

# Preview

Volume 41 | Number 11  
**NOVEMBER 2023**

# REAL ESTATE GUIDE

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# Preview

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## REAL ESTATE GUIDE

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# 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**  
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**CANYON SPRINGS WEST**

Chugwater, Platte County, Wyoming  
1,186± deeded acres with a well maintained headquarters. Seven fenced pastures with excellent grass and water.

**\$3,000,000**

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



**PRAIRIE CENTER RANCH**

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

**Reduced to \$1,020,750**

Cory Clark at (307) 334-2025



**SIOUX COUNTY FARM**

Morrill, Sioux County, Nebraska  
240± total acres with 190± pivot-irrigated acres and 50± acres of native grass. Path-finder water rights.

**\$1,350,000**

Logan Schliinz at (307) 575-5236



**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



**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



**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



**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



**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



# 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

**Under Contract**



**600 Meadowlark Ln. • 314,000**  
 Immaculate condition all brick home on a corner lot in north Cheyenne with huge backyard! Spacious living and dining area, 3 bedrooms and full bathroom on the main level with gleaming hardwoods, fresh paint and new kitchen flooring. Huge backyard! This home has been loved and cared for by multiple generations and is waiting for you to make it your home!  
**Asha Bean • 286-2069 #91460**

**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**

**New Listing**



**571 Chimney Rock Lp. • \$460,000**  
 Amazing home on 8.58 acres with breathtaking views. Three bedroom, 2 bath home features wood floors and main floor laundry. New roof and new Anderson windows. Unfinished walk-out basement with a woodburning fireplace already installed. Kitchen with lots of counter space. Fireplace in living room. Vaulted ceilings. Master suite with ensuite and walk-in closet.  
**Brittney Kotunok • 262-9647 #91585**




**Tracy Wilson**  
 General Manager  
 632-2355



**Gary Gonzalez**  
 Broker Associate  
 640-0855

**Under Contract**



**201 E. 1st Ave. • \$385,500**  
 Charmer home close to downtown. Cozy living room with fireplace and dining room with large bay window. Hardwood throughout the main floor and beautiful kitchen counters. Walk-in closet in primary bedroom with bathroom connected including hallway access. Basement has many possibilities including storage area. Newer energy efficient furnace and humidifier. Sitting area outside, RV parking and dog run.  
**Trenille Young • 262-9617**

**Price Reduced**



**208 Ferguson Ave. • \$425,000**  
 Open entry. Bi-level in the quiet Westgate Subdivision. North location close to schools, shopping and greenway. Traditional home with formal and informal dining, open kitchen with new stainless appliances and pantry. Plenty of room for everyone with a family room, living room, library, office with built-in desks and large wet bar. Fenced with A/C and large shed. Call for your personal showing!  
**Dana Diekroeger • 421-7593 #90881**

**Price Reduced**



**1346 Road 142 • \$650,000**  
 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**

**New Listing**



**709 E. 23rd St. • \$325,000**  
 The possibilities with this property are endless! Over 1,500 sq. ft. of heated shop space and over 1,000 sq. ft. of office/retail space (that could be split into 2 separate spaces) including 2 bathrooms. This property also has a separate 1 bedroom apartment upstairs that has separate entrance. Sprinkler system in the front, driveway and street parking in addition to multiple parking spaces in the back.  
**Asha Bean • 286-0259 #91492/91568**

**New Listing**



**2542 Falling Star Lp. • \$850,000**  
 Custom-built and beautiful ranch-style home in North Star Ranch on 9.53 acres. Five bedrooms, 4 baths, spacious main floor master with large 5-piece bath and walk-in closet. Two bedrooms share a Jack & Jill bathroom. Large living room with gas fireplace, great for entertaining. Large gourmet kitchen with JennAir gas cooktop, breakfast nook and formal dining area.  
**Rob Higgins • 631-0448 #91104**



**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**



**7132 Manhattan Ln. • \$365,000**  
North location, quiet street close to schools and parks, don't miss this one. Lots of updating, flooring and paint. Two bedrooms up with 3 bedrooms down and a very large laundry room in this bi-level home. Home has central A/C and an attic fan. One-car attached garage with RV parking. Fenced backyard with a homeowners dream size backyard with deck, Pergola, patio and trees.

**Dana Diekroeger • 421-7593 #91523**

**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. Lincoln 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**

**New Listing**



**2716 E. 9th St.**  
Looking for a project? Look no further! Your opportunity awaits here! This 3 bedroom, 2 of which have non-egressed windows and 2 bathroom home offers incredible potential for those with an eye for design and renovation. The property boasts original hardwood, and the kitchen remodel has already begun with Diamond cabinets to include dovetail corners with full extension soft close glides and soft close hinges. Whether you're an experienced investor or a first-time homeowner seeking a rewarding DIY experience, this property is ready to be transformed with your personal touches.

**Tracy Wilson • 630-8686 #91710**



**Tammy Tschacher**  
Sales Associate  
631-2885



**Devan Gable**  
Sales Associate  
907-306-8179


**Under Contract**



**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 Construction**



**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**

**New Listing**




**4012 Darby Ln. • 315,000**  
More pictures coming soon! Maintenance-free living in this maintained townhome. Perfectly located in the quiet Rock Springs Estate Subdivision. This home includes 3 bedrooms, 3 baths, a fenced yard and a 2-car attached garage. Master suite has a full bath and walk-in closet, with a family room conveniently located just off the master bedroom. No HOA.

**Tammy Tschacher • 631-2885 #91592**



**Shannon Moyte**  
Sales Associate  
365-7866



**Adel Gallardo**  
Sales Associate  
286-7391

**New Listing**



**Tract 1 Four Mile Rd. \$129,900**  
Close-in rural site for your new home. Two more tracts available in this filing. Hurry, they won't last! **Owner financing available.**

**Mike Hutton • 630-2735 #91155**

**Price Reduced**



**2609 Park Ave. • \$480,000**  
Laramie, WY. Welcome home! Walking in to this traditional home you will not want to leave. Updated kitchen, bathrooms and so much more! Hardwood floors, 2 wood fireplaces, large dining area and living room. Three bedrooms on the main floor with another bedroom and 2 family room areas downstairs to include pool table. Plenty of storage in laundry room/workshop. Fenced with beautiful deck, close to schools and parks, in quiet neighborhood.


**Dana Diekroeger • 421-7593 #91410**

**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**



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



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



**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**



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Agent of Week: 11/6

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Agent of Week: 11/20

**AMY SURDAM**  
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**AUSTIN ARNOLD**  
REALTOR®

**CONTACT HIM AT:**

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**916.947.8300**

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**SARA CUNNINGHAM**  
REALTOR®

**CONTACT HER AT:**

**SARA@GOLDFINCHMGMT.COM**  
**970.214.1585**

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**TALLI LEATHAM**  
REALTOR®

**CONTACT HER AT:**

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**307.371.3999**

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**TBD VALLEY VIEW DR. \$69,900**

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.



