

# Preview

Volume 41 | Number 9  
**SEPTEMBER 2023**

# REAL ESTATE GUIDE

Southeast Wyoming's  
**Premier Real Estate Guide!**



[wyopreview.com](http://wyopreview.com)

**FREE**



# Parade of Homes

PRESENTED BY SOUTHEAST WYOMING BUILDERS ASSOCIATION

**FRIDAY 9/8**  
**3PM - 7PM**

**SATURDAY 9/9**  
**10AM - 5PM**

**SUNDAY 9/10**  
**10AM - 4PM**

**[cheyenneparadeofhomes.com](http://cheyenneparadeofhomes.com)**  
**@CHEYENNEHOMEBUILDERS**  
**#CHEYENNEPOH2023**

# The Right Realtor Relationship is Everything

Let *Our Family*  
Show *Your Family* the Way Home



**peak properties llc.**

2822 Warren Ave., Cheyenne, WY • 307.638.3995

[www.sellcheyyenne.com](http://www.sellcheyyenne.com)



**Corey Rang**  
Broker/Owner  
307.640.3148  
info@sellcheyyenne.com



**Deb Rang**  
Associate Broker/Owner  
307.286.5858  
deb@sellcheyyenne.com



**Krista Boyer**  
Realtor  
307.286.6160  
krista@sellcheyyenne.com



**Lindee Wittjer**  
Associate Broker  
307.631.4620  
lindee@sellcheyyenne.com



**Kelsie Renneisen**  
Associate Broker  
307.757.6073  
kelsie@sellcheyyenne.com



**Alyssa Renneisen**  
Realtor  
307.286.5859  
alyssa@sellcheyyenne.com



**Chelsey Olson**  
Realtor  
307.920.6849  
chelsey@sellcheyyenne.com



**Nazareth Dionne**  
Realtor  
970.812.6003  
nazareth@sellcheyyenne.com



**Paula McClure**  
Realtor  
307.331.7285  
paula@sellcheyyenne.com



**Ryan Warner**  
Realtor  
307.286.9287  
ryan@sellcheyyenne.com



**Joe Taylor**  
Realtor  
307.640.5114  
joe@sellcheyyenne.com



**Dave Blunt**  
Realtor  
307.214.9967  
dave@sellcheyyenne.com



**Cathy Connell**  
Realtor  
307.286.2570  
cathy@sellcheyyenne.com



**Rhea Parsons**  
Realtor  
307.287.5944  
rhea@sellcheyyenne.com



**Bryan Cook**  
Realtor  
307.214.0278  
bryan@sellcheyyenne.com



**Wes Mutchler**  
Realtor  
307.214.3099  
wes@sellcheyyenne.com



**Tony Marquiss**  
Realtor  
970.545.0225  
tony@sellcheyyenne.com



**Chris Isenberger**  
Associate Broker  
307.640.5643  
chris@sellcheyyenne.com



**Toni Shaw**  
Realtor  
303.818.6044  
toni@sellcheyyenne.com



**Heather Sheets**  
Realtor  
307.630.6252  
heather@sellcheyyenne.com



**Krista Barttelbort**  
Realtor  
307.214.0844  
kristabart@sellcheyyenne.com



**Taryn Nemeck**  
Realtor  
307-214-6840  
taryn@sellcheyyenne.com



2822 Warren Avenue, Cheyenne, WY  
sellcheyyenne.com • 307.638.3995



**SELLCHEYENNE.COM**

# YOU BELONG HERE

No matter where you are on your home buying journey, we're here to help you get the home you really want.

**Tanica Ennis**  
NMLS #1283521  
307.638.0027  
tennis@pvbank.com

**Platte Valley Bank**  
A Platte Valley Company  
[www.pvbank.com](http://www.pvbank.com)

SCAN TO GET STARTED

# Preview

Volume 41 | Number 9  
**SEPTEMBER 2023**

## REAL ESTATE GUIDE

ON THE COVER...



See page 18



|   |       |  |       |
|---|-------|--|-------|
| 307 Realty Professionals .....  | 17    | Grandview Window & Door .....              | 27    |
| Advanced Comfort Solutions.....   | 29    | Jonah Bank of Wyoming.....                 | 6     |
| American National Insurance,<br>Maggard Agency .....                      | 6     | Kaiser Flooring .....                      | 24    |
| American National Insurance,<br>Mossey Agency.....                        | 26    | Keller Williams Frontier Realty .....      | 25    |
| Banner Capital Bank .....   | 29    | Kuzma Success Realty.....                  | 18-19 |
| Berkshire Hathaway — Northern<br>Colorado Rocky Mountain<br>Realtors..... | 20    | #1 Properties .....                        | 34-56 |
| Central Bank & Trust .....  | 24    | Next Home Rustic Realty .....              | 22    |
| Century 21, Bell Real Estate .....  | 8-9   | Parade of Homes.....                       | 2     |
| Cheyenne Symphony Orchestra ....  | 31    | Peak Properties, LLC.....                  | 3     |
| Clark & Associates<br>Land Brokers, LLC.....                              | 23    | Pine Rock Realty.....                      | 32    |
| Coldwell Banker<br>- The Property Exchange .....                          | 10-16 | Pinnacle Bank .....                        | 26    |
| Crossed Arrows<br>Real Estate Services.....                               | 5     | Platte Valley Bank .....                   | 4     |
| Crown Realty<br>& Property Management, Inc.....                           | 30    | RE/MAX Capitol Properties .....            | 21    |
|   |       | Ranch and Recreation .....                 | 7     |
|   |       | Riverstone Bank.....                       | 30    |
|   |       | Wallick & Volk .....                       | 20    |
|   |       | Western Vista<br>Federal Credit Union..... | 22    |
|   |       | Wyoming Bank & Trust.....                  | 33    |

Published monthly by

**TRADER'S**  
2021 Warren Avenue • 1-800-634-8895



MOVING OUT OF THE AREA?  
[www.narep.com](http://www.narep.com)

Preview Real Estate Guide is published monthly by Trader's Publishing. All rights reserved. No portion of Preview may be reproduced in whole or in part, in any media without the expressed written permission of the publisher. This includes, but is not limited to, the use of any text (regardless of length), chart, figure, table or image. All electronic-transmitted rights are reserved. Preview website pages may not be duplicated or reproduced without the expressed written consent of Trader's Publishing, except in the form of brief excerpts or quotations for the purposes of personal review. The information published in Preview both print and web-based, is for the personal use of the reader and may not be incorporated into publications or databases without the written consent of Trader's Publishing. Making copies of these pages or any portion for any purpose other than personal use is prohibited. Preview Real Estate Guide reserves the right to reject any material deemed unsuitable for publication. Copies are distributed FREE. Although Trader's Publishing believes the information herein has been produced and processed from sources believed to be reliable, no warranty, expressed or implied, is made regarding accuracy, adequacy, completeness, legality, reliability or usefulness of any information. This disclaimer applies to both isolated and aggregate uses of the information. Trader's Publishing provides this information on an "as is" basis. Trader's Publishing shall not be liable in the event of incidental or consequential damages in connection with, or arising out of, the providing of the information offered. If you have questions regarding Preview Real Estate Guide please contact Trader's Publishing, 2021 Warren Avenue, Cheyenne, Wyoming 82001 or phone (307) 634-8895, fax (307) 634-8530 or email to preview@wyotraders.com.

# YOU CAN DO IT!

*"A smart person learns from their mistakes..."*



"When Kim and I went to buy our first house, we ran into a surprise on our credit report.

I found the right resources and, while we made some mistakes, within 7 months we closed on our home.

Now we want to pay that forward."

*Rob Shank*

**Responsible Broker**  
Crossed Arrows Real Estate Services

**Founder**  
Wyoming Real Estate School

*...while a wise person learns from the mistakes of others."*

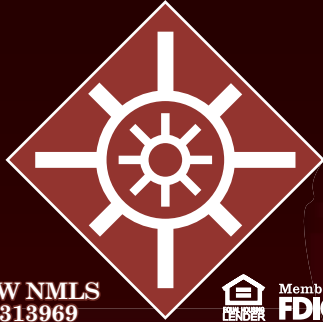
## 7 THINGS I LEARNED THE HARD WAY

A **FREE CLASS** for home buyers. | **90 MINUTES** with Q&A.

Calculate your budget. | Discover what you don't know you don't know. | Sleep better, dream bigger.

# Register now at [wycares.com](http://wycares.com)





# JONAH BANK<sup>®</sup> OF WYOMING

*Building a Better Wyoming*

205 Storey Blvd., Cheyenne, WY 82009



JBW NMLS  
#313969

Member  
FDIC



## Find the **Right** **Mortgage** for You

We will help solve your mortgage needs.

# Call us!



### Ward Anderson

VP Mortgage Lending

307-773-7796 office  
307-214-3335 cell  
IND NMLS #474349

wanderson@jonah.bank



### Nancy Knaub

Mortgage Lender

307-773-7815 office  
307-220-1023 cell  
IND NMLS #609118

nknaub@jonah.bank



### Katie Coonts

Mortgage Lender

307-773-7813 office  
307-220-0204 cell  
IND NMLS #893040

kcoonts@jonah.bank



## LOCAL AGENT, FAR-REACHING KNOWLEDGE

With years of experience in the insurance industry and an outstanding array of products and services for home, auto, life and business, **AMERICAN NATIONAL** can help keep you and your family protected. I'm not just an agent - I'm your ally.



**PHIL MAGGARD** | AGENT  
**JANICE MAGGARD** | SALES ASSOCIATE

**307.632.6722**

5420 Yellowstone Rd. Ste. 1 | Cheyenne, WY 82009

Phil.Maggard@american-national.com  
<http://an.insure/philmaggard>

Products and services may not be available in all states. Terms, conditions and eligibility requirements will apply. Life insurance and annuity products may be underwritten by American National Insurance Company, Galveston, Texas. Property and casualty products and services may be underwritten by American National Property And Casualty Company or American National General Insurance Company, both of Springfield, Missouri. 21-010-06-360576.V5.02.21



# 926 EAST 10<sup>TH</sup> STREET PINE BLUFFS, WYOMING \$950,000

Luxurious living on 3.16 acres in the picturesque hills of Pine Bluffs. This stunning 11,247-square foot, 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 overlooking the pine-covered hills is perfect for entertaining. 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.



# LARAMIE RIVER RANCH LARAMIE, WYOMING \$3,200,000

A total of 1,472± acres offers endless possibilities. Located just seven miles north of Laramie, enjoy pristine fly fishing along nearly three miles of the Laramie River, indulge in waterfowl hunting, or utilize the lush meadows for hay production. With the capacity to support 100 cow/calf pairs, ample grazing acres, and year-round water access, this is a haven for both livestock and nature enthusiasts. The 3,450+ sf main house is undergoing construction and is at a perfect point to allow a new owner to fully customize your dream home. Whether you seek a private retreat or a thriving ranching operation, this property has it all



**JEFF GARRETT**  
308.672.6334



**HOLLY ALLISON**  
307.631.1876



**JOHN BOUCHER**  
307.331.7441



**RANCH & RECREATION**

# 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**



**706 E. 18th St. • \$468,000**  
 This distinguished home tells a story of elegance and craftsmanship. From the moment you enter, you'll be greeted by it's historic charm that blends seamlessly with modern conveniences, creating a blend of old-world charm and contemporary living. Enjoy the spacious kitchen, dining and living area that is perfect for entertaining guests or relaxing with family. Spacious primary bedroom, en suite bathroom and laundry are on main level. Picturesque garden, soaring trees, peaceful covered front porch and covered back patio. Immerse yourself in the grace and beauty of this enchanting historic gem.  
**Asha Bean • 286-0269 #90696**

**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 and concrete floor. This home brings so much beauty to a country lifestyle.  
**Tracy Wilson • 630-8686 #90047**

**Price Reduced**



**2419 Knadler St. • \$825,000**  
 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 #89980**



**Tracy Wilson**  
 General Manager  
 632-2355



**Gary Gonzalez**  
 Broker Associate  
 640-0855

**Price Reduced**



**6219 Mountainview Dr. • \$674,000**  
 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 #90758**

**Under Contract**



**1439 Silver Fox Lane • \$730,000**  
 Elegant grand entry will take your breath away as soon as you walk in! Exquisite open floor plan and soaring ceilings. Kitchen offers spacious pantry, ample cabinets and cupboards and more than enough counterspace. Gracious dining room, master bedroom with 2 walk-in closets, jetted tub and toilet closet. Mother-in-law suite downstairs is completely set up for Airbnb. Oversized and insulated 2-car detached garage with concrete. The generator, solar panels and natural gas is what sets this apart from anything else in the area.  
**Trenille Young • 262-9617 #90519**

