

**323 DALCOUR DRIVE**

**\$385,000**  
3BR | 2BA | 3-car garage  
89385.mistiewoods.com

**4013 FIRE WALKER TRAIL**

**\$360,000**  
4BR | 4BA | 2-car garage  
89846.mistiewoods.com

**4507 CLEVELAND AVE**

**\$355,000**  
5BR | 2BA | 1-car garage  
89356.mistiewoods.com

**LOT 8 GOODNIGHT TRAIL**

**\$352,000**  
3BR | 2BA | 2-car garage  
89249.mistiewoods.com

**LOT 19 RABBIT BRUSH TRAIL**

**\$349,900**  
3BR | 2BA | 2-car garage  
89248.mistiewoods.com

**239 PATTON**

**\$280,000**  
3BR | 3BA | 2-car garage  
89573.mistiewoods.com

**1314 W 18TH STREET #5**

**\$57,000**  
2BR | 2BA |  
88100.mistiewoods.com



**New Construction!**  
**Now Building in:**  
**Whitney Ranch • Saddle Ridge**  
**Little Bear • Sweetgrass • And**  
**many, many other locations in**  
**the Cheyenne area!**

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**The Volk Team**  
wendyvolk.com



**J. Fred Volk**

307.421.0347

jfredvolk@cheyennehomes.com



**Wendy Volk**

307.630.5263

wendyvolk@cheyennehomes.com



**579 LEWIS GORDON ROAD**

Brand-New Rural Home by Leaning Tree Homes just 35 miles east of Cheyenne. Popular ranch-style "Eric Plan" open floor plan featuring 2 bedrooms, 2 baths, 2-car attached garage. Spacious unfinished basement. Central air-conditioning. Spectacular sunrises and sunsets can be appreciated year-round. Tranquil property on 13 acres.  
**\$489,400**



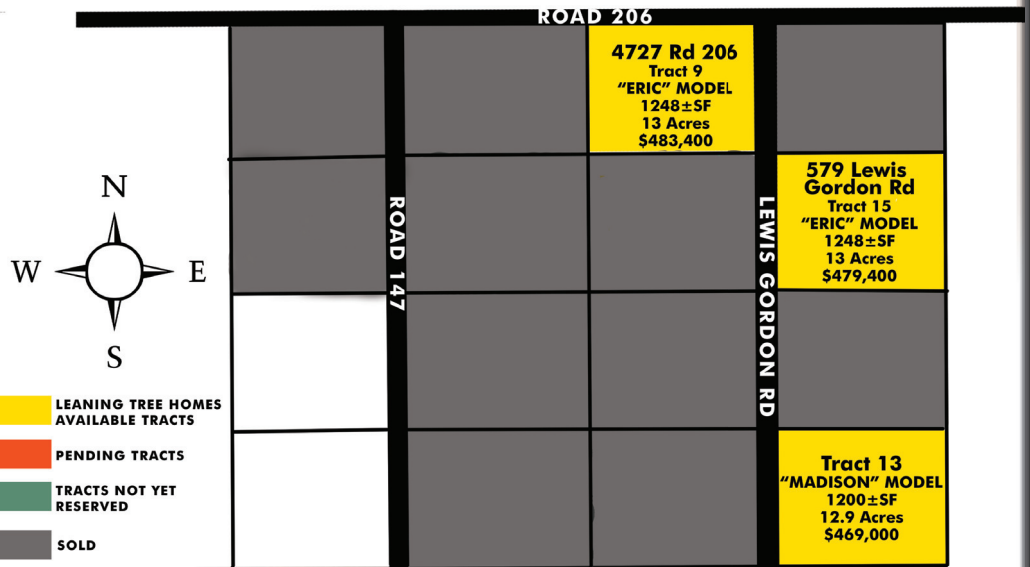
**2035 CANYON DRIVE**

Brand-new construction by Leaning Tree Homes in Yellowstone North Subdivision, just 9 miles north of Cheyenne. Spacious, open, ranch-style floor plan (The "John Plan") featuring 3 bedrooms, 2 baths, & oversized 2-car attached garage with an unfinished basement. Located on 4.53 +/- acres. Granite kitchen countertops. Central air conditioning. Tranquil close-in rural property located off US Interstate 25 and Ridley Road (Exit 21). This brand home is under construction and scheduled to close June 2023.  
**\$585,000**