**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.



**5520 TOWNSEND PL B \$279,900**

Welcome to this delightful 2-bedroom, 2-bathroom townhome that has been thoughtfully renovated. This home features a one-car attached garage for your convenience and a cozy, fenced yard with a deck off of the upstairs.



**800 VALLEY VIEW \$450,000**

Exquisitely updated country residence nestled on a sprawling 5.55 acre lot, located 20 miles west of Cheyenne. This enchanting property boasts four bedrooms, three bathrooms, and a two-car garage. Additionally, there's the option to include the adjacent 6.82 acre vacant land lot.



**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. Also for lease!



**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
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**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!



**205 W 7TH ST. \$249,900**

Nestled within South Cheyenne, this residence boasts a large entryway room that bathes in natural light. The kitchen showcases granite countertops and modern appliances. A shared bathroom is adorned with tile work that adds a touch of sophistication. Positioned just a brief jaunt from downtown Cheyenne.



**3119 PIONEER AVE. \$372,900**

Nestled conveniently off Pershing, this splendid historic house from 1926 boasts generously proportioned rooms, hardwood floors, and an enchanting sense of history. The rear section encompasses a garage and studio apartment, reside in one home while capitalizing on rental potential with the rear space!



**1516 WILLOW DR. \$325,000**

This property features a 2-bedroom, 1-bathroom upstairs living space, complemented by a fully-equipped 1 bedroom basement suite with a separate entrance, kitchen, living room, and bathroom. Potentially could be used as a duplex. While maintaining its character and charm, the home has received updates, ensuring it's move-in ready.



**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. Might accommodate four 24 unit buildings to be built with proper zoning, streets and large portions of infrastructure in place. Do not miss this prime development opportunity!



**1012 E 6TH ST. \$249,900**

This cozy home boasts three bedrooms, two updated bathrooms, and a one-car detached garage. Step inside to discover a thoughtfully renovated interior. The living area is perfect for entertaining, the beautiful kitchen features stainless steel appliances and granite countertops.



**1377 PRAIRIE VIEW RD. \$160,000**

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.



**109 W 17TH ST. \$15/SQ FT**

Well located office space in the heart of downtown Cheyenne with great visibility. Potential for retail use. 5 office spaces, or 4+ conference room, as well as large open/reception space up front. Roughly 500 feet to the parking structure and 400 feet to the city surface parking to the East.



**611 W 28TH ST. \$230,000**

Welcome to this renovated home located in the charming heart of historic downtown Cheyenne. Embraced by the grace of mature trees, this home boasts a fenced backyard that ensures privacy. Updated exterior, windows, and roof that enhance both aesthetics and functionality. Discover an upgraded kitchen with new stainless steel appliances, while the generously sized rooms offer space for every need. Convenience with the inclusion of main floor laundry.



**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.



**207 W 7TH ST. \$279,999**

This beautifully renovated 4-bedroom, 2-bathroom gem is sure to impress. Nestled in South Cheyenne, from the moment you step inside you'll be greeted by an inviting and open floor plan. You're just a stone's throw away from parks, schools, shopping, and dining, ensuring that all your daily needs are met. This home has been thoughtfully updated with an eye for quality, ensuring you can move in and start enjoying it from day one.



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## 3947 Dixon Drive

4 Bed | 3 Bath | 2-Car Garage | 3,128 Sq. Ft.  
Saddle Ridge Model Home, Open Daily & 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 By Appointment



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**LISTINGS**

### UPGRADED FINISHES



**2304 Pack Saddle Rd. • \$575,000**

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.

### LARGE RANCH-STYLE HOME



**2328 Pack Saddle Rd. • \$535,000**

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.

### 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.

### WANT STORAGE?



**2309 Milatzo Ave. • \$380,000**

A 2-car attached garage, a detached 2-car garage and a large hobby area all on a half acre lot, the 2,100 sq. ft. 1-level, 4 bedroom, 2 bath house has large rooms with a maintenance-free steel exterior. The family room fits a big screen TV cozied up to the fireplace. Large patio, fenced backyard and high functioning dog run. Don't miss this opportunity.

### 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.

### 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.

### REMODELED AND AFFORDABLE



**2210 E. 11th St. • \$280,000**

New and adorable is what you call this 3 bedroom, 2 bathroom, 2-car garage home. All new appliances, paint and flooring await you. The upstairs boasts an ample living area with an open floor plan. The kitchen, has a full party eating bar and countertop. The basement provides room for the big game and what could be a primary suite.

### GRAND 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.

### 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.



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**William Lewis**  
640-5205  
Associate Broker,  
Owner, CRS, ePro, GRI



**Cyndi Lewis**  
630-0522  
Sales Associate



Now's the Time to BUY!

**2717 E. 9th St. • \$298,000**



**"Great Starter or Down-Sizer Home"**

Three bedrooms, 2 baths, newly remodeled. All newer kitchen and appliances, new carpet in living room and bedrooms. Newer windows, furnace with central air. Updated baths. Large fenced backyard with alley access and room to build your new garage. Could be a great Air BnB!



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**9901 VERA LANE – \$629,900**  
3 Bed | 2 Bath | 3-Car | 3,142 sq.ft.  
Luxury vinyl flooring, vaulted ceilings, granite counters, large master suite.

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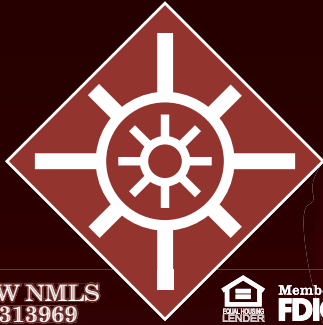


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1601 Arnold St., Laramie • \$250,000



**Quad-level in Laramie, Wyoming.** Three bedrooms on upper level, possible 4th in basement area. Lower level family room has wet bar, 3/4 bath, walkup and out to backyard and utility shed. Needs TLC. Seller does not make repairs. #91165

4407 E. 13th St. • \$255,000



**Convenient all one level living.** This home features 2 bedrooms, 1 bathroom and an attached 2-car garage. Open living/dining/kitchen area with gas fireplace and a window A/C unit for year round comfort. Spacious master bedroom with a walk-in closet. The fenced backyard has a patio with a retractable awning perfect for enjoying the outdoors. #91504

9418 Smoking Oak Rd. • \$575,000



**Rural story and a half home.** Four bedrooms, 3 baths, 2-car attached garage. Has Black Hills gas and electric. Game room comes with some games. #91354