**Price Reduced**



**1346 Road 142 • \$665,000**  
 Quiet 40 acres, off the main road on a nicely maintained gravel road. Three stall barn, 2-car detached garage. Four bedroom, 3 bathroom home. Man cave with a safe. Outdoor shooting range in lower pasture. Garden and 8'x6' proven greenhouse. Beautiful fenced backyard with established trees, with a drip system. Security system included. 20 minutes to Cheyenne in a rural setting.  
**Gary Gonzalez • 640-0855 #90512**



**Dana Diekroeger**  
 Sales Associate  
 421-7593



**Judy Edgar**  
 Sales Associate  
 631-1126

**New Listing**



**3824 Edison Ave. • \$554,900**  
 Magnificent custom home in Thomas Heights. Five bedrooms, 3 baths, open floor plan with vaulted ceilings, beautiful kitchen with massive island, hardwood floors, custom tile and granite countertops throughout the home. Finished basement with large family room with wet bar, fully fenced yard, sprinkler system in the front and backyard.  
**Tammy Tschacher • 631-2885 #90297**

**Price Reduced**



**4810 Van Buren Ave. • \$399,000**  
 Great townhome located on a corner lot. Abundant windows throughout the home. Spacious floor plan with large kitchen with stainless steel appliances. Luxurious gas fireplace with mantle and media cut-out. Huge master suite with oversized jetted tub and large walk-in closet. Fully finished walkout basement with easy access to yard and garage.  
**Tammy Tschacher • 631-2885 #90171**

**Under Contract**



**1614 Fremont Ave. • \$300,000**  
 Back on the Market through no fault of the home! Calling all Seattle Seahawk fans! The family room is painted just for you! This great home is ready for a new owner - it features 3 bedrooms, 2 baths and a detached 2-car garage. It is close to shopping and restaurants. Large fenced yard complete with a fire pit and treehouse. Come and check it out today!  
**Judy Edgar • 631-1126 #90838**



**Brittney Kotunok**  
 Sales Associate  
 262-9647



**Mike Hutton**  
 Sales Associate  
 630-2735



**Asha Bean**  
 Sales Associate  
 286-0269



**Trenille Young**  
 Sales Associate  
 262-9617



**New Listing**



**3001 Foothills Rd • \$364,000**  
 Beautiful Crest Ridge home with an open and spacious floor plan and situated on a corner lot with a large fenced backyard. Beautifully maintained and conveniently located near schools, shopping, greenway and North Cheyenne Community Park. Recently wired for fiber optic – great for remote work! Make an appointment to see it in person!

**Tammy Tschacher • 631-2885#90945**

**New Listing**



**TBD Grant Ave. • \$6,147,187**  
 With housing on the forefront of all communities, this 10.08 acre parcel is highly suited for affordable housing, apartment complexes, twin homes and other residential uses. Zoned MUB (Mixed Use Business). The Black Forty Subdivision, 3rd filing, is a newly platted subdivision in the W. Lincolnway area of Cheyenne. Hotels and entertainment nearby. Access to I-25 and I-80. Infrastructure is pending. Taxes for parcel is an estimate based on a square footage bases and 2022 tax assessment.

**Linda Weppner • 630-0955 #90670**

**Price Reduced**



**146 Rio Verde Circle • \$334,900**  
 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 July, tenant would love to stay if possible!

**Dana Diekroeger • 421-7593 #89194**



**Tammy Tschacher**  
 Sales Associate  
 631-2885



**Cody Rouse**  
 Sales Associate  
 414-0054


**Price Reduced**



**300 E. Prosser Rd. • \$79,900**  
 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.


**Megan Best • 719-465-4724 #90199**

**New Listing**



**1047 S. Mule Trl. • \$609,000**  
 Here is another stunning new build by Double T Construction. Bonus on this one is the lot, amazing views, garden level, unfinished basement and no one can build behind this lot! All the over the top bells and whistles in this home! Which is Double T standards. Added extra windows so you can enjoy the amazing views in the comfort of your new home!

**Dana Diekroeger • 421-7593 #90780**



**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**



**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 324 Carribean Rd.**  
**\$112,000**  
 Looking for a rural setting to build your dream home, look no more. Only 14 miles west of Cheyenne, this 8.67 acre corner lot has ample room and gorgeous mountain, sunrise and sunsets views. You will enjoy watching wildlife roam in your backyard and throughout the area.


**Brittney Kotunok • 262-9647 #90239**



**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**



**Tract 72 E. Mule Trl. • \$90,000**  
 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**



**Rob Higgins**  
 Broker Associate  
 631-0448



**Laurie Fletcher**  
 Property Management  
 632-2355



**Eric Davis**  
 Property Management  
 Coordinator  
 632-2355



**Victor Strayer**  
 Property Management  
 632-2355

**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**



**21 CENTURY 21.**  
 Bell Real Estate  
 307-635-0336  
 2103 Warren Ave. Cheyenne, Wyoming  
 www.century21bell.com

Each office is independently owned and operated



# LET US HELP YOU FIND YOUR ★ DREAM HOME.

255 STOREY BOULEVARD, CHEYENNE, WY 82009 | VISIT THE OFFICE 8AM - 5PM, M-F.

©2020 Coldwell Banker Real Estate, LLC. All Rights Reserved. Coldwell Banker Real Estate, LLC fully supports the principles of the Fair Housing Act and the Equal Opportunity Act. Each Office is Independently Owned and Operated. Coldwell Banker and the Coldwell Banker Logo are registered service marks owned by Coldwell Banker Real Estate, LLC. If your property is currently listed with a real estate broker, please disregard. It is not our intention to solicit the offerings of other real estate brokers. 🏠

## AGENT OF THE MONTH



**KATHLEEN BEIGHTOL,**  
REALTOR®

KathleenBSellsHomes@gmail.com

307.421.5154

Kathleen's process for helping buyers and sellers is honest and genuine: she considers their emotions, situations, and

concerns as if they were her own. She always keeps her clients' best interests at heart and will help guide them when asked.

As a native to Cheyenne, she takes pride in the community by volunteering time to special events throughout the year. Kathleen serves on the Cheyenne Board of REALTORS®, coordinates Greenway clean-ups, and is usually the first in the office to plan events celebrating others.

Kathleen's service goes far beyond volunteering and helping her clients. She has also served in the Air National Guard, which is where she met her now husband (*we thank her for her service!*).

Kathleen loves spending time with her husband and 2 teens (her oldest just graduated from Central High School this past May), traveling, and having new adventures.

## AGENT OF THE WEEK: 9/4



**COLTON CARLSON**  
REALTOR®

📞 307.630.1759

✉️ Carlson4Homes@gmail.com

## AGENT OF THE WEEK: 9/11



**KRISTIE BIBBEY**  
REALTOR®

📞 307.630.0564

✉️ Kristie@propertyex.com

## AGENT OF THE WEEK: 9/18



**MORGAN EUGSTER**  
REALTOR®

📞 307.256.4230

✉️ MorganAEugster@gmail.com

## AGENT OF THE WEEK: 9/25



**KD PERINO**  
REALTOR®

📞 307.365.5985

✉️ KD@propertyex.com



**COLDWELL BANKER**

**THE PROPERTY  
EXCHANGE**



ERIKA BACHY  
307.399.9076



KATHLEEN BEIGHTOL  
307.421.5154



KRISTIE BIBBEY  
307.630.0564



JAMES BOWERS  
307.460.0563



KATRINA BOWERS  
307.532.1864



SANDY BRUCKNER  
307.631.0322



LIZ BURGIN  
307.640.3315



JERRY BURNETT  
307.631.9900



COLTON CARLSON  
307.630.1759



KORRIE CARLSON  
307.631.9240



JERRY CIZ  
307.631.1359



MADISON CREECH  
970.515.2517



NEL DAHMKE  
307.751.2895



BEV ESTES-LEAVITT  
307.631.1820



MORGAN EUGSTER  
307.256.4230



VICTORIA GANSKOW  
307.275.2825



ROB GRAHAM  
307.214.6688



JAYCIE GUTIERREZ  
307.217.9453



JEN HALLINGBYE  
307.287.1621



MIKE HOPPE  
307.221.3703



JULIE HUMMER-BELLMYER  
970.218.1390



MARIAH JEFFERY  
307.316.2239



BRANDI JOHANSON  
307.320.5429



TANYA KELLER  
307.287.8230



TRACY KILIAN  
307.421.4146



MARCIE KINDRED  
307.631.5649



LODEMA KLIMT  
307.631.4281



MARY KNOX  
307.631.1922



LEXI LECKEMBY  
307.214.7050



STEVEN LENHARDT  
307.286.6438



CYNDI LEWIS  
307.630.0522



WILLIAM LEWIS  
307.640.5205



ANNALISA LYNCH  
307.640.6195



BRIAN LONGBOTTOM  
307.631.7292



CINDY LOOFBORO  
307.630.0775



JAMIE MAAS-COLE  
307.630.8929



JULIE MALM  
307.421.4751



ASHLEE MARTINDALE  
307.760.9808



TERESA MCCARREL  
307.274.1948



ELSA MCHENRY  
307.287.1289



BETHANN MILLER  
307.631.0465



KIMBERLY MOODY  
307.421.9182



KELLY MORGAN  
307.630.7260



ALEXIS MORILLON  
307.413.1680



KD PERINO  
307.365.5985



JON PIETSCH  
307.631.1074



KELLY PONTILLO  
307.421.3154



LEN PROPPS  
307.631.2664



COLE SIEGEL  
307.631.6684



LISA STEPHEN  
307.214.4827



BILL STRICKLAND  
307.631.5155



AMY SURDAM  
307.421.7277



BEN TRAUTWEIN  
307.274.8879



DESIREE VAN KIRK  
307.221.7975



JOHN WATKINS  
307.421.5516



BAILEY WHEELER  
307.631.0202



GUNNAR MALM  
Managing Broker



307.632.6481



PROPERTYEX.COM



# Visit Our Model Homes

**OPEN DAILY & BY APPOINTMENT**



## 5101 Garnet Way

3 Bed | 2 Bath | 3-Car Garage | 2,773 Sq. Ft.  
Whitney Ranch Model Home, Open By Appointment



## 1295 Bentley Road

5 Bed | 3 Bath | 3-Car Garage | 3,607 Sq. Ft.  
Whispering Hills Model Home, Open By Appointment



## 2245 LeDoux Drive

5 Bed | 3 Bath | 2-Car Garage | 2,773 Sq. Ft.  
Sweetgrass Model Home, Open Daily & By Appointment



Lisa Stephen



Mary Knox



KD Perino



Kim Moody

**Gateway Sales Team**  
(307) 509-0608  
gateway-const.com



**Coldwell Banker – TPE**  
255 Storey Boulevard  
O. (307) 632-6481



**Gateway Construction, LLC**  
1820 Dillon Avenue, Suite 100A  
O. (307) 632-8950



# JON PIETSCH



Consider It Done!

**307-631-1074**

E-mail: Jon@propertyex.com

Web site: propertyex.com



Knows the Buying Process



Knows the Market



Knows Lending



Knows New Construction



Knows How to Get Your Transaction Done

LISTINGS

### NO COVENANTS



**Lots 5-8 Rd. 136 • \$100,000**

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.

### LARGE RANCH-STYLE HOME



**2328 Pack Saddle Rd. • \$557,000**

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.

### AFFORDABLE



**1740 Rd. 136 • \$500,000**

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.

### UPGRADED FINISHES



**2304 Pack Saddle Rd. • \$610,000**

Do you want a luxurious 5 bedroom, 3 bath home? The home boasts dark rich cabinets, stainless steel appliances, large kitchen island with stunning wood countertops. The hickory wood flooring adorns the main living area. The master suite has a walk-in closet, double sinks, and a beautifully tiled shower. The basement is finished with the largest family room you can imagine with a wonderfully appointed bathroom. The home sits on a walk-out corner lot with a maintenance-free deck overlooking the backyard.

