

Preview

Volume 42 | Number 1
JANUARY 2024

REAL ESTATE GUIDE

Southeast Wyoming's
Premier Real Estate Guide!



2024

A large, stylized number '2024' in a light grey color. The number '0' is replaced by a black clock face with gold Roman numerals and hands, indicating the year 2024.

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PAETOW FARM

Pine Bluffs, Laramie County, Wyoming
70.71± with dual water rights with 48± planted in alfalfa. Multiple improvements include 5,968 sq. ft. home and multiple outbuildings.

\$925,000

Ryan Rochlitz at (307) 286-3307



THE WADE ACREAGE

Douglas, Converse County, Wyoming
2.86± acres with 3 bedroom, 3 bath spacious home and large 3 car garage, plus large shop. Excellent horse property potential

\$580,000

Michael McNamee at (307) 534-5156



IMIG IRRIGATED FARM

Hawk Springs, Goshen County, Wyoming
430± total acres; 150± pivot-irrigated & 224± side roll/flood-irrigated acres, improvements.

\$1,750,000

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



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



SMITTY'S REPAIR SHOP

Torrington, Wyoming
6,000 sq. ft. heated shop, turn-key business w/ equipment on 2.3 acres. Area's largest supplier of irrigated pipe/fittings.

Reduced to \$550,000

Michael McNamee at (307) 534-5156



SPIEGELBERG SPRINGS RANCH

Laramie, Albany County, Wyoming
6,281± total acres; 5,019± deeded, & 1,262± State lease acres. Live water via Spring Creek & Sand Creek, 89± acre private lake.

Reduced to \$5,500,000

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



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



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



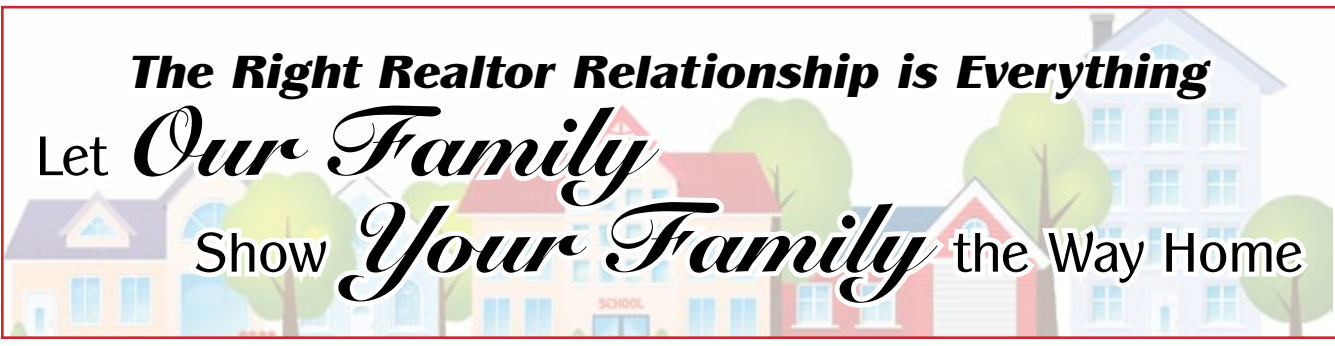
SIoux COUNTY FARM

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





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Preview

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REAL ESTATE GUIDE

ON THE COVER...



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THE PROPERTY EXCHANGE

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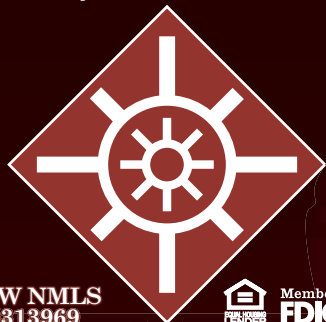
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NEW LISTING



612 Utah St.

Escape to the tranquility of rural living with this stunning 4 bedroom, 3 bath home situated on 4.5 acres of picturesque countryside. This idyllic property offers panoramic views that stretch as far as the eye can see, providing a serene view of the mountains. Step onto the expansive wrap-around deck, where you can savor the beauty of sunrises and sunsets or entertain guests while soaking in the natural beauty and the 200+ trees that surround you. The perfect blend of modern comfort and rustic charm awaits inside this completely remodeled home. The heart of this residence is a beautifully appointed kitchen featuring stainless steel appliances, quartz countertops and custom cabinetry. The open-concept living and dining areas are bathed in natural light, creating a warm and inviting atmosphere for gatherings with family and friends.