717 Carmon Cir. • \$305,000



**Very nicely maintained 4 bedroom, 2 bathroom home** with an attached 1-car garage. Large covered deck off the dining room provides space for entertaining and relaxing. The family room features a wood burning stove. Large backyard with utility shed plus access from the alley for RV/boat parking. Low maintenance metal siding and new vinyl windows throughout the home! #90996

3723 Chuck Wagon Rd. • \$565,000



**Situated on 5.10 acres,** this 4 bedroom home includes an office, 3 bathrooms, an attached 2-car garage, along with 42'x60' outbuilding including 12' door for easy RV access, concrete flooring, electricity and piped for propane. The master bedroom features a 5-piece master bath with jetted tub and bamboo flooring. Large deck off the dining room. Cozy gas fireplace in the living room along with a pellet stove in the basement and central air conditioning providing year round comfort. There are laundry hook-ups on both the main level and in the basement. Fully finished walk-out basement with access to the large patio perfect for relaxing or entertaining. Sprinkler system to immediate yard and drip irrigation to the trees. #91150

9817 Bell Ln. • \$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. You will love living in this beautiful home. #90887

1704 & 1710 Westland Rd. \$1,100,000



**Office building located on Westland Rd.** Single-story office building could be used as large office or 3 separate businesses. Ample off-street parking. Fenced playground behind the north end of the building. ADA compliant. #91059

1780 Westland Rd.



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

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**434 Stampede Cir. • \$674,900**





**Wet bar in basement**

**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. Central air conditioning for summer comfort. Enclosed front and back patios. Beautifully landscaped backyard including sprinkler system, gazebo and rock areas.

#91394

**9418 Kersey Dr. • \$649,000**





**Close-in rural property just north of town situated on 2.50 acres.** Huge wrap-around deck with a covered area at the front of the home. Beautifully maintained 5 bedroom, 4 bathroom home, with an oversized 2-car attached garage. The eat-in kitchen features a pantry, Schroll cabinets and solid surface countertops plus a separate formal dining room. Spacious living room with a gas fireplace. Fully finished basement complete with a huge family room with surround sound, 2 bedrooms and a bathroom. Storage shed, sprinkler system and central air conditioning.

#91289

**119 Julianna Rd. • \$53,500**

**UNDER CONTRACT**



**Located in South Fork mobile home park this 3 bedroom, 2 bath home is in great condition.** The master bedroom features a large 5-piece master bath. Washer and dryer are included. The evaporative cooler will keep you comfortable in the summer. Fenced yard with a large utility shed with roll-up garage door for loads of extra storage. Off-street parking slab for 2 vehicles. \$53,500.

#90733

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**4303 Sullivan St. • \$369,000**

**UNDER CONTRACT**



**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 Rd. • \$375,000**



**Many possible uses!** Currently could be used as a 6 bedroom single family home or as a 6-bedroom duplex. This home is 2 connected manufactured homes allowing the units to be used independently as 2 separate 3 bedroom, 2 bathroom units or as 1 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 of possibly multiple 4-plexes, apartments, etc. Currently in a county pocket with well and septic.

#89823

**LAND**

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

**Tract 6 W. Vedauwoo Rd.** \$195,000  
35.365 Acres. #90907.....

**TBD Wills Rd.** \$175,000  
.32 Acres. #91056....

**TBD Ridge Rd.** \$200,000  
.39 Acres. #91058

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**821 E. 17th St.**

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



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



**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**



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



**Pam Taylor**  
Agent  
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**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**

**109 King Ct.**

**Freshly renovated ranch-style home**, all new appliances, completely remodeled kitchen, all new electrical, all new plumbing, 2-car detached garage, alley access. RV parking. Open concept, 3 bedrooms, 1 bathroom. **\$325,000**



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**Casey Fairchild**  
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**4508 Cleveland Ave.**

**5.75% assumable mortgage!** Beautiful bi-level, 4 bedrooms, 2 baths. Eat-in kitchen is a chef's dream featuring modern finishes including a tile backsplash, laminate countertops and smudge-proof stainless appliances. **\$352,500**

**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. **\$499,000**



**Stephanie D. VanVeckhoven**  
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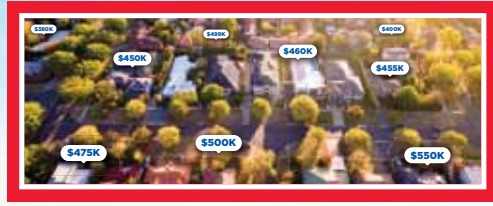
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Lot 15	Block 13	Cow Camp Trail	\$91,102
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Lot 19	Block 9	Cow Camp Trail	\$94,300
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# HAPPY Thanksgiving

Wishing you and your family a happy and blessed Thanksgiving!

As we count our blessings this season, I am most grateful for the opportunity to serve and support all of my amazing clients throughout the year.

May your holiday season be filled with warmth, love, and joy. *-Shae*

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**2431 PAINTED HORSE TRAIL \$1,395,000**

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!



**5802 MICA BLUFF \$689,900**

Beautiful Dan Gregg new construction in the desirable Bluffs subdivision. 3BR, 2BA, 3-car garage ranch-style home has gorgeous finishes throughout, including custom cabinetry and tile, granite counters, LVP flooring. Full stone/stucco maintenance-free exterior, complete landscape package, covered deck. October completion.



**5718 MICA BLUFF \$689,900**

Popular Dan Gregg Construction Boulder plan offers 3BR, 2BA, huge 3-car garage. Stunning interior and exterior finishes include stone and stucco siding, large, covered deck, fully landscaped. Open floor plan with kitchen center island, custom cabinetry, granite. Early November completion.



**4276 CALICO HILL RANCH \$795,000**

Wide open spaces to roam! 4 BR, 3 1/2 BA, formal dining, main floor laundry, large kitchen, the basement has a large family or great room, a bedroom, bathroom, massive amount of storage space. The outbuilding is perfect for woodworking, auto storage or other hobbies.



**218 BENT AVENUE \$349,900**

Impeccably maintained home shows pride of ownership throughout. 4 BR, 2 BA, 2-car garage w/ extra storage space, an incredible four seasons room, updated windows, and metal siding. Kitchen has corian counters, & appliances have been updated previously. The family room is quite large



**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.



**11013 CHERRY WOOD LN. \$589,900**

Home sits on 4 acres with fencing & nice tall trees. Fantastic home has formal and informal dining, a large kitchen with beautiful cabinetry, main floor laundry, large living room, a bonus room perfect for remote office space or a theatre room. Jetted tub and separate walk-in shower. Bsmt. is above grade.



**LOT 2 RAINBOW VALLEY LODGE ROAD \$250,000**

Fabulous location to build your year-round vacation home in the desirable town of Centennial, WY. There is a private water system (shared well) and underground electric in place so each lot is builder ready.