### MOVE IN TODAY



**1732 Rd. 136 • \$523,000**

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.

### POPULAR PLAN



**1734 Rd. 136 • \$523,000**

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.

### HAS A BARN



**1746 Rd. 136 • \$523,000**

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 READY!



**306 Arkel Way • \$310,000**

This move-in ready townhome meets every buyer's needs with 4 bedrooms and 4 baths. Highlighting the home is a large family room and a master bedroom which accommodates a king sized bedroom set. You won't scrape car windows with the 2-car garage. A deck overlooks the fenced backyard. See today!

### GREAT INVESTMENT OPPORTUNITY

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



**8.5% RETURN**



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

### 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.



**307.632.6481**



**PROPERTYEX.COM**





# LYNN BUYS HOUSES

*Improving our community one home at a time!*

☎ 307-365-6850  
 ✉ info@lynnbuyshouses.com  
 🌐 lynnbuyshouses.com

## WWW.OWNCHEYENNE.REALESTATE



**TBD VALLEY VIEW DR. \$78,000**

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



**1420 CARBON AVE. #A-D \$569,900**

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.



**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.



**328 BOROUGH ST. \$264,900**

This freshened up townhome has 2 bedrooms, 2 bathrooms, and a 2-car garage. The 1205 sq. ft. basement is fully unfinished, a blank canvas waiting for your personal touch!



**216 HYNDS AVE. \$239,900**

Welcome to this charming and cozy 2-bedroom, 1-bathroom home that exudes simplicity and comfort. Situated within close proximity to schools, parks, and essential amenities, this home offers convenience and easy living.



**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.



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

High rise downtown office space "For Lease". Features include off street parking, professional office spaces at 5405 sq ft and 6364 sq. ft. 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.



**41 SILVERADO TRL. \$1,149,000**

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.



**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!



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



☎ 307-509-0003  
 ✉ teambowersre@gmail.com  
 🌐 owncheyenne.realestate





WWW.OWNCHEYENNE.REALESTATE



**TBD GOODNIGHT TRL. \$91,000**

Are you prepared to bring your vision to life within the Sweetgrass development? This generously sized lot, situated at the end of a cul-de-sac, beckons the creation of your ideal abode. It boasts a unique feature: a walking path on both sides. Your dream home finds its canvas here!



**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.



**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.



**5138 PINERIDGE AVE. \$320,000**

Introducing 5138 Pineridge Ave, nestled in Buffalo Ridge Estates. This property offers a touch of nostalgia. As you enter, you'll be greeted by a cozy living room with plenty of natural sunlight from the large bay window. Conveniently located just minutes from Dell Range, near shopping, dining, and schools.



**2020 CAREY AVE. \$9,800,000**

A highly visible and versatile commercial building strategically located in the heart of Cheyenne, Wyoming. This property presents an incredible opportunity for investors and businesses seeking a premium location to establish their presence or expand their operations. With its prime location, impressive size, and endless possibilities, this commercial building is truly a gem.



**TBD SNYDER AVE. \$1,200,000**

Incredible development opportunity near Romero Park! Located off of Snyder Avenue, this ~6 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!



**600 CENTRAL AVE. \$1,199,999**

This cash flow machine features 17 efficiency living units specializing in mid term residents. These furnished units command strong rents and are in great demand year round. Priced at 9.44% cap rate based on expense assumptions for a full year.



**1377 PRAIRIE VIEW RD. \$185,000**

Welcome to your dream escape by Glendo Reservoir! This picturesque real estate opportunity offers an expansive 39.46 acres of pure serenity and endless possibilities. Located just a few minutes from the shores of Sandy Beach and the Indian Point boat ramp.



**247 MILLER LN. \$208,999**

This condo located on the desirable north side, offers a remarkable opportunity for both homeowners and investors seeking a low-maintenance and convenient lifestyle. With its prime location and added bonus of a garage, this property is ready for new owners.



**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.



**620 VAN LENNEN. \$249,000**

Welcome home to this delightful house on a generous corner lot. This 3 bedroom, 2 bath residence is the ideal choice for those seeking a cozy abode with plenty of outdoor space. The large yard offers endless possibilities, whether you envision creating an outdoor oasis, cultivating a lush garden, or setting up a play area for children and pets. This home offers easy access to local amenities, schools, parks, and shopping.



**TBD GANNETT PEAK DR. \$350,000**

Prime Commercial/Industrial lots located within the City of Cheyenne in The Cheyenne Logistics Hub. These lots range in sizes of 1.83-5.5 Ac. 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.



307.632.6481



PROPERTYEX.COM





*Luxury + Resort Style Living*  
**825 WEST DALE BLVD  
 CHEYENNE, WY 82009**




**COLDWELL BANKER**  
 THE PROPERTY EXCHANGE



Ashlee Martindale  
 Real Estate Advisor  
 Associate Broker/Co-Owner  
 Coldwell Banker  
 The Property Exchange  
 307-760-9808  
 ashlee.martindale@gmail.com



**COLDWELL BANKER**  
**THE PROPERTY EXCHANGE**

**GUIDING YOU HOME SINCE 1981.**

We live here, work here, and raise our families here. We are committed to helping build a strong community in Laramie County and making it a great place to live.

Visit us online to see what's for sale in Cheyenne: [www.propertyex.com](http://www.propertyex.com)



**Bailey & Sons Construction, LLC**

**ABOUT THE COMPANY**

When quality matters, look no further than Bailey & Sons Construction, LLC. From foundation to finishes, you'll receive the best product & advice that comes with 42 years of service to the Cheyenne community. It all starts with one of our popular floor plans, or by talking with our team to create your custom design.

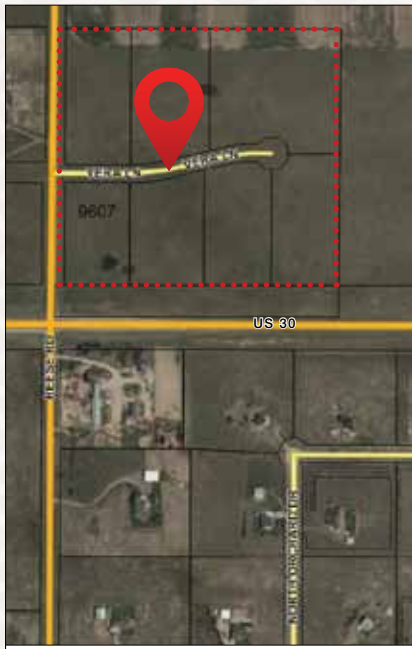
Currently building close to town on acreage.  
 Call today for details!



**JOHN WATKINS,**  
 Associate Broker & Owner  
 JWatkins@propertyex.com  
 307.421.5516



**COLDWELL BANKER** THE PROPERTY EXCHANGE



**CHERRY HILLS NORTH**  
 Located 2 miles from Interstate 80 on the east side of Cheyenne.



**MEADOWLARK RIDGE ESTATES**  
 2ND FILING  
 Located 5 Miles from Interstate 25.





This elegant custom home offers unparalleled craftsmanship and exceptional amenities! Sitting on 40 acres with cabin inspired design is truly remarkable inside and out. Features include maple kitchen cabinets, laminate countertops, custom windows provide plenty of natural lighting, 240 sq ft of expansive decking to watch the abundant wildlife. The gourmet kitchen with island which is great for entertaining

**FOR  
SALE  
SALE  
SALE  
SALE**

*40 acres*

www.307realtyprofessionals.com  
irene@307realtyprofessionals.com



**IRENE REESE  
307.575.2980**



*Welcome*  
**HOME**

**ABOUT PROPERTY**

This immaculate, perfectly maintained luxury home includes five bedrooms in total - three located on the main living area and the other two bedrooms with their own private bathrooms in the spacious walkout basement. The impressive home totals over 5500 square feet of exquisitely finished living space, all thoughtfully designed and situated for maximum enjoyment and function. It comes with a den, 2 walk-out basement access doors.

And so much more! Give Irene a call today to learn more.

www.307realtyprofessionals.com  
irene@307realtyprofessionals.com

**IRENE REESE | 307.575.2980**





Your Success  
Is Our Success

638-8660

Visual tour available

Our listings advertised on over 50 websites



603 E. 17th Street  
kuz001@aol.com • www.KuzmaSuccess.com

7542 Michelle Joy Heights • \$625,000

Basement Family Room



**Gorgeous 5 bedroom**, 3 full bath home with an attached 3-car garage. This home features a large walk-in pantry in the gourmet kitchen complete with hardwood floors and granite countertops. Huge 5-piece master bathroom plus 2 master walk-in closets. Conveniently located main level laundry. The basement is fully finished with 2 of the bedrooms and a full bath, family room and storage room. The fully fenced backyard is a secluded oasis complete with a covered deck, gazebo and outdoor fireplace. Sprinkler system and central air conditioning complete this amazing home! **#90098**

9817 Bell Lane • \$1,350,000



**Country living!** 6,000 sq. ft. brick home situated on 5.65 gorgeous acres. Five bedrooms, 4 bathrooms and 5-car heated and epoxy floored garages. Well cared for, 8 miles from town. Your will love living in this beautiful home. **#90887**

8508 Granada Trl. • \$659,000



**One of a kind custom built home on 5 acres just outside of 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**

4303 Sullivan St. • \$369,000



**Brand new kitchen!** Brand new luxury vinyl flooring and carpet plus freshly painted interior. Three bedrooms, 2 bathrooms and an attached 2-car garage. Deck off kitchen. Fenced on 3 sides. Sprinkler system. RV parking. **#90077**

4320 Ridge Road • \$395,000



**Many possible uses!** This home is two connected manufactured homes allowing the units to be used independently 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 well and septic. **#89823**

2412 E. 12th St. • \$170,000



**Ranch style, 3 bedrooms, 1 1/4 bath in basement.** One-car garage, sides of backyard fenced, alley access. Needs more "love and elbow grease". Seller will not make repairs, sold "AS-IS". **#90865**

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. **#89218**

**Interest Rates are Still Low, Now is the Time to Buy!**

**Homes are Selling Fast, Now is the Time to List!**

**YOUR REALTORS OF CHOICE**



**Barbara Kuzma**  
CRB, CRS, GRI  
Owner/Broker  
630-1070



**Lee Wolfe**  
640-9900



**Cindy Noyes**  
214-4825



**Lori Kuzma**  
970-227-6223



**Donna Rose**  
287-3264

2533 Falling Star Loop • \$925,000

UNDER CONTRACT



**Beautiful home in North Star Ranch**, 9.5 acres, close to town and move-in ready! Horses allowed, with horse-friendly fencing! This 4 bedroom, 4 bathroom home with a 3-car attached garage is well maintained. Recent updates include: roof, carpets, furnace, water heater, water softener, driveway, drip irrigation system, hardwood flooring, carpets, countertops and appliances. The finished basement includes a large family room, wet bar and storage. The 34'x80' outbuilding is fully insulated (with electric, water and concrete floor) with an attached 12'x40' fully insulated lean-to shop. **#90028**

434 Stampede Circle • \$715,000

REDUCED



**Stunning Bar X property featuring 4 large bedrooms**, plus an office, 3 full baths and a 3-car heated attached garage. Beautiful hardwood floors on the main level. Gorgeous kitchen with huge island, granite counters and hickory cabinets. Separate formal dining room with a 3-sided fireplace between the dining and family room. The master bedroom features a large walk-in closet and 5-piece ensuite with a jetted tub. The fully finished basement includes a 2nd family room and wet bar plus auxiliary hot water heat to main area and back bedroom. Central air conditioning for summer comfort. Enclosed front and back patios. Beautifully landscaped backyard including sprinkler system, gazebo and rock areas. **#90119**

1022 W. 21st St. • \$215,000



**Main level living.** Two bedrooms, plus additional flex room. Enclosed front porch & super private backyard. Fully fenced corner lot. Central air, newer furnace and hot water heater. Unfinished basement for tons of storage. Oversized 1-car garage. **#90725**

If you are looking for a career in real estate or just looking for a change of environment please  
**Call Barbara Kuzma today**  
**(307) 630-1070**

1815 E. Pershing Blvd. • \$269,000



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

**LAND**

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

Tract 6  
W. Vedawoo Rd.  
35.35 Acres. #90907  
**\$220,000**

1780 Westland Rd.



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

119 Julianna Rd. • \$55,000



**Located in South Fork mobile home park.** Three bedroom, 2 bath home in great condition. Master bedroom features large 5-pc. master bath. Washer and dryer included. Evaporative cooler, fenced yard with large utility shed with a roll-up garage door for loads of extra storage. Off-street parking slab for 2 vehicles. **#90733**

**ATTENTION RENTERS:**

Stop wasting thousands of dollars on rent when you can own your own home.