\$780,000



Terra Roberts
Associate Broker
307.316.2494



Shawn Miller
Associate Broker
307.399.1961

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



HISTORIC



April Kidd
Agent
801.529.7416



Pam Taylor
Agent
307.421.8661

4.71 ACRES



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



Deb Fairchild
Agent
307.477.0481



Casey Fairchild
Agent
501.475.5979

NEW LISTING



1414 Columbine Ct.

Welcome to this updated bi-level home nestled in the heart of a desirable east side neighborhood. This 4 bedroom, 2 bath residence seamlessly combines modern amenities with classic charm, offering a perfect blend of comfort and style. \$345,000

OPEN PLAN



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

NEW LISTING



422 Westview Dr.

Looking for an immaculately kept, bright, and airy townhome? Built in 2020, this 3 bedroom, 3 bath home is move-in ready. It features an open-concept living room, dining area and kitchen on the main floor that leads out to a beautiful pergola-covered patio in the large backyard making entertaining a breeze. \$315,000



Stephanie D. VanVeckhoven
Agent
307.275.5897



Erin Stieve
Agent
720.495.0090

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Cheyenne, WY 82009



Russ Smiley
Agent
307.640.1034

121% #RELENTLESS



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



1163 Long Valley Rd. • \$435,000

Beautiful traditional ranch-style home, updated in the Cole Subdivision. Mature subdivision with lots of trees and very private. Modern kitchen, formal and informal dining, living room with a gas fireplace and all new flooring throughout. Large laundry room and pantry. Main floor has 3 bedrooms, finished basement with family room, bedrooms and 3/4 bath. Unlimited storage everywhere, updated electrical system. Exterior has fenced backyard and covered patio with built-in benches.

Dana Diekroeger • 421-7593 #92009



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



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



2419 Knadler St. • \$800,000

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 #90694



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



5207 Cable Ave. • \$353,500

Are you looking for space and bedrooms for everyone in the family? Look no further than this 5 bedroom, 3 bathroom with over 2,000 sq. ft. well-maintained and charming home. Upper level has open dining room, living room and kitchen area with an enclosed porch to extend your living space. Primary bedroom is your very own sanctuary with an extra seating area and a private half bath. Lower level has a large family room with fireplace and laundry room located next to the garage door.

Tracy Wilson • 630-8686 #91976



Dana Diekroeger
Sales Associate
421-7593



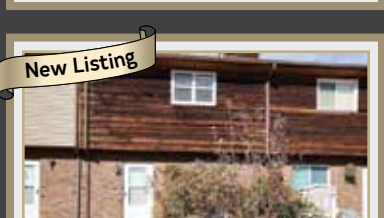
Judy Edgar
Sales Associate
631-1126



Brittney Kotunok
Sales Associate
262-9647



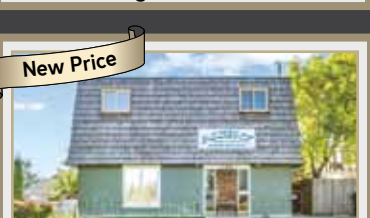
Mike Hutton
Sales Associate
630-2735



100 Clover Ct. • \$255,000

Great starter home. Renovated kitchen, cozy woodburning fireplace for those cold winter nights, new thermal windows electric baseboard heat. Large private deck off master bedroom. Seller is offering a \$3,000 carpet allowance.

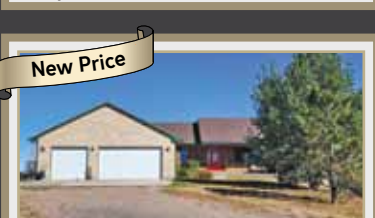
Rob Higgins • 631-0448 #91937



709 E. 23rd St. • \$280,000

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.

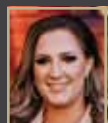
Asha Bean • 286-0269 #91492/91568



2542 Falling Star Lp. • \$815,000

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



Asha Bean
Sales Associate
286-0269



Trenille Young
Sales Associate
262-9617



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



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 basis 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

New Listing



Tract 90 Bandemer Blvd. \$105,000

An easy 20-25 minute drive from Cheyenne keeps you close to town but away from the city life. This area is in a desired subdivision has rolling hills with over 40+ acres and easy to build. Come check out this gorgeous area and all the opportunities that you have to build your new home or shop!

Trenille Young • 262-9617 #91746

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 Price



4012 Darby