**5305 GREEN RIVER PL. \$354,900**

Adorable home w/ great curb appeal. Ranch-style home offers a living room & the ambiance of a wood-burning fireplace, spacious dining, the kitchen has many updated features, 2 BR on main level. Basement has a family room, 2 BR, a spacious laundry room w/ washer & dryer, & new carpet.



**5340 KENNEDY DRIVE \$352,500**

Located near the Sun Valley Park this home has 4BR and the owners suite features a very large walk in closet and 1/2 BA. The vaulted ceiling in the living room adds to the dramatic look of the fireplace, there is also a family room in the basement.



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**1696 NITA COURT**

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**1515 SCENIC RIDGE DRIVE**

Welcome to 1515 Scenic Ridge in the Rocking Star Ranch, a custom ranch-style home with stunning mountain views. This home features an open-concept living room with a gas fireplace, a gourmet kitchen, and a custom pantry. The master suite offers a luxurious shower and a relaxing tub. The finished basement has two additional bedrooms, a third bathroom, and a spacious family room. The garage is insulated with a gas heating system. The property includes approximately 5+/- acres and additional land ownership. It's conveniently located next to the horse trail system in Rocking Star, providing a sense of seclusion and privacy. \$719,000



**5600 OPAL DRIVE**

Looking for a large corner lot Ranch style home in beautiful Whitney Ranch? This home boasts over 1900 s/f per level, open floor concept, better than new with everything completed so you can enjoy the house. The basement is fully finished by Guardian Homes and includes 2 additional large bedrooms, super grand family room, bathroom, storage and a safe room that is very hidden. Exterior is fully landscaped front and back with a gate to the walking path and covered front porch with city views. Garage is 3 stalls but has a two car garage door so great for more storage or for the one that enjoys tinkering on cars or toys. This home is 5 bedrooms, 3 full bathrooms...it's gorgeous. Priced to sell! \$645,000



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**103 N YELLOWSTONE HIGHWAY**

In Glendo, WY, an exceptional business opportunity awaits at the Old Western Saloon, Steakhouse, and recently added Liquor Store with a drive-up window. Established in 1925, this historic establishment includes a full-service bar, a new walk-in liquor store, and a fully equipped restaurant with a successful menu. With great inventory and proven business potential, everything is included for a seamless transition. Contact the listing agents for more details.  
\$450,000



**199 ROAD 152, CARPENTER, WY**

Enjoy this rural home on 7.47 acres outside of Carpenter, WY. This mostly brick home has a lot to offer with its open floor plan, large kitchen, main floor laundry, 3 bedrooms, 2 baths and a large family room in the basement. If you like horses you will enjoy the 60'X40' outbuilding with 5stalls and a tack room, round pen, and a large riding arena. The detached garage is an excellent shop or garage for all your tinkering needs.  
\$400,000



**717 W 6TH STREET**

Cute Bungalow in Roberts Place subdivision that offers a great starter home or investment property. Kitchen is well appointed with dishwasher, range/oven, refrigerator, and butcher block counter tops. Bathroom has a tiled bathtub and laundry hook-ups. Backyard is large for playing or enjoying the evening sunsets.  
\$219,000

**LOT 2, BLOCK 3/LOT 1, BLOCK 2/LOT 2, BLOCK 2/  
LOT 1, BLOCK 3 E. P STREET**

Attention Developers, 4 Large lots in Eastern Torrington, WY across the street from Lincoln Elementary are ready to be built on. These lots range from 10,743 s/f to 11,202 s/f. These lots have been designed to be either individual 4-plexes or purchase two adjoining lots and build a 14 unit complex (4 lots currently available). City of Torrington has already approved either option and water taps have already been paid as well. Call listing agent for additional information.  
\$58,000/each



**BUCK WILSON**

buck@cheyennehomes.com | MOBILE 307.221.1502

cheyennehomes.com | 307.634.2222  
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**The Volk Team**  
wendyvolk.com



**J. Fred Volk**

307.421.0347

jfredvolk@cheyennehomes.com



**Wendy Volk**

307.630.5263

wendyvolk@cheyennehomes.com



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

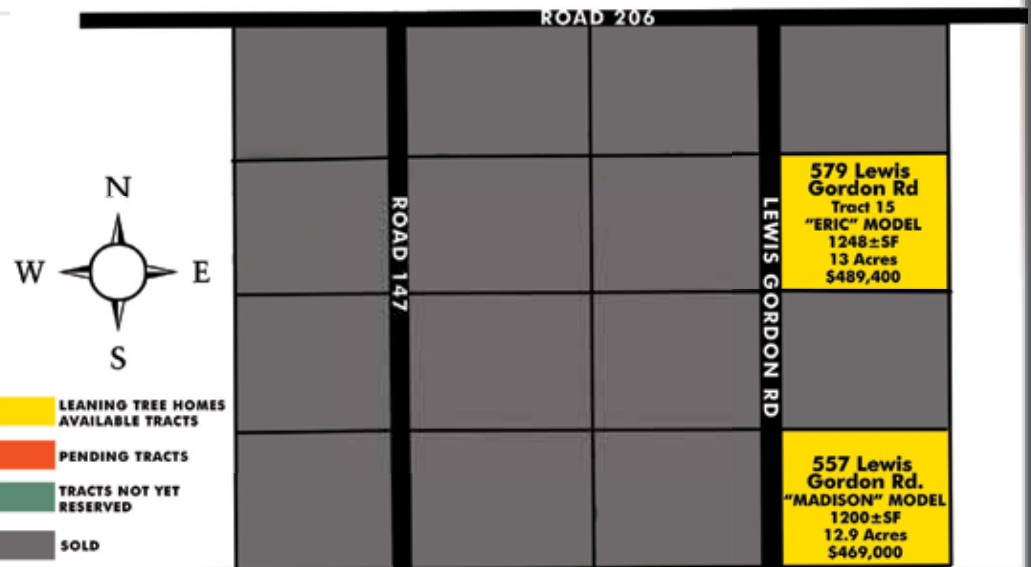


**2035 CANYON DRIVE**  
Brand-new construction by Leaning Tree Homes in Yellowstone North Subdivision, just 9 miles north of Cheyenne. Spacious, open, ranch-style floor plan (The "John Plan") featuring 3 bedrooms, 2 baths, & oversized 2-car attached garage with an unfinished basement. Located on 4.53 +/- acres. Granite kitchen countertops. Central air conditioning. Tranquil close-in rural property located off US Interstate 25 and Ridley Road (Exit21). Move-in Ready!  
\$565,000