If you're like most renters, you feel trapped within the walls of a house or apartment that doesn't feel like yours. How could it when you're not even permitted to bang in a nail or two without a hassle. You feel like you're stuck in the renter's rut with no way of rising up out of it and owning your own home.

Call us at 307-638-8660 to help see if you qualify to purchase a home now!



Mary Honeycutt  
631-2550



Jean Brown  
575-4166



John Fitzgerald  
286-7925



Tanya Stogsdill  
214-5515



Kaye Ellis  
630-9992



Terry Johnson  
221-2958



Kishore Kodru  
316-7130



Troy Ryan  
635-8024

# It all starts with our mortgage professionals...

Get a competitive rate on the home loan that's right for you.

We are W.C.D.A. Certified Lenders as well as Conventional, FHA and VA Loan Experts with Years of Experience Matching Real Estate Plans with Proven Loan Programs!



**CORY KASTEN**  
Mortgage Consultant  
Branch Manager  
**221.7851**  
NMLS #262697  
WY MLO #218



**CINDY BRADLEY**  
Mortgage Consultant  
**631.9592**  
NMLS #279496  
WY MLO #108



**ERIC PRIOR**  
Mortgage Consultant  
**256.6666**  
NMLS #279849  
WY MLO #214



**JORDEN MOSSEY**  
Mortgage Consultant  
**631.1073**  
NMLS #1527011  
WY MLO # 5123



**Wallick & Volk**  
Mortgage lending since 1932



**229 Storey Boulevard, Suite B**  
**(307) 635-3130 • (307) 316-0546**  
NMLS #2973 – WY Branch #2135 • National Branch #287971  
All loans subject to approval. Certain restrictions may apply.



### 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.



**MICHAEL CASSAT**  
REALTOR®  
**307-630-7143**



NORTHERN COLORADO  
ROCKY MOUNTAIN REALTORS®





**RE/MAX**  
COMMERCIAL

*Greg Palmquist*

Residential/Commercial Broker

**307-631-5291**

greg@gregpalmquist.com  
greg.cheyennehomestore.com



### 5050 Powderhouse

Priced at a 2022 commercial appraisal with UC Health as tenant until 2029 with a 5 year option.

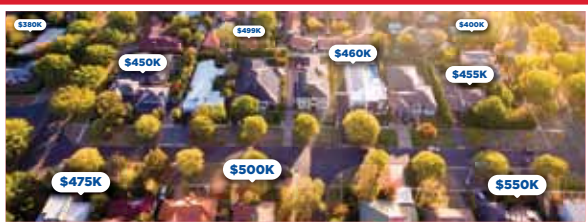


### 4795 Road 207 \$425,000

We bought a farm! And now you can buy this Wyoming "working" farm complete with over 40 acres & numerous improvements. The red double wide was just updated & offers 3 bedrooms & 2 baths. Outbuildings include a 4 stall garage/shop, a confinement barn, a corral & a farm utility building. Any mineral rights will be transferred along with the beige single wide.

### 8309 Yellowstone Road

This renovated one-level masterpiece is sheltered by mature trees on nearly 5 acres. It's located less than one mile from Cheyenne city limits. A huge vaulted great room greets your entry adjacent to a roomy country kitchen with granite, stainless, & custom Schroll cabinets. Don't miss the recently expanded master suite & the detached, heated guest cottage with a 3/4 bath. The sheep wagon stays as well!



*Curious about what your home is worth?*



SCAN ME



**RE/MAX**  
capitol properties

cheyennehomestore.com | 307.635.0303



# “YOUR finances. OUR focus.”



**westernvista**  
CREDIT UNION

## ONE STOP SHOP FOR ALL YOUR MORTGAGE AND COMMERCIAL LENDING NEEDS!

- » CONVENTIONAL, VA, USDA/RD, WCDA, FHA, JUMBO
- » IN-HOUSE UNDERWRITING
- » PURCHASE & REFINANCE OPTIONS
- » IN-HOUSE PORTFOLIO
- » BUSINESS LENDING & LINES OF CREDIT
- » COMMERCIAL/INVESTMENT REAL ESTATE LOANS



Insured by NCUA

**NMLS #431448**

1215 Storey Blvd

3207 Sparks Rd

1920 Thomes Ave, Suite 100

Cheyenne, WY

**wvista.com**



### SHANNON MOORE

Mortgage Services Director  
NMLS# 857904

(307) 214-3809  
smoore@wvista.com



### MICK FINNEGAN

Commercial Lender

(307) 287-9463  
mfinnegan@wvista.com

## Here to guide you through all your real estate needs!



### 808 Covered Wagon Dr.

AFFORDABLE, TURNKEY & TASTEFULLY UPDATED!

- Own your own piece of land and move right into this 3 bedroom, 2 bath manufactured home.
- Enjoy the open living space with a large eat-in kitchen with tons of storage and counterspace.
- Unwind and enjoy a touch of nature in your amazing backyard paradise featuring a hardscape patio, fully fenced and private tiered yard.
- Keep your vehicle protected in the attached, enclosed carport with locking storage.
- Priced to sell at \$170,000



#HumansOverHouses



## Lisa A. Bennett REALTOR®

**“Your Hometown Realtor with the Heart of a Teacher”**

📞 307-757-6201 ✉ LisaABennett307@gmail.com

📍 3306 Kelley Dr. Cheyenne, WY 82001



**NextHome**



RUSTIC REALTY





www.clarklandbrokers.com



Toll Free 844.876.7141

A Real Estate Company Specializing in Farm, Ranch, Recreational & Auction Properties

736 S. Main St. Lusk, WY 82225



**THE 46 RANCH**

Jeffery City, Fremont County, Wyoming  
354,050± total acres; 3,291± deeded acres, 9,475± State lease acres and 341,284± BLM acres. Abundance of wildlife, natural springs.

**\$5,250,000**

Cory Clark at (307) 334-2025  
or Mark McNamee (307) 760-9510



**JR FARM & RANCH**

Gering, Banner County, Nebraska  
952± contiguous acres with 69± pivot-irrigated acres in the scenic WildCat Hills. Multiple water sources, exceptional wildlife.

**\$1,200,000**

Cory Clark at (307) 334-2025  
or Dean Nelson at (307) 340-1114



**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



**IMIG RANCH**

Hawk Springs, Goshen County, Wyoming  
2,440± deeded acres, low overhead & productive grazing ranch w/ improvements, good set of pipe and wood corrals. Year-round access.

**\$2,810,000**

Cory Clark at (307) 334-2025  
or Ryan Rochlitz at (307) 286-3307



**PRAIRIE CENTER RANCH**

Prairie Center, Goshen County, Wyoming  
1,361± deeded acres of grassland with six interior pastures with windmills and solar wells.

**\$1,088,800**

Cory Clark at (307) 334-2025



**GOSHEN COUNTY FARM**

Prairie Center, Goshen County, Wyoming  
521.78± acres with 420± acres under three pivots with wells. Improvements include grain bins and 1,440 sq. ft. Morton home.

**\$2,700,000**

Cory Clark at (307) 334-2025



**HAWK SPRINGS  
RESERVOIR PASTURE**

Hawk Springs, Goshen County, Wyoming  
960± total acres; 660± dryland farm ground & 300± pasture acres. Small set of corrals, clay pit on location with potential for development.

**Reduced to \$1,050,000**

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



**ANTELOPE CREEK  
COW CAMP**

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

**\$985,000**

Mark McNamee (307) 760-9510



**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



**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



**FT. LARAMIE GRASS RANCH**

Ft. Laramie, Goshen County, Wyoming  
451± deeded acres of grass with 40x60 metal building and two wells. County road access and electricity. Covenants apply to 70± acres.

**\$406,665**

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





Get the down payment  
help you need to buy  
your new home.

Discover how we can help you close sooner!

Contact us today about our down payment and closing costs assistance!



**CATHERINE CHRYST**  
**CHEYENNE BRANCH**

3060 East Lincolnway  
Cheyenne, WY 82001  
cchryst@centralbanktrust.com  
(307)-632-2124  
NMLS# 2406683




**KAISER**  
FLOORING  
EST. 2005



• TILE • CARPET • WOOD • LVP • STACKED STONE

**RESIDENTIAL**  
307-638-9588

**COMMERCIAL**  
307-514-3141

LOCALLY OWNED AND OPERATED




**KAISER FLOORING**

210 N. AMERICAN RD  
CHEYENNE WY 82007





**821 E. 17th St.**

Step back in time to the late 19th century with this stunning and historic home in Cheyenne. Built in 1883, and completed in 1884, the Sturgis home boasts all the elegance and grandeur of the Gilded Age, while offering modern amenities for comfortable living. This stately Victorian home was added to the U.S. National Register of Historic Places in 1982. This impressive home offers 30 rooms, including eight bedrooms, seven bathrooms, totaling more than 7,000 sq. ft. of living space, and a 4-car tandem garage. Situated on a quarter-acre corner lot, with a Bluetooth sprinkler system and small potting shed, this property is one block west of Holliday Park. Conveniently located near schools, shopping, dining, downtown Cheyenne, and fitness facilities. The most striking feature of this home is its rich history. Don't miss your chance to own a piece of Wyoming history!

**\$855,000**



**Terra Roberts**  
Associate Broker  
**307.316.2494**



**Shawn Miller**  
Associate Broker  
**307.399.1961**



**April Kidd**  
Agent  
**801.529.7416**



**Devan Gable**  
Agent  
**907.306.8179**



**Pam Taylor**  
Agent  
**307.421.8661**



**Deb Fairchild**  
Agent  
**307.477.0481**



**Casey Fairchild**  
Agent  
**501.475.5979**



**Stephanie D. VanVeckhoven**  
Agent  
**307.275.5897**



**NEW LISTING**

**1684 North Ridge Rd.**

This beautiful home sits on 8 acres. Custom home in Rocking Star Ranch with 5 bedrooms, 3 baths with upgrades and high-end finishes. Outbuilding guesthouse offers 1 bedroom, 1 bath, with full kitchen. Assumable to eligible VA buyer. This is a must see! **\$869,000**



**NEW LISTING**

**7903 Shapra Rd.**

1996 Jeffco built home with modern updates. Over 2,800 sq. ft. of living space. Four bedrooms, 3 baths. Oversized 2-stall garage, on 4.71 acres. Master bath upgraded with Schroll custom cabinets, large shower, double vanity, large linen storage and walk-in closet. **\$595,000**



**NEW LISTING**

**8701 Vera Ln.**

Country living and modern convenience. Three bedrooms, 3 baths with 3,068 sq. ft. Corian countertops and warm oak cabinetry. Skylights in the upstairs bathrooms. Two-car oversized attached garage, on 3.52 acres. **\$539,000**



**3415 Dey Ave.**

Charming 3 bedroom, 2 bath home located in the Avenue's, just minutes from shopping and dining. Living room features large windows, separate dining area and completely fenced backyard. Call to schedule a showing today! **\$370,000**



**4508 Cleveland Ave.**

Like new! Everything is less than 5 years old from electrical, plumbing, drywall, roof, water heater, furnace, A/C, flooring, paint, windows, smudge proof appliances, Trex deck, attached garage and more! Four large bedrooms. **\$357,500**



**609 South Fork Rd.**

Great opportunity to purchase a double-wide home in South Cheyenne with remodeled features. Three bedrooms, 2 baths plus a nice deck. Large 12'x16' shed. Close to park and easy access to I-25 and I-80. **\$88,000**



**PENDING**

**1312 Weatherby Dr.**

This charming two-story rural home in nestled on a spacious 2.17-acre lot. Four bedrooms, 3 full baths, 1 1/2 bath. Cozy living room features large windows. Two-car attached garage. Class IV roof, 2 furnaces and a newer water heater. **\$485,000**



**PENDING**

**610 Cleveland Ave.**

This ranch-style home in Sun Valley is your next place to call home!! Many upgrades are already done. New tile flooring in the sunroom. Both bathrooms are refinished. If you love colors, this is your house. So many fun upgrades!! **\$350,000**



**PENDING**

**4806 S. Hwy 152 • Yoder**

Three bedroom, 2 bath home offers 2,745 sq. ft. on the main floor and 2,000 sq. ft. unfinished in attic on 36.92 acres with no covenants! Large kitchen, formal and casual dining, huge living room, laundry room, utility room and bonus room. **\$340,000**

**kw FRONTIER**  
KELLERWILLIAMS. REALTY

**307.313.3051**

2232 Dell Range Blvd., #114  
Cheyenne, WY 82009



# Your Financial Goals and Strengthening Cheyenne Go Hand In Hand.

*Local Loans • Local Lenders • Local Decisions.*

Make your money go farther with competitive interest rates at your local Pinnacle Bank. With our variety of commercial and consumer loan products, we're here to support projects that strengthen our community.