# CROSSTIE Ranches

## AFFORDABLE NEW CONSTRUCTION ON ACREAGE!

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







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



323 W 8TH AVENUE

Elegance prevails in this stunning 'Gem of a Home' overlooking picturesque Lions Park. Located in the heart of The Avenues! All one-level ranch-style floor with 3 bedrooms, 3 baths, and 2 car attached garage. Formal and informal living areas with a relaxing atmosphere. Welcoming kitchen features center island, pantry, hardwood floors, and storage galore. Lush park-like views from every room. Generous bedrooms each with their own private bathroom. Prime corner location in the heart of the Avenues at West 8th Avenue and Pioneer Avenue. Private fully fenced back yard with oversized patio for outdoor entertaining. Convenient access to recreation and downtown. Home was designed and built by renowned local architect Frederic Hutchinson "Bunk" Porter, Sr. and exemplifies his architectural talents.

\$400,000



**J. Fred Volk**

307.421.0347

jfredvolk@cheyennehomes.com



**Wendy Volk**

307.630.5263

wendyvolk@cheyennehomes.com



1209 WEST PERSHING BOULEVARD

*Under Contract!*

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



153 BITTERROOT ROAD

Medicine Bow National Forest

153 Bitterroot Rd  
Albany County, WY

Picturesque 39.08 acres +/- for your Southeast Wyoming dream getaway cabin/home site overlooking the towering rocks of Vedauwoo. The property is located in Vedauwoo Springs and is conveniently accessed just off of US Interstate 80 & Vedauwoo Road Exit (Exit #329). Surround yourself with inherent natural beauty. Property is adjacent to the Medicine Bow National Forest with a breathtaking backdrop for picnics, sight-seeing, wildlife viewing, hiking, mountain biking, camping, world-class rock climbing, fishing, snowshoeing, and cross-country skiing.

\$300,000

**The Volk Team**  
wendyvolk.com







# The Volk Team wendyvolk.com



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## Wendy Volk

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wendyvolk@cheyennehomes.com

**CAMPSTOOL BUSINESS PARK**

AVAILABLE LAND

US INTERSTATE 25

VENTURE DRIVE

LOWE'S Home Improvement Warehouse DISTRIBUTION CENTER

AVAILABLE SITE

BLACK HILLS SUB-STATION

OVERPASS

OVER ROAD CARAMIE 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)

1003 E. LINCOLNWAY *For Lease*

POWERS PRODUCTS COMPANY

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

500 W. 18TH STREET *For Lease*

REVERSTONE BANK

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







### AFFORDABLE NEW CONSTRUCTION ON ACREAGE!

Red Roan Ranches offers picturesque 8-acres 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.



## J. Fred Volk

307.421.0347

[jfredvolk@cheyennehomes.com](mailto:jfredvolk@cheyennehomes.com)



## Wendy Volk

307.630.5263

[wendyvolk@cheyennehomes.com](mailto:wendyvolk@cheyennehomes.com)

# The Volk Team

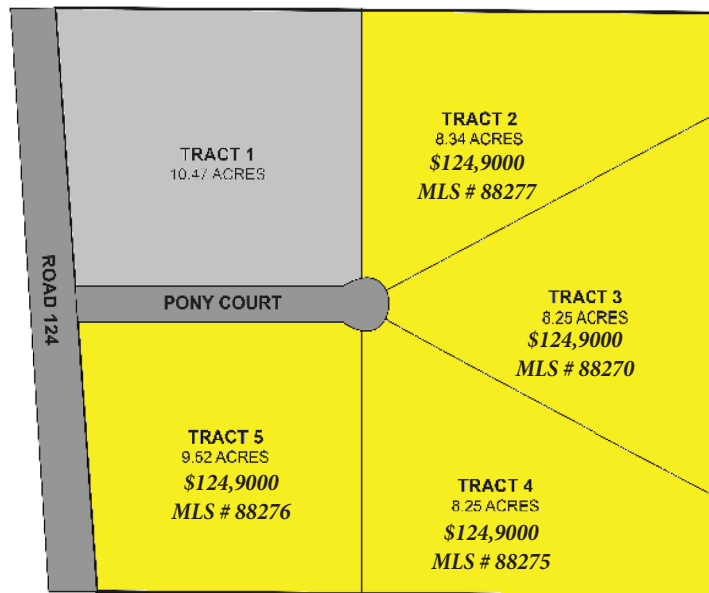
wendyvolk.com

ROAD 124

W N E S

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







**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

# Bush Wood Equestrian Facility



**#1 PROPERTIES**

RANCH & RECREATION



[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. \$1,075,000

# 926 East 10th Street



**JEFF GARRETT**  
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*Just Released...*



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