# 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**

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### 2003 SILVERTON DRIVE

Ranch-style home w/ 5 BR, 3 BA, 2-car attached garage in Sunrise Estates. Beautiful updates, hardwood floors, 2gas fireplaces, vaulted ceilings, Kitchen breakfast nook, walk-in pantry/ A/C. Fully finished basement. Fully fenced backyard w/ built-in barbecue grill, an oversized patio with an electronic retractable awning. Sprinkler system in both front and back yards. \$435,000



### 303 W. 8TH AVENUE

Located on a 14,027 square foot lot in the heart of The Avenues! All 1-level ranch-style floor w/ 4 BR, 3 BA. Open living room concept features a beautiful gas fireplace and magnificent views of backyard. Wrap-around sun room along the front and side of the home with automatic blinds on sensors for perfect climate control. \$700,000



### 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" 2 BR, 2 BA, 2-car attached garage w/ unfinished basement. Tranquil 12.9acres. 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



### 3605 PIONEER AVENUE

This historical gem offers tranquility and an oasis of trees. 4 bedrooms all-on-one level, 4 baths, 2-car attached garage. Gourmet kitchen with large kitchen dining area, center island/breakfast bar, new double ovens, and an abundance of storage. Gorgeous formal dining room with exquisite built-ins. Primary suite with an updated full bath and romantic balcony. \$680,000



### 1818 EVANS AVENUE G22

Landmark Condominium Garage Unit. This conveniently-located end unit garage is bordered by House Avenue on the alley. Interior dimensions 12' x 24' x 9.5'. There is electricity inside and an electronic garage door opener and controls ; there is no water or drains. Built-in shelving is ideal for storage. \$38,000



### 5110 BADLANDS DR.

Office/Warehouse dry shell under construction with estimated completion in first quarter 2023. Close proximity to Bison Business Park and new Microsoft South facility. Well in place, but not completed-- septic plans approved. Good visibility. Planned Unit Development zoning from Laramie County allows a variety of uses including manufacturing and storage. \$1,300,000



### 8610 TRUCKER TRAIL #B

Class-A Commercial Warehouse and Office space for lease in Campstool Business Park. Convenient access to I-80 and the brand-new Christensen Overpass. The property located in the rapidly growing eastern gateway to Cheyenne at the US Interstate-80 and Campstool Road Exit Interchange. Warehouse space encompasses 4750 square feet with overhead radiant heat and waterlines in ventilated clear-span shop. For Lease - \$12.09 per Sq. ft.



## J. Fred Volk

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## Wendy Volk

307.630.5263

wendyvolk@cheyennehomes.com

# The Volk Team

wendyvolk.com





# The Volk Team

wendyvolk.com



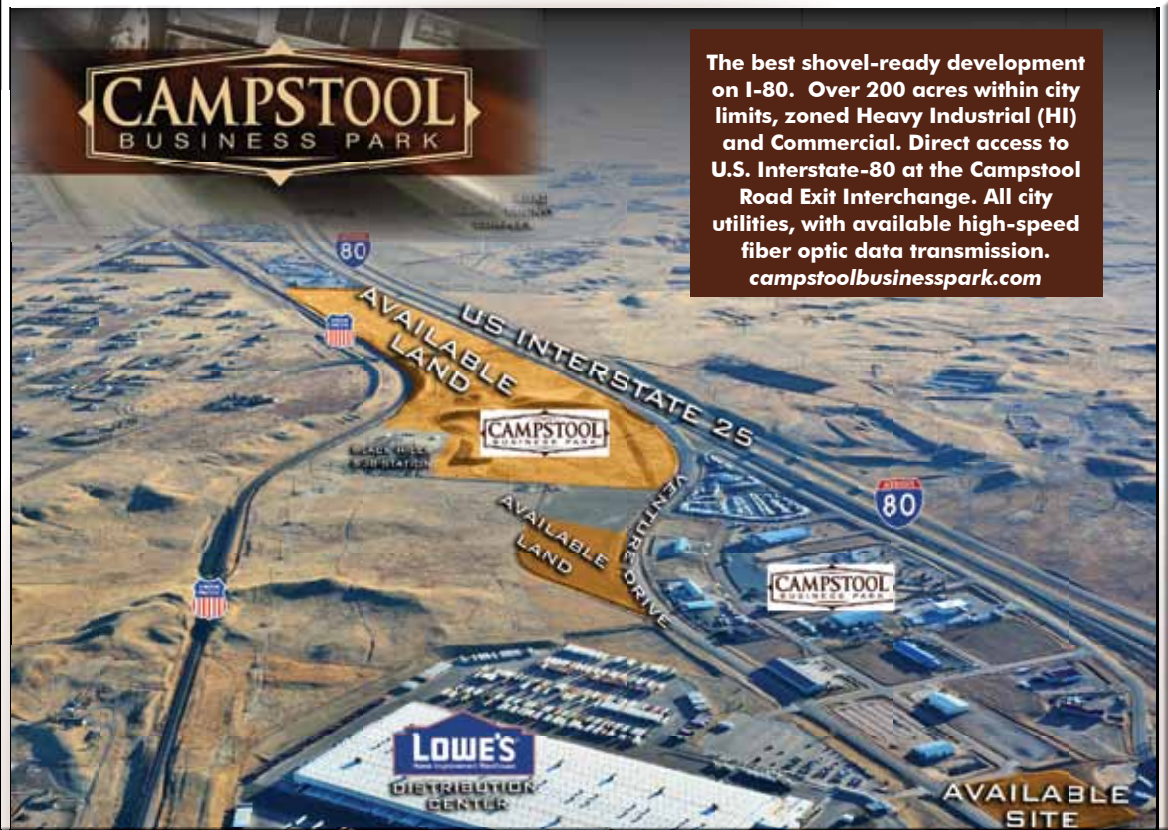
**J. Fred Volk**  
307.421.0347

fredvolk@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)



**222 EAST 18TH STREET**  
Prime Class-A Commercial Office Building Available for Sale and/or For Lease! Located in Downtown Cheyenne. Fully updated and remodeled interior and exterior, including all electrical systems, LED lighting, security system, mechanical systems, plumbing, flooring, windows, 6 restrooms, 3 kitchenettes/breakrooms. Total of 12,746 Sq. ft. on a 28,232 Sq. ft. highly visible corner lot. Paved off-street parking lot for 40 cars + additional off-site overflow paved parking. \$5,500,000



**1003 E. LINCOLNWAY** *For Lease*  
Approximately 2,557 +/- of 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. Approximately 6,440 Sq. ft. 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

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### 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.