- ◆ Real Estate Loans
- ◆ Operating
- ◆ Debts Refinanced
- ◆ Machinery
- ◆ Livestock
- ◆ Business Loans



## Pinnacle Bank

THE WAY BANKING SHOULD BE

CHEYENNE 3518 Dell Range Blvd. 307.637.7244

1700 Goodnight Trail 307.637.3552 [wypinnbank.com](http://wypinnbank.com)



MEMBER FDIC



**MATT BEHREND**  
Regional President  
NMLS# 627284



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



**JOSEY BAILEY**  
Loan Officer  
NMLS# 2461183



**MICHAEL GROSS**  
Commercial Lender  
NMLS# 2397614



## A SMART CHOICE

Choosing the right insurance is about more than just getting the quickest quote. For more than a century, **AMERICAN NATIONAL** has provided reliable service and knowledgeable advice from local agents who take the time to listen and understand your unique needs.

**AUTO | HOME | LIFE**



SMART THINKING, REWARDED®

**JIM MOSSEY** | AGENT  
[Jim.Mossey@american-national.com](mailto:Jim.Mossey@american-national.com)

**TAMARA MOSSEY** | ASSOCIATE  
[Tamara.Mossey@american-national.com](mailto:Tamara.Mossey@american-national.com)

**307.514.2900**

1408 Hugur Ave. | Cheyenne, WY 82001  
<http://an.insure/jimmossey>

Products and services may not be available in all states. Terms, conditions and eligibility requirements will apply. Life insurance and annuity products may be underwritten by American National Insurance Company, Galveston, Texas. Property and casualty products and services may be underwritten by American National Property And Casualty Company or American National General Insurance Company, both of Springfield, Missouri. 16.184.218170.V1.09.17

# Think About Improving

**Increase the Value and Beauty of Your Home**

- Replacement Windows
- Storm Doors
- Shower Doors
- Entry Doors



**ASK ABOUT \$50 per window ENERGY REBATE!**

**For FREE Estimates Call Today!**



## Grandview Window & Door

**307-632-7179**

1609 Russell Avenue  
Cheyenne, WY

# PETS. PEOPLE. COMMUNITY.

**You can show your support by becoming a Steady Sidekick, where your monthly donations support the pets and programs at the Cheyenne Animal Shelter!**

Text **DONATE** to  
**(307) 288-2434**

**to become a Steady Sidekick today!**





# Banner Capital BANK

-  Residential Real Estate Loans
-  Land Loans
-  Construction Loans
-  Home Equity Lines of Credit

|  |  |   |
|--|--|---|
|   |    |    |
| <p><b>Jeremy Lowe</b><br/>           (w) 307-433-1555<br/>           (c) 307-631-6971<br/>           jlowe@bcbank.net<br/>           NMLS#2038367<br/>           Mortgage Loan Officer</p> | <p><b>April Matthie</b><br/>           (w) 307-433-1555<br/>           (c) 307-421-5547<br/>           amatthie@bcbank.net<br/>           NMLS#281255<br/>           Real Estate Manager</p> | <p><b>Brianna Matthie</b><br/>           (w) 307-433-1555<br/>           (c) 307-630-4632<br/>           bmatthie@bcbank.net<br/>           NMLS#2110912<br/>           Mortgage Loan Officer Assistant</p> |

Member FDIC 

www.bcbank.net Bank NMLS# 828332 subject to credit approval 4007 Greenway St Cheyenne WY 82001

- HVAC
- ELECTRICAL
- PLUMBING
- INSPECTIONS & REPAIRS

**Just One  
Call or Click!**



**(307) 778-4911 | [advancedcomfortwy.com](http://advancedcomfortwy.com)**

# Unlock Your Perfect Mortgage...



Call today for a **FREE** no-obligation rate quote!

We offer a wide range of terms customized to your unique situation with a variety of financing programs available:

- Fixed-Rate Mortgages
- Adjustable Rate Mortgages (ARMs)
- USDA Rural Housing Loans
- FHA Loans • VA Loans
- Construction Loans



**Kevin Moffett**  
AVP Lending | NMLS #291962

**500 West 18th Street**  
Cheyenne, WY 82001  
307-775-6500  
www.bankriverstone.com | NMLS #1926380



**RIVERSTONE**  
Established 1884 **BANK**

**1bd/1ba** 710 sq. ft. .... \$1,695  
**2bed/2ba** 1005-1058 sq. ft. .... \$1,895  
**Corner 2bed/2ba** 1204 sq. ft. ... \$2,195

## Saddle Ridge Apartments **NOW LEASING**



Spacious one and two bedroom floor plans offering top of line finishes – plank flooring, walk-in closets, quartz countertops, tile backsplash, stainless steel appliances, tankless water heaters, nest thermostats, and many more luxurious features. The community will also have 64 oversized garages that will fit full size pickups, and select garages will offer electric vehicle charging stations. Community features to include a BBQ grill area, dog park, conference room, trash valet and bicycle storage. Monthly utility fee will cover 1G internet, water, sewer and trash. Tenants will also be responsible for gas and electric separately through Black Hills Energy. Property will be pet negotiable with restrictions, deposits and monthly fees.



**CROWN**  
REALTY AND PROPERTY MANAGEMENT

2727 O'NEIL AVENUE • CHEYENNE, WY  
(307) 635-5303 PHONE • (307) 433-8836 FAX  
**WWW.RENTCHEYENNE.COM**





CHEYENNE SYMPHONY ORCHESTRA

2023/24

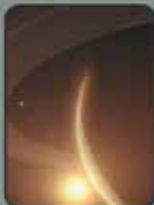
# THE UNIVERSE AWAITS SEASON AT A GLANCE



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  
APR. 13, 2024



BAROQUE IN THE BARN  
MAY 23, 2024



SYMPHONY AT SUNSET  
JUN. 9, 2024

TO PURCHASE TICKETS VISIT: [www.cheyennesymphony.org](http://www.cheyennesymphony.org) OR CALL: 307.778.8561

**3942 Farthing – \$730,000**



Listed by Chad Brannaman

- 5 bedrooms, 4 baths
- 3-car garage
- Immaculate and beautiful

**1314 W. 18th St. – \$62,900**



Listed by Becky Minnick

- 2 bedrooms, 1 bath

**122 Prairie Ave. – Burns – \$165,000**



Listed by Chad Brannaman

- 2 bedrooms, 1 bath
- 1-car garage

**3820 S. Greeley Hwy. – \$90,000**



Listed by Andrea Arenas

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

**LAND**

**Chugwater Industrial Park**

Lot 1 .82 Acres. **\$87,400**

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

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

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

**ALL PRICES REDUCED!**

**1535 Oak Ct. – \$280,000**



Listed by Chad Brannaman

- 2 bedrooms, 1 bath
- 1-car garage

**1069 W. Plains Rd. – \$554,900**



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**



Listed by Max & Becky Minnick

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

**FULL SERVICE** Sales - Marketing  
Property Management  
Rentals - Commercial

If you are thinking about getting into Real Estate or looking to make a change - Give us a call!




**Pine Rock Realty**

**307-634-9427**

**www.wyo-re.com**

|  |   |   |   |   |  |  |   |
|--|---|---|---|---|--|--|---|
| <br>Max Minnick<br>Broker/Owner<br>307-421-4906 | <br>Becky Minnick<br>Assoc. Broker/Manager<br>307-630-6298 | <br>Andrea Arenas<br>Realtor<br>307-757-6559 | <br>Chad Brannaman<br>Realtor<br>307-421-4742 | <br>Chris Allen<br>Realtor | <br>Judy Daily<br>Realtor<br>307-575-1029 | <br>Becky Prall<br>Property Manager<br>307-534-5062 | <br>Heather Kraus<br>Realtor<br>307-575-7621 |
|--|---|---|---|---|--|--|---|

Offices Located at 1601 E. 19th St. • Cheyenne and 2041 E. A St • Torrington



**We're Much More Than Classified Ads..**

**TRADER'S**

- Shopping • Entertainment
- Classifieds • Community News

**WyoTraders.com**

**800.634.8895**  
**2021 Warren Ave.**





**MOVING**  
 = is hard =  
**ENOUGH**  
 THE LOAN SHOULDN'T BE.

**APPLY NOW**

AT  
**WWW.WYOMINGBANK.BANK**

## PERSONAL SERVICE START TO FINISH

Whether you are in our office or applying online, you can be assured that you will receive one-on-one personal service from start to finish. It's that easy! Fall is in the air and we know every minute of your time is valuable. We don't want to just help you get the perfect home, we want to help make the process quick and easy too!

### MEET YOUR MORTGAGE TEAM



|   |   |  |   |
|---|---|--|---|
| <b>JACKIE BUCHMEIER</b><br>NMLS#628485<br>307-637-9138<br>C: 307-214-8259 | <b>DEBBIE OLIEZ</b><br>NMLS#613281<br>307-637-9137<br>C: 307-286-4168 | <b>JUDY LANE</b><br>NMLS#613280<br>307-637-9130<br>C: 307-631-3042 | <b>NORMA VANMATRE</b><br>NMLS#474348<br>307-637-9131<br>C: 307-221-0930 |
|---|---|--|---|

307-632-7733  
 5827 YELLOWSTONE ROAD  
 CHEYENNE, WY 82009



WWW.WYOMINGBANK.BANK





**CATHY ANDERSON**  
307-214-0687



**PAM ARTHUN**  
307-631-3051



**BONNIE BERRY**  
307-630-5444



**CYNTHIA BIGGS**  
307-221-3334



**JIM BIGGS**  
307-631-1276



**JANET BLACK**  
307-221-0523



**PHILLIP BOWLING**  
307-760-0708



**KIM BROKAW**  
307-631-4096



**TERI CASSIDY**  
307-222-2392



**BRADY CATES**  
307-286-2370



**TERYL CATES**  
307-631-6957



**GARRY CHADWICK**  
307-630-1099



**DAVE COLEMAN**  
307-214-6009



**GEORGE COSTOPOULOS**  
307-630-2358



**LANNETTE CRESS**  
307-631-0661



**CODEE DALTON**  
307-871-8098



**MARC DEMPSEY**  
307-631-0333



**ANGIE DEPEU**  
307-421-3064



**KATHERINE FENDER**  
307-275-4975



**CLIFF FERREE**  
307-286-5207



**ROBIN FOREMAN**  
307-630-0170



**LISA FOSTER**  
307-630-9000



**SCOTT FOSTER**  
307-631-4289



**ANGELA FRENTHWAY**  
307-214-1495



**JANET GAGE**  
307-630-2894



**PHYLLIS GAPTER**  
307-331-0589



**NATACHA GASPAR**  
307-640-6915



**MIKE GERBER**  
630-234-9797



**KIM GERIG**  
307-630-6071



**ERIN GILMARTIN**  
307-221-0427



**TAMMY GRANT**  
307-286-0550



**JEREMY HAMILTON**  
307-630-1582



**DESIREE HANNABACH**  
307-287-1175



**CODY HARVEY**  
307-317-6508



**JUSTIN HOWELL**  
307-631-8850



**ROY HOWELL**  
307-631-8880



**JAMIE HUNT**  
307-630-3376



**STEFANIE ILLINGWORTH**  
307-421-5378



**TOM JACOBSON**



**PAIGE LAIN**  
307-214-0827



**CINDY LANGMO**  
307-630-3063



**SHAE LAMB**  
307-421-6531



**BILL LEWIS**  
307-630-0383



**MARIA LIVERMONT**  
307-631-0922



**HEATHER MENDOZA**  
307-217-3128



**DENISE MOODY**  
307-630-9333



**DEE MORES**  
307-630-8080



**HEATHER MORGAN**  
307-399-3900





**HOPE MORGAN**  
307-640-7219



**ALLISON MURPHY**  
307-640-9222



**JENNIFER NELSON**  
307-421-4955



**WENDY OWEN**  
307-631-5547



**KATHLEEN PETERSEN**  
307-773-8494



**BOB PHILLIPS**  
307-630-0396



**JOE PRUNTY**  
307-630-0950



**BEN RAYL**  
307-286-0594



**JON ROGINA**  
307-701-5444



**JOANNA ROYSSE**  
307-214-3478



**PAT RUDD**  
307-870-4691



**BOB SCOTT**  
307-421-4620



**PAT SIMENTAL**  
307-421-7436



**ALICIA SMITH**  
307-760-5681



**DARIN SMITH**  
307-477-0700



**SARA K SMITH**  
307-414-0426



**SARAH SMITH**  
321-872-4158



**VICKI SOPR**  
307-631-5069



**LYNDA STRAHMANN**  
307-630-7900



**KIM SUTHERLAND**  
307-630-1488



**LARRY SUTHERLAND**  
307-630-0528



**JOE SVEC**  
307-640-9865



**PRESTON SYKES**  
719-505-3268



**MELISSA SWALLA**  
307-214-1521



**MARILYN THOMASEE**  
307-630-5080



**ELIZABETH VELTE**  
307-996-7365



**J. FRED VOLK**  
307-421-0347



**WENDY VOLK**  
307-630-5263



**JIM WALFORD**  
307-630-3455



**DEBORAH WALL**  
307-214-8815



**CHRISTINA WALTON**  
307-256-2349



**TYLER WALTON**  
307-752-4176



**CARL WAMBOLDT**  
307-640-2222



**SANDEE WAMBOLDT**  
307-630-8265



**JIM WEAVER**  
307-630-5161



**SHARI WEBB**  
286-0470



**PAUL WELLS**  
307-286-3821



**CHUCK WEST**  
307-331-9636



**ALLEE WILLIAMSON**  
307-631-1654



**DEE T WILLIAMSON**  
307-631-9199



**BUCK WILSON**  
307-221-1502



**RICK WOOD**  
307-631-8055



**ANDY WOODS**  
307-287-1034



**LEAH WOODS**  
307-220-2500



**MISTIE WOODS**  
307-214-7055





**2431 PAINTED HORSE TRAIL \$1,495,000**

Stunning two-story home located in the very desirable Mustang Ridge subdivision. 7BR, 7BA, 3-car garage home on 1.53 acre lot with walk-out basement. Huge kitchen with full butler's pantry, offices, formal living and dining, main floor master. Beautiful theater room, wet bar with wine cellar, exercise room, flex rooms. Guest suite above garage with kitchen. Don't miss out on this truly one-of-a-kind home!



**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.



**615 STERLING DRIVE \$475,000**

This Peaks Townhome has the desirable main level living. The owner's suite is well suited for large furniture, a large walk-in closet and the 5-piece BA includes a jetted tub & separate walk-in shower. Total of 3 BR plus an office with French doors that could also serve as formal dining.



**TBD RAINBOW VALLEY LODGE ROAD \$950,000**

Prominence Plan offers 3 spacious BR, 2 BA, wonderful open floor plan w/ top quality, & beautiful finishes. Very spacious 3-car garage. High efficiency heat and AC, a Malarkey Legacy 50-year roof, high quality casement windows, & full, unfinished basement allowing for future expansion. Photos of similar home.



**SUMMIT VIEW CT LOTS 3,6,7 \$250,000/ PER LOT**

Fabulous location to build your year-round vacation home in the desirable town of Centennial, WY. This 7 lot subdivision is adjacent to National Forest and a host of recreational activities for all seasons. Private water system (shared well) & underground electric in place - builder ready.



**739 OAK VALLEY LANE \$500,000**

All brick home w/ a finished garage is extra-long & could possibly hold 4 smaller cars, 3 BR, 2 BA, formal dining plus breakfast nook, large kitchen with plenty of counter space, large living room w/ gas fireplace, and main floor laundry. Primary bedroom features an extra nook, extra-large walk-in closet & 5-piece bath.



**412 WESTVIEW DR. \$305,500**

Wonderful twinhome with 3 bedrooms, 2.5 baths, and a spacious 2-car garage. The main level is open and modern with attractive oak cabinetry, laminate counters, and black appliances. There is a large patio just off the dining area that is ideal for summer barbeques and entertaining.



**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!



**331 MADDIES WAY \$285,000**

Not your average townhome; there are granite counters, LVP flooring, and updated vanities. There is Air Conditioning & a sprinkler system. There are three bedrooms, three bathrooms, and a two-car garage. It is in excellent condition and move-in ready.



*Scott & Lisa*

**FOSTER**

**WWW.LIVEINCHEYENNE.COM**

**307.631.4289**

SCOTT@CHEYENNEHOMES.COM

**307.630.9000**

LISA@CHEYENNEHOMES.COM

**#1 PROPERTIES**

**cheyennehomes.com | 307.634.2222**

6106 YELLOWSTONE RD • 6020 YELLOWSTONE RD • 1660 DELL RANGE BLVD





# SINGLE-FAMILY & TOWNHOME BUILDING LOTS AVAILABLE NOW!

## AVAILABLE TOWNHOME LOTS

| Lots       | Block    | Street        | Price     |
|------------|----------|---------------|-----------|
| Lots 43-46 | Block 33 | Open Range Rd | \$292,000 |
| Lots 3-6   | Block 36 | Big Meadow Dr | \$292,000 |
| Lots 8-12  | Block 35 | Big Meadow Dr | \$365,000 |
| Lots 12-16 | Block 32 | Big Meadow Dr | \$365,000 |
| Lots 2-6   | Block 32 | Big Meadow Dr | \$365,000 |
| Lots 7-11  | Block 32 | Big Meadow Dr | \$365,000 |



## AVAILABLE SINGLE FAMILY LOTS

| Lot    | Block    | Street            | Price          |
|--------|----------|-------------------|----------------|
| Lot 6  | Block 11 | Blue Norther Lane | \$75,900       |
| 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 11 | 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    | <b>PENDING</b> |
| Lot 23 | Block 9  | Pack Saddle Rd    | <b>PENDING</b> |



**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

cheyennehomes.com | 307.634.2222

6106 YELLOWSTONE RD • 6020 YELLOWSTONE RD • 1660 DELL RANGE BLVD





CHEYENNES HOMETOWN REALTOR

**BOB SCOTT**



307-421-4620

BOBSCOTT@CHEYENNEHOMES.COM



**3001 SUNFLOWER RD.**

Beautiful location on a corner lot! Four bedrooms, three baths, family room with fireplace and central air. Add to that a wonderful deck, 2 car garage, covered RV parking, three sheds and a low interest rate assumption available!

**\$389,000**



**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

**2531 CHESTNUT DRIVE**

Darling Bungalow/hardwood floors on main level, living room w/ large picture window, dining nook & 2 BR. Basement has an apartment w/ living room, 1 BR, 3/4 bath & spacious eat-in kitchen. \$298,900



**719 ARTESIAN RD. #40**

Like new! Lovely single wide home has 2 x 4 exterior construction for low utility bills. Spacious kitchen w/ lots of cabinets, 2 BR, nice landscaped corner lot. \$67,900



**356 STINSON AVENUE**

One level living. All newly remodeled. Kitchen has brand new cabinets, Corian counter top, new flooring, & new appliances. The hardwood floor has just been refinished. \$279,900



"YOUR FULL-TIME REALTOR® 24/7"

**Marilyn THOMASEE**  
ASSOCIATE BROKER, CRS

**307-634-1188**  
TWENTY-FOUR HOUR NUMBER

**307-630-5080**  
CELL

*I ♥ referrals!*

marilyn@cheyennehomes.com

**#1 PROPERTIES**

**cheyennehomes.com | 307.634.2222**

6106 YELLOWSTONE RD • 6020 YELLOWSTONE RD • 1660 DELL RANGE BLVD





# STUNNING HOMES FOR SALE



## #1 PROPERTIES

**CALL TODAY**

**307.317.6508**

**CHARVEY@CHEYENNEHOMES.COM**

6020 YELLOWSTONE RD  
CHEYENNE, WY 82009  
307.634.2222



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

## #1 PROPERTIES





“HOME IS WHERE ONE STARTS FROM”

-TS. LIOT

Let's get started on **YOUR** home with confidence and clarity.



**GC** **GEORGE COSTOPOULOS**

**307.630.2358**  
george@cheyennehomes.com

**BTW, I'M NEVER TOO BUSY FOR ANY OF YOUR REFERRALS!**

**303 BOWIE AVE, CHUGWATER**



The home sits on two city lots with great views and a beautifully landscaped yard. Primary bedroom and laundry on the main level with a walk-in closet.  
**\$245,000**

**234 B 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.  
**\$315,000**

**1122 PATIO DRIVE**



Carefree living with HOA for lawn care, snow removal and much more. 4 bedrooms includes main floor primary bedroom plus main floor laundry. Cozy family room with gas fireplace; large country kitchen with loads of cabinets.  
**\$340,000**

**5142 SULLIVAN STREET**



This Homes By Guardian raised ranch twin home has AMAZING city views and is move-in ready! New open floor plan boasts a large kitchen, plenty of entertaining space, a fireplace, and large bedrooms.  
**\$435,000**

**1766 US HWY 85**



Close in rural with NO covenants! The home is situated under 2 miles east from Yellowstone Rd. and Torrington Hwy on 11.26 acres.  
**\$520,000**

**1146 KAYCEE PLACE**



Ranch style home with 4 bedrooms, 3.5 baths and oversized attached 2-car garage. Approx. 4.67 acres fenced and cross fenced for pasture. Horses allowed. Outbuilding with concrete floor and drive-through overhead doors.  
**\$550,000**



**Bonnie BERRY**

**307.630.5444**   
bonnieberryrealtor@gmail.com



**Melissa SWALLA**

**307.214.1521**  
melissa@cheyennehomes.com

**#1 PROPERTIES**

**cheyennehomes.com | 307.634.2222**

6106 YELLOWSTONE RD • 6020 YELLOWSTONE RD • 1660 DELL RANGE BLVD







# #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 - 1775 GOODNIGHT TRAIL

**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



**1619 E. 15TH STREET**

Check out this great ranch style home with hardwood floors, 2 main floor bedrooms, and remodeled bathroom & kitchen that is nice size and new! Basement offers a large bedroom, family room, bathroom, and laundry room. Fenced backyard, large 2 car detached garage and alley access. Great starter home in a great location for easy access to downtown, VA Hospital or north side.