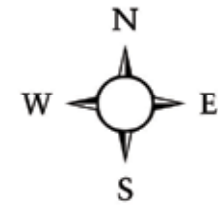


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jfredvolk@  
cheyennehomes.com

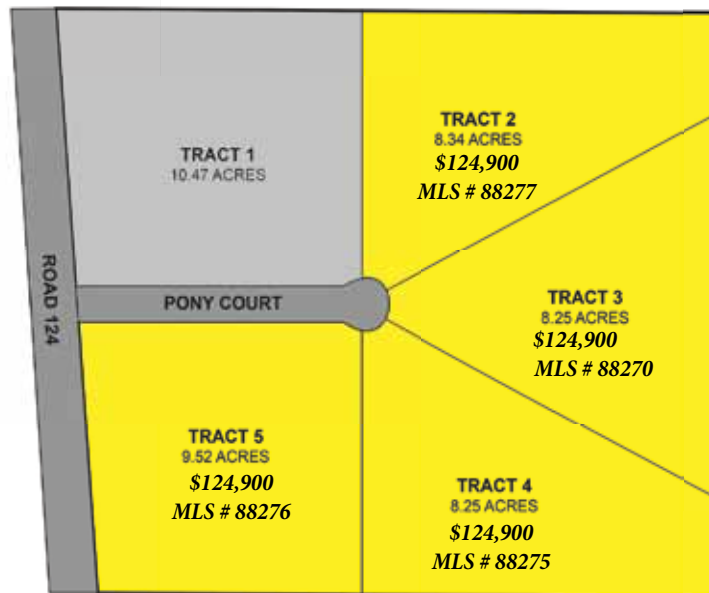


**Wendy Volk**  
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wendyvolk@  
cheyennehomes.com

**The Volk Team**  
wendyvolk.com



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





**The Volk Team**  
wendyvolk.com



**J. Fred Volk**

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jfredvolk@cheyennehomes.com



**Wendy Volk**

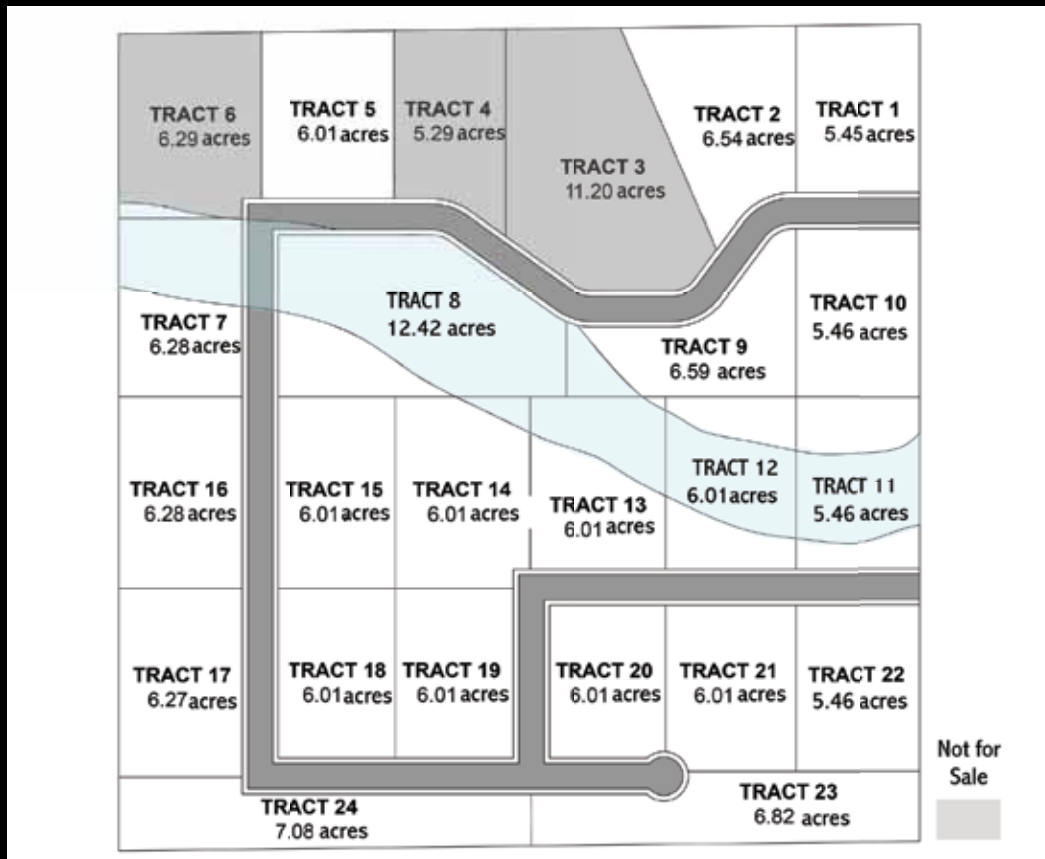
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wendyvolk@cheyennehomes.com



Come experience the majestic beauty and lifestyle of living under the legendary Wyoming skies and wide-open prairie vistas. This brand new subdivision called Lonesome Dove Ranches is located just east of Cheyenne, off US Interstate 80 and Hillsdale Exit #377. The subdivision is quietly tucked away just south of US Interstate 80 at the crossroads of Road 143 and Road 210. Easy to find directions from US Interstate-80 & College Drive Exit: Go east on US Interstate-80 for 13 miles. Take Exit #377 Hillsdale (look for TA Truck Stop). Turn left towards the TA Truck Stop. Turn right onto the Interstate-80 Service Road. Head east along the Service Road for 3 miles. Turn right onto Road 143. You will drive underneath US Interstate-80 and head south 1/2 mile to the entrance of Lonesome Dove Subdivision.

Starting at \$133,500



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TRACT 38 ARCTOS CT

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



2900 CAREY AVE

offered at \$899,900  
5BR | 3BA | 1-car garage  
91046.mistiewoods.com



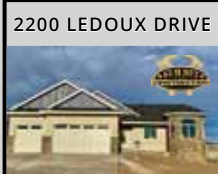
1675 ESPEN TRAIL

offered at \$759,900  
3BR | 2BA | 4-car garage  
86326.mistiewoods.com



2346 ROAD 220

\$699,500  
5BR | 3BA | 7-car garage  
91422.mistiewoods.com



2200 LEDOUX DRIVE

\$659,900  
3BR | 3BA | 3-car garage  
91729.mistiewoods.com



2225 BLUE NORTHER LANE

\$639,900  
3BR | 2BA | 3-car garage  
91728.mistiewoods.com



4041 FARTHING ROAD

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



6867 SAYKALLY ROAD

\$615,000  
5BR | 3BA | 7-car garage  
91438.mistiewoods.com



TBD ENCLAVE LANE

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



5400 GATEWAY DRIVE

\$549,900  
7BR | 6BA | 2-car garage  
90145.mistiewoods.com



2229 GOODNIGHT TRAIL

\$505,000  
3BR | 3BA | 2-car garage  
90467.mistiewoods.com



2010 MEADOW DRIVE

\$455,000  
5BR | 3BA | 2-car garage  
91586.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