Offered at \$300,000



**383 GLEND PARK ROAD #41**

Glendo Marina Mobile Home Trailer with some lake views and home is perfect for your weekend getaways with beautiful lake views, boating, hiking trails, mountain biking, fishing, hunting, and relaxation!! This 2009 Harmony Mobile Home is 48'X14' on a non-permanent foundation and sits on Lot #41 at Rooch's Marina in Glendo, WY. Annual Lot rent is \$2950 per year, which includes lot rent for the summer season, water, and sewer. during summer season, per State Park Rules

Offered at \$229,000



**BUCK WILSON**

buck@cheyennehomes.com | MOBILE 307.221.1502

**#1 PROPERTIES**

**cheyennehomes.com | 307.634.2222**

6106 YELLOWSTONE RD • 6020 YELLOWSTONE RD • 1660 DELL RANGE BLVD





### 1696 NITA COURT

Sanchez Construction with walk-out basement! Navien On Demand Tankless H2O, 50 year Malarkey Legacy Roof (Class 4), Premium CaliBamboo Engineered Wood Flooring, Delta Faucets and hardware, Upgraded Granite with Large Island and Peninsula, Kitchen Farm Sink, Frigidaire Gallery S/S Appliances, with Gas Fireplace and Blower, Upgraded Tile Flooring, High Efficiency Furnace and AC, Stone front 3 beds, 2 baths, 4 car garage. Large Master with his and hers closets and soaker tub with shower. Pictures are of a similar floor plan and design and subject. Offered at \$755,000



### 1688 ESPEN TRAIL

Enjoy this amazing new construction home by Sanchez Construction. Amazing stone exterior accents, four-car oversized garage, large mastersuite with his-and-hers closets, two add'l bedrooms and bath, extremely large kitchen with large granite island, granite countertops, vaulted ceilings, gas fireplace with niches, on-demand hot water, 50-year roof, covered patio, fiber-optic internet, paved roads, and just minutes to shopping, restaurants, and grocery. One-year builder warranty. Offered at \$725,000

**\$15K BUILDER INCENTIVE AVAILABLE FOR:**

- COMPLETED BASEMENT FAMILY ROOM
- BUYER CLOSING COSTS
- INTEREST BUY DOWN
- OVERALL PRICE




### 1681 NITA COURT

Fantastic new construction by Sanchez Construction in a private cul-de-sac with over 5.23 acres. Stone front exterior, 4 car garage, 3 bedroom, 2 baths, Large Ranch style home with over 1723s/f with vaulted ceilings, granite countertops, gas fireplace, on demand hot water, master suite, 50 year roof, covered patio, fiber optic internet, paved roads. 1 year Builder Warranty. This lot did not allow for a walk-out basement. Pictures are of a similar floor plan and design and subject. Offered at \$660,000



# BUCK WILSON

buck@cheyennehomes.com | MOBILE 307.221.1502





# HOMES BY GUARDIAN

*wishes to thank*



*Paige  
Lain*

*&*

*Angie  
Depew*



**for their 20 years of support and service in  
Homes by Guardian's successes in Cheyenne,  
including The Pointe, Thomas Heights,  
Country Homes, and Whitney Ranch**

**You are 'the best of the best'!!**

**#1 PROPERTIES**

**cheyennehomes.com | 307.634.2222**

6106 YELLOWSTONE RD • 6020 YELLOWSTONE RD • 1660 DELL RANGE BLVD





# HOMES BY GUARDIAN

**We're excited to show you  
our beautiful new floor plan  
in the Parade of Homes!**

**WANT A LOWER INTEREST RATE?  
ASK ABOUT OUR SPECIAL FINANCING!**

*Homes Open Daily!*

**307.634.7900**

[homesbyguardian.com](http://homesbyguardian.com)

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



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

**#1 PROPERTIES**





ready to build your  
Home on the Range?

CLOSE-IN 5-ACRE HOMESITES JUST NORTH OF TOWN  
PAVED ROADS • NATURAL GAS • PRETTY VIEWS!

**R**  
THE RESERVE  
*at Horse Creek*

**BELL**  
*Pasture*



**#1 PROPERTIES**

307.634.2222 | 6106 YELLOWSTONE RD | 6020 YELLOWSTONE RD | 1660 DELL RANGE BLVD | CHEYENNE, WYOMING | CHEYENNEHOMES.COM

**#1 PROPERTIES** cheyennehomes.com | 307.634.2222  
6106 YELLOWSTONE RD • 6020 YELLOWSTONE RD • 1660 DELL RANGE BLVD





# 4182 ANTELOPE MEADOWS DRIVE



Country living on 35+ acres with end of the road privacy just minutes east of Cheyenne. This gorgeous, spacious home has 4296 sq ft of living space, with 5 bedrooms, 4 bathrooms, and a 3 car detached garage. Come take a look to appreciate all this property has to offer!

OFFERED AT \$685,000

2351 ROAD 157, PINE BLUFFS



\$376,000

Sweet farmhouse in the country on almost 20 acres of mature trees, shrubs, lilacs, and rose bushes. Nicely updated, new carpet and paint. Sunlight pours into the quaint breakfast nook in the charming kitchen.

TR 96 TENNESSEE RD



\$79,999

9.56 acres in Whispering Hills, 15 minutes West of Cheyenne.

TR 3 RD 148, CARPENTER WY



\$75,000

9.11 acres no covenants. Easy access 1 mile West of HWY 214.

TR 1 RD 148, CARPENTER WY



\$90,000

9.06 acres no covenants. Easy access 1 mile West of HWY 214.

TRACT 85 BAREBACK BLVD



\$120,000

40+ acres of rolling hills near entrance of Diamond B Ranch subdivision with big views.

LOT 3 ATLANTIC DRIVE



\$88,000

Grab your house plans and bring your builder to Chukker Ridge 9,000 Sqft Lot!

504 ROAD 148, CARPENTER



\$425,000

TR 287 BOUNDARY RD



\$118,800

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

TR 360 SOUTH CAROLINA RD



\$100,800

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

TR 304 CARIBBEAN RD



\$104,800

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

TR 361 SOUTH CAROLINA RD



\$100,800

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

TR 122 BIG PRAIRIE BLVD



Pending \$120,000

35+ acres, great views, & easy access 25 miles northeast of Cheyenne.



Cathy Anderson  
307-214-0687

canderson@cheyennehomes.com



307.634.2222  
CHEYENNEHOMES.COM

#1 PROPERTIES

6106 YELLOWSTONE RD  
6020 YELLOWSTONE RD  
1660 DELL RANGE BLVD





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



Dee T. Williamson  
ASSOCIATE BROKER  
307-631-9199  
DeeTWilliamson@msn.com

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

# 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



PENDING



## 2709 Plain View

Location, Location and More! Large eat-in kitchen and formal dining too. All four levels finished allows lots of room to spread out! Some brand new windows, new frig, new paint and newer carpet. Enjoy the shady covered patio, garden area and large back yard. Value priced, too! \$365,000!



## 817 Golden Hill Street

Wonderful Western Hills Location - your family will love the boundless possibilities in this full-brick ranch style. Features spacious main floor family room, formal dining, three main floor bedrooms, large basement game room, central A/C, and huge fully fenced backyard. Just waiting for your special touches - and value priced too. \$375,000!



# CARL & SANDEE WAMBOLDT

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

CERTIFIED RESIDENTIAL SPECIALISTS  
e-PRO CERTIFIED  
www.cheyennehomes.com

Associate Broker, CRS, GRI  
OFFICE 773-8473  
CELL 630-8265  
sande@cheyennehomes.com



# #1 PROPERTIES

cheyennehomes.com | 307.634.2222

6106 YELLOWSTONE RD • 6020 YELLOWSTONE RD • 1660 DELL RANGE BLVD







**TRACT 38 ARCTOS CT**

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

**1878 ROAD 124**

offered at **\$770,000**  
4BR | 3BA | 3-car garage  
90018.mistiewoods.com

**1675 ESPEN TRAIL**

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

**2200 LEDOUX DRIVE**

**\$689,900**  
3BR | 3BA | 3-car garage  
87855.mistiewoods.com

**2225 BLUE NORTHER LANE**

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

**4041 FARTHING ROAD**

**\$639,000**  
3BR | 2BA | 3-car garage  
90576.mistiewoods.com

**TBD ENCLAVE LANE**

**\$590,000**  
EXCELLENT OPPORTUNITY  
88876.mistiewoods.com

**5400 GATEWAY DRIVE**

**\$575,000**  
7BR | 6BA | 2-car garage  
90145.mistiewoods.com

**2229 GOODNIGHT TRAIL**

**\$549,900**  
3BR | 3BA | 2-car garage  
90467.mistiewoods.com

**2305 LEDOUX DRIVE**

**\$382,900**  
3BR | 2BA | 2-car garage  
90918.mistiewoods.com

**2200 BLUE NORTHER LANE**

**\$379,900**  
3BR | 2BA | 2-car garage  
90917.mistiewoods.com

**4927 PHOENIX DRIVE**

**\$359,900**  
3BR | 2BA | 2-car garage  
90895.mistiewoods.com

**7242 BOMAR DRIVE**

**\$359,900**  
4BR | 3BA | 2-car garage  
90460.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

**1185 W LEISHER ROAD**

**\$279,900**  
5BR | 2BA | 1-car garage  
90760.mistiewoods.com

**TRACT 14 OLD FAITHFUL WAY**

**\$200,000**  
8.31 Acres  
90391.mistiewoods.com



**New Construction!**  
**Now Building in:**  
**Whitney Ranch • Saddle Ridge**  
**Country Homes • Cowboy Ranch**  
**South • Thomas Hills Thomas**  
**Heights • Rocking Star Chucker**  
**Ridge • Sweetgrass • And many,**  
**many other locations in the**  
**Cheyenne area!**

**READY NOW!**



**MISTIE WOODS**

**(307) 214.7055**

**MISTIEWOODS@CHEYENNEHOMES.COM**

**WWW.MISTIEWOODS.COM**





### 506 W. 6TH ST.

LISTED AT: \$179,000

Central, peaceful, & oh so cozy! 3 BR, 1 BA home w/ large living space, eat-in kitchen, metal siding, updated windows, & enclosed sun porch. Situated on a corner lot boasting generous yard space of 2 city lots.



### 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 BA (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.



### TBD W. 6TH ST.

LISTED AT: \$60,000

5,800 Sq. ft. city residential lot! Build new, or have a manufactured or modular home. Additional property available next door, to the east, which consists of a lovely home on 2 city lots of 11,000+ Sq. ft!



### 214 COUNTRY WEST RD. #8B

LISTED AT: \$180,000



*Stephanie*  
**ILLINGWORTH**

307.421.5378

stephanie@cheyennehomes.com

# Looking to **FALL** in love with a new house?

Call me for your real estate needs.

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

your pathway home



# 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*

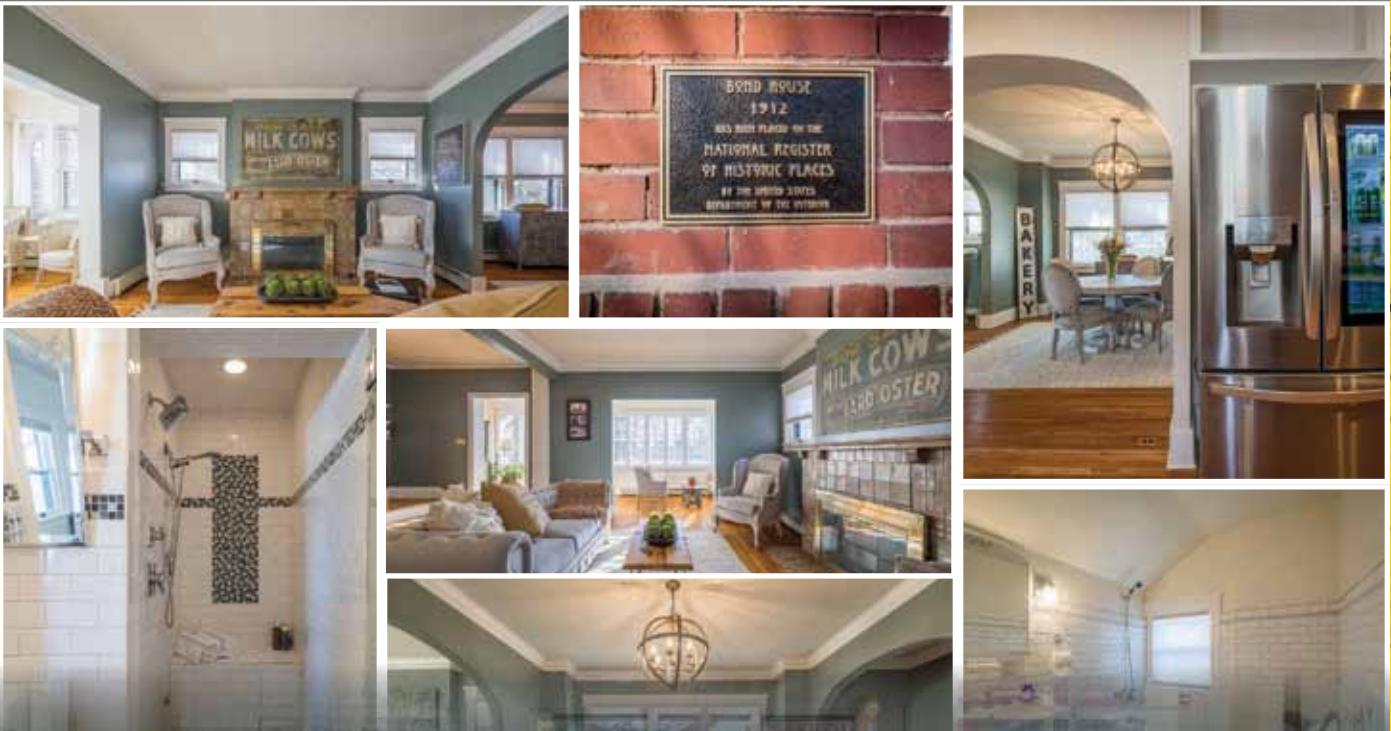
# 634.2222

# #1 PROPERTIES

cheyennehomes.com | 307.634.2222

6106 YELLOWSTONE RD • 6020 YELLOWSTONE RD • 1660 DELL RANGE BLVD





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



1214 W. 32nd Street **SOLD!**

Beautiful, historic Dubois designed Charmer! Walking distance to Downtown, the Capitol complex, Shops, Restaurants & Parks. Lovingly cared for Arts & Craft period home begins with 10 ft Crown Molding Ceilings, Gorgeous Wood Trim, Wood Floors throughout w/Custom Cabinets, inviting wine nook with high end appliances. The bathrooms are fantastically updated with incredible tile and fixtures. New vinyl fencing encompasses an amazing oasis with fresh landscaping, pergola, slate walking paths and super cozy gas fireplace... get the backyard party invites ready! Sprawling lot features private access to a spacious detached garage. This home is a treasure!