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



723 PHOENIX DRIVE

\$320,000  
3BR | 2BA | 2-car garage  
91435.mistiewoods.com



TRACT 14 OLD FAITHFUL WAY

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



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Country Homes • Cowboy Ranch  
South • Thomas Hills Thomas  
Heights • Rocking Star  
Chucker Ridge • Sweetgrass  
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locations in the Cheyenne  
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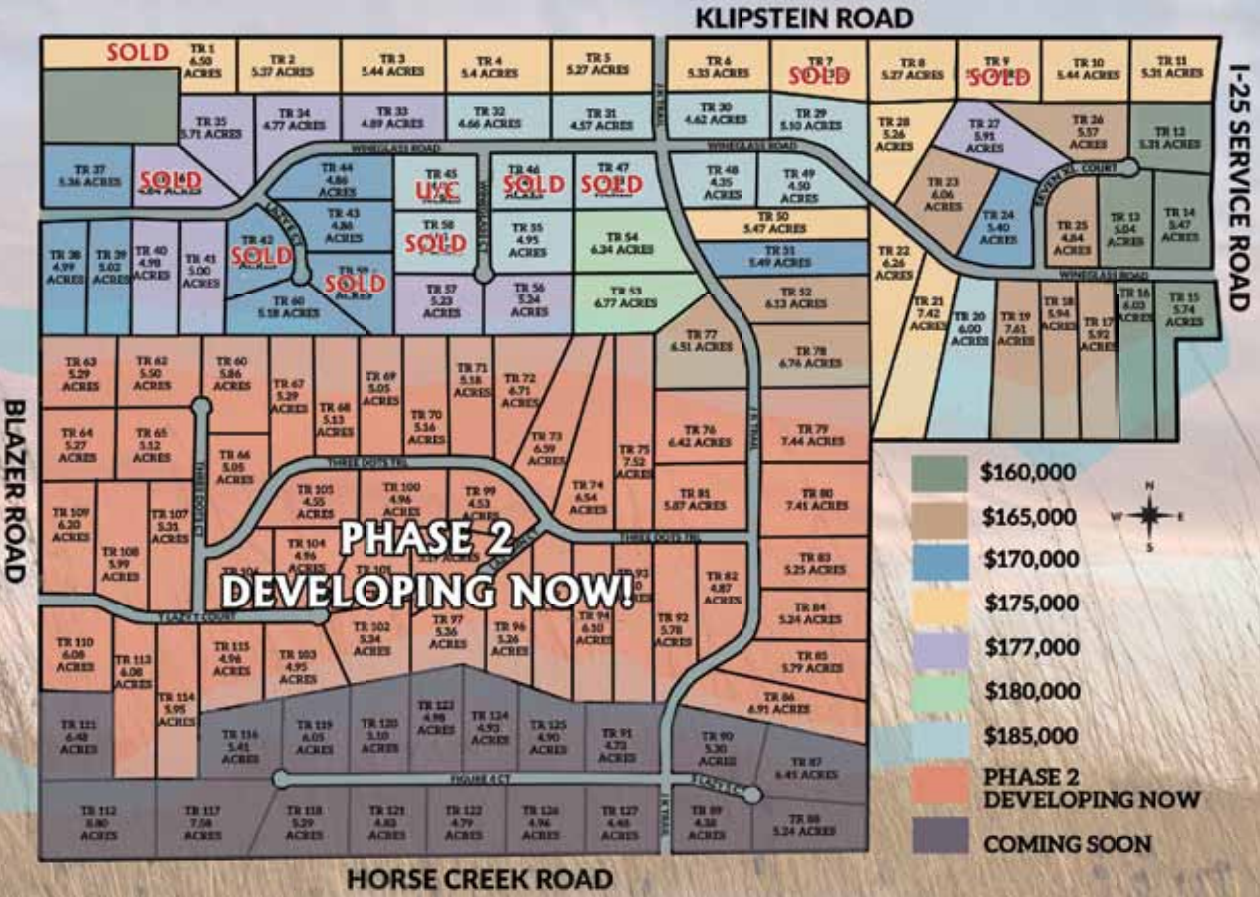
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# BELL Pasture



*Come on out and take a look!*

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*Larry*  
SUTHERLAND  
307.630.0528  
larry@cheyennehomes.com

- Breathtaking Views!
- Paved Roads
- High Speed Internet Service - Coming Soon!
- Natural Gas and Electricity provided by Black Hills Energy
- 5 access Points of Entry: from North of Horse Creek Road, West of I-25 Service Road, South of Klipstein Road and East of Blazer Road

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# #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





**504 ROAD 148, CARPENTER**



**\$425,000**

Lovely farmhouse in the country on 10 acres in Carpenter, WY, with no covenants, and a very large 39 x 120 ft outbuilding/shop with three-phase power and two 10,000 bushel grain bins. The two-car attached garage features a large finished, heated, canning, quilting, laundry room with a half bath and a reloading room. The house and attached garage have a new roof.

**4182 ANTELOPE MEADOWS DR, BURNS**



Country living on 35+ acres just minutes east of Cheyenne and no HOA! This gorgeous, much loved, and cared-for one-owner home has 4296 sq ft of living space, five bedrooms, four bathrooms, and a three-car detached garage. The walk-up basement is 90% newly finished, with 10-foot ceilings, and includes the pool table, TV, and wine cooler at the wet bar, with a super-efficient wood stove for an alternate heat source. There is much to enjoy, including the beautiful hardwood floors, 9-foot ceilings, a butler's pantry, gas range/oven, substantial primary bedroom with custom walk-in closet and a parent's retreat, main floor laundry, and a reverse osmosis water filter system. The property has mature landscaping, a fenced front yard, a covered back porch, and a circular drive. Not your average home on what is becoming hard-to-find acreage, take a look to appreciate all this unique property has to offer!



**\$685,000**

**TR-114 BUCKING HORSE BLVD**



**\$270,000**

39.73 acres borders State land to the west, features a 30x40 Duramacks outbuilding.

**TR-85 BAREBACK BLVD**



**\$120,000**

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

**LOT 3 ATLANTIC DR**



**\$88,000**

Grab your house plans and bring your builder to this lot in the great new neighborhood of Chukker Ridge.

**TR-96 TENNESSEE RD**



**\$79,999**

Land in Whispering Hills, a nice rural subdivision of newer homes, 15 minutes West of Cheyenne.

**TR-3 ROAD 148, CARPENTER**



**\$69,000**

9.11 acres in Carpenter WY with no covenants. Easy access, one mile west of State Hwy 214.