Offered at \$529,000



3700 Essex Road **PENDING!**

Stunning Arts & Crafts details will steal your heart... craftsmanship like no other. Timeless quarter-sawn oak, gorgeous solid wood doors and trim, wood floors, high-end PELLA wood windows. Built-ins galore, the center-island kitchen is incredibly beautiful and amazing! 3 main floor bathrooms each beautifully created with amazing style and rich quality! Inviting main floor family room/sunroom that takes in the view of the fantastic back yard and 36x25' patio area. Wet bar. Steam shower in primary bath. Three wonderful gas fireplaces.

Offered at \$649,900





**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



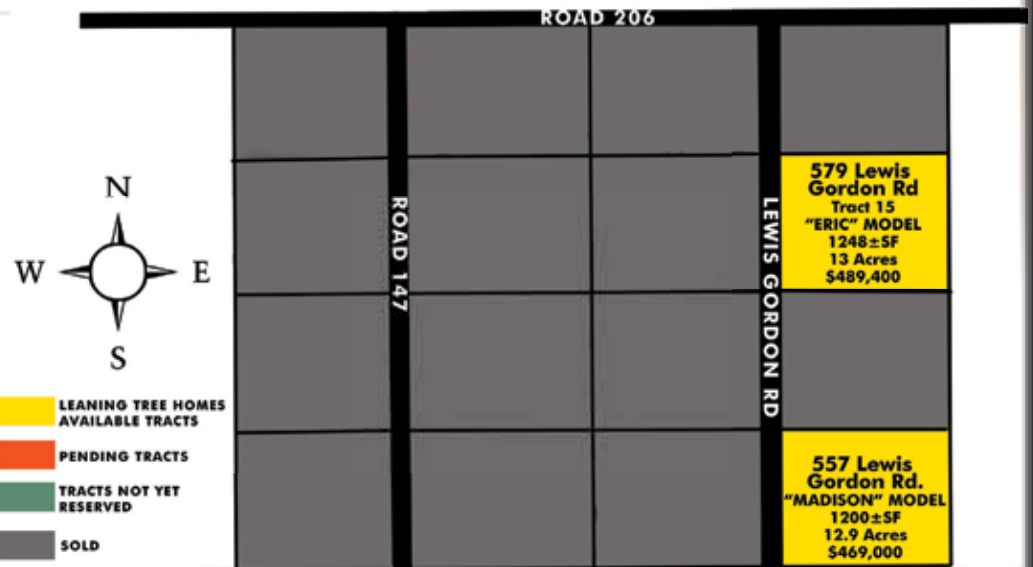
**2035  
CANYON  
DRIVE**

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). Move-in Ready!  
\$575,000

**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.



**#1 PROPERTIES**

**cheyennehomes.com | 307.634.2222**

6106 YELLOWSTONE RD • 6020 YELLOWSTONE RD • 1660 DELL RANGE BLVD





### 2003 SILVERTON DRIVE



A Welcoming Wyoming ranch-style home with five generous-sized bedrooms, three full-sized baths, and a two car attached garage in Sunrise Estates. Beautiful updates and amenities include glistening hardwood floors, two gas fireplaces, vaulted ceilings, a charming kitchen breakfast nook, walk-in pantry, plus an abundance of cabinets and countertops. Central air conditioning. Fully finished basement features an oversized family room, wet bar/kitchenette, and multi-purpose entertainment areas. Fully fenced back yard perfect for outdoor entertaining and enjoyment features built-in barbecue grill, an oversized patio with an electronic retractable awning with sensors and playground set. Sprinkler system in both front and back yards. Two storage sheds provide ideal outdoor storage and workshop space.

**\$445,000**



## J. Fred Volk

307.421.0347

jfredvolk@cheyennehomes.com



## Wendy Volk

307.630.5263

wendyvolk@cheyennehomes.com

# The Volk Team

wendyvolk.com



### 557 LEWIS GORDON



Brand New Home by Leaning Tree Homes in new Cross Tie Ranches Subdivision, just off US Interstate 80 & Carpenter Road Exit. Ranch-style "Madison Plan" with open floor plan featuring 2 bedrooms, 2 baths, 2-car attached garage with unfinished basement. Tranquil 12.9 acres. July 2024 completion. Directions: US I-80 East to "Carpenter/Burns Exit" (Exit 386). Turn right onto Wyo State Highway 214 towards Carpenter. Go 4.88 miles & turn right onto County Road 206. Head east 1.5 miles to Road 147 & turn left.

**\$469,000**

Great opportunity for a vacant, fully paved, lot close to downtown Cheyenne. Standard city lot, zoned MUB, between House Ave and Evans Av. Generous existing access off of 19th street and from alley.

**\$139,000**





# The Volk Team

wendyvolk.com



**J. Fred Volk**

307.421.0347

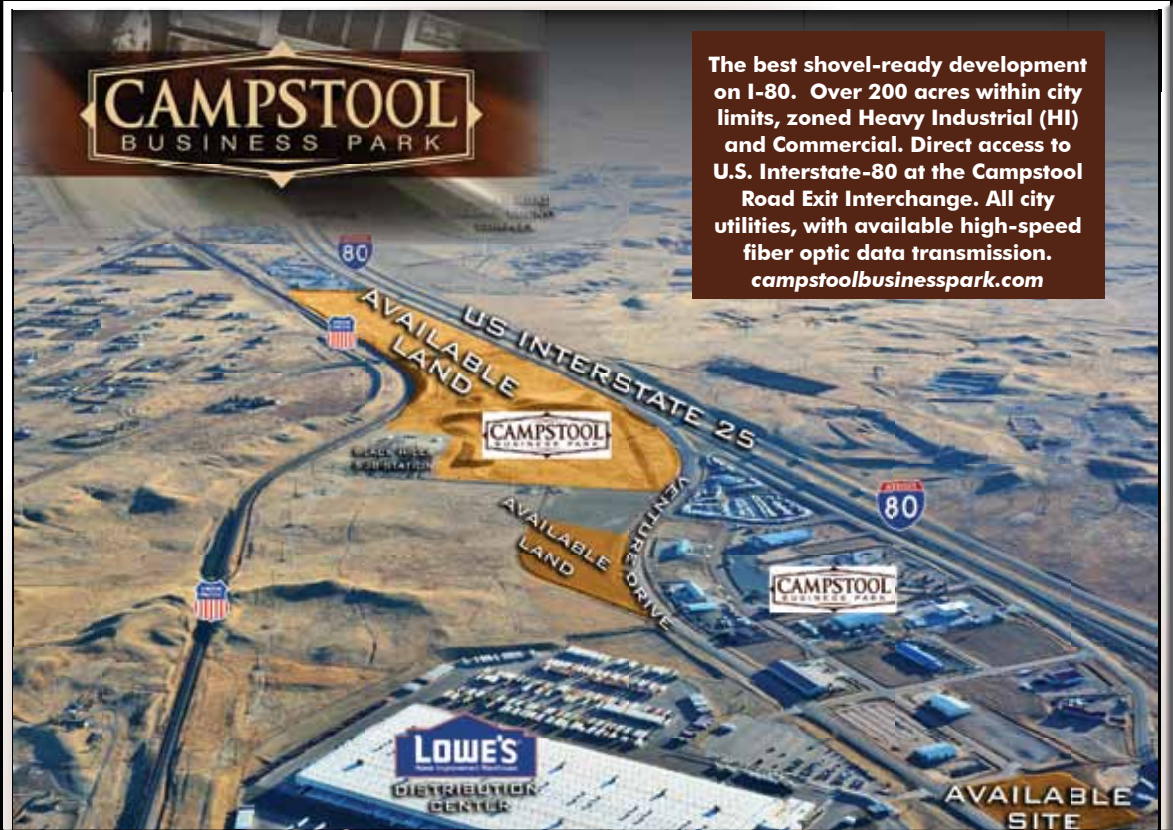
jfredvolk@cheyennehomes.com



**Wendy Volk**

307.630.5263

wendyvolk@cheyennehomes.com



The best shovel-ready development on I-80. Over 200 acres within city limits, zoned Heavy Industrial (HI) and Commercial. Direct access to U.S. Interstate-80 at the Campstool Road Exit Interchange. All city utilities, with available high-speed fiber optic data transmission. [campstoolbusinesspark.com](http://campstoolbusinesspark.com)



1003 E. LINCOLNWAY *For Lease*

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*

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

**#1 PROPERTIES**

**cheyennehomes.com | 307.634.2222**

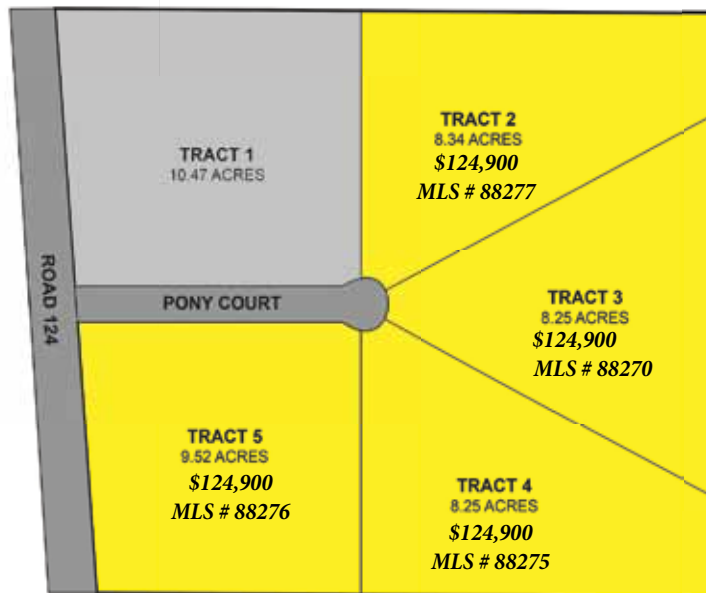
6106 YELLOWSTONE RD • 6020 YELLOWSTONE RD • 1660 DELL RANGE BLVD





### 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.



LEANING TREE HOMES AVAILABLE TRACTS  
 PENDING TRACTS

## Now Building In:

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



### J. Fred Volk

307.421.0347

jfredvolk@  
cheyennehomes.com



### Wendy Volk

307.630.5263

wendyvolk@  
cheyennehomes.com

# The Volk Team

wendyvolk.com



# #1 PROPERTIES

CHEYENNEHOMES | ZILLOW/TRULIA | REALTOR | GOOGLE  
get up-to-the-minute open house info at [bit.ly/NumberOneOpenHouses](http://bit.ly/NumberOneOpenHouses)



307.634.2222  
CHEYENNEHOMES.COM

#1 CHEYENNE, WYOMING  
**PROPERTIES**

6106 YELLOWSTONE RD  
6020 YELLOWSTONE RD  
1660 DELL RANGE BLVD