**Cathy Anderson**  
307-214-0687

canderson@cheyennehomes.com



**307.634.2222**  
CHEYENNEHOMES.COM



**PROPERTIES**

6106 YELLOWSTONE RD  
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**1122 PATIO DRIVE**



4 bedrooms, 4 bathrooms, 2 car attached garage. Carefree living with HOA for lawn care, snow removal and much more. Cozy family room with gas fireplace; large country kitchen. **\$315,000**

**4817 KESTER STREET**



Maintenance free exterior, high-quality cabinets, granite countertops, LVP flooring, tile and carpet flooring. Main floor owners suite with walk-in closet, main floor laundry room, loads of storage. **\$397,000**

**5142 SULLIVAN STREET**



This Homes By Guardian bi-level 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. **\$429,900**

**1766 US HWY 85**



Over 2200 SF with 4 bedrooms, 3 baths, oversized 2 car garage. Wind turbine Close in rural with NO covenants! Situated under 2 miles east from Yellowstone Rd. and Torrington Hwy on 11.26 acres. **\$510,000**

**4809 VAN BUREN AVENUE**



Upgrades throughout: quartz countertops, soft-close doors and drawers (Schroll cabinets), extra-large kitchen island plus separate dining area; a corner gas fireplace and main floor laundry room. **\$525,000**

**10817 HORSE CREEK LANE**



Close in rural, Large outbuilding, Horses allowed, Ranch style, one level living. Paved access to an over 4,500 square feet house on 7.35 acres; 5 bedrooms, 4 bathrooms and an attached 2 car garage. **\$650,000**



**Bonnie BERRY**

307.630.5444

bonnieberryrealtor@gmail.com



**Melissa SWALLA**

307.214.1521

melissa@cheyennehomes.com



**cheyennehomes.com | 307.634.2222**

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# 825 West Dale Blvd

Let's stay home! Live fully in this extraordinary, sprawling custom crafted Ranch set on over an acre of perfectly landscaped and designed patios, porches, an outdoor kitchen area, easy-to-love in-ground pool and hot tub along with both a wood and gas fueled fire pit. Make this property your personal playground. The naturally inviting waterfall at the entrance brings you home to this 6 bedroom, 6 bath luxe beauty. Nestled in the heart of beautiful Western Hills North. You will be captivated by the perfect design that is comfortable with artistic details, warm natural finishes in an engaging environment. Beyond the enticing outdoor spaces you'll find a Chef's kitchen at the center of the home with formal and informal dining areas, fabulous windows, Brazilian hand-scraped hardwood floors, beautiful stone details and 3 fireplaces. The design is both welcoming and spacious with a main floor primary retreat that has patio access and gorgeous en suite bath. The custom finished basement with volume ceilings, theater, entertainment bar and rec room area, fantastically large bedrooms and baths. A bonus room offers endless possibilities for a home gym or office. Offered at \$1,575,000



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

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*I'm So Grateful For You!*



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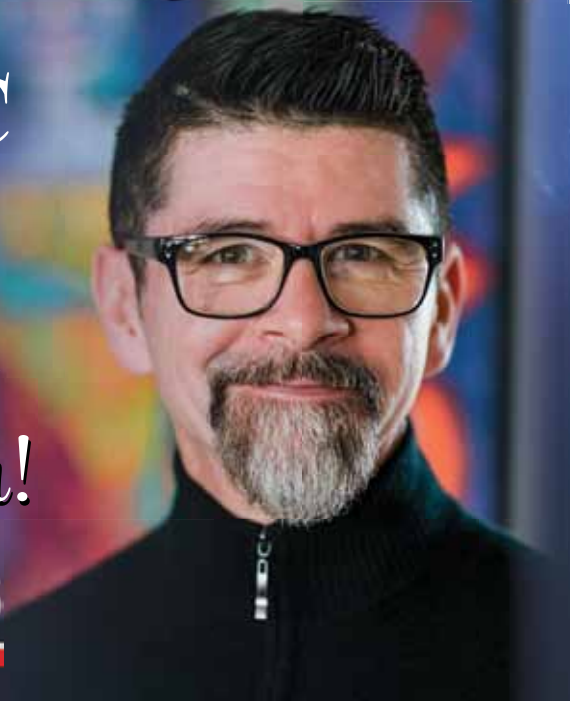
*The best just keep getting better!*

**DOMINIC  
VALDEZ**

970.980.4098  
dom@cheyennehomes.com

*Welcome to the team!*

**#1 PROPERTIES**



**#1 PROPERTIES**

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**MELISSA SWALLA**

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**BEN RAYL**

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guardianteam@cheyennehomes.com



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## 2709 Plain View



Location, location and more! This home provides so much for each member of the family including a large, eat-in kitchen and formal dining, too! New refrigerator and range/oven! Some new windows! Plus new interior paint and newer carpet! Three bedrooms! Three baths including primary bath. And, the lower level is finished with options for office, craft room or the family's choice of activity. Add to this a large backyard with garden area and Potting Shed, too! \$350,000!

## 2306 East 10th Street



**UNDER CONTRACT!**

One-of-a-kind affordable 2 bedroom home with fantastic tile work in the main living area. Newer carpet in bedrooms, updated, newer windows throughout. The back entrance is outside on the right side of the home by the driveway. Large lot with a 6X6 shed. Front and backyards are fenced, plus there is a concrete pad in the back. Offered at \$169,000



*Deborah*  
**WALL**  
REALTOR®

307.214.8815  
deborah@cheyennehomes.com



## 1507 TRENT COURT

Atrium 2-story Townhome. Vaulted ceilings in living room, wood burning fireplace & wet bar. Upper level has a secluded primary suite w/ full bathroom & open loft sitting room/study. Chair lift to this area. Dining area w/ patio door out to expansive deck. Basement is finished w/ 2 more bedrooms & full bath. 2 car garage. \$349,900



## 2823 FOOTHILLS RD.

Bi-Level home in Crest Ridge Addition. Main bedroom has en-suit bathroom and a private deck w/ great view. Main level has 2 BR & 2 BA. Garden level is finished w/ spacious family room, 2 more BR & a 3/4 BA. Walk-out garden level w/patio door out to terraced backyard. Band new roof. Patio & RV parking. \$365,900



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*Marilyn*  
**THOMASEE**

ASSOCIATE BROKER, CRS

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# THE RESERVE

## at Horse Creek



*Larry*  
SUTHERLAND

307.630.0528  
larry@cheyennehomes.com

307.634.2222



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Paved Roads

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Natural Gas and Electricity provided by Black Hills Energy

Terrific Location on the corner of Horse Creek Road & Telephone Road

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**#1 PROPERTIES**

**VOTED #1**  
REAL ESTATE COMPANY

*Thank you, Cheyenne!*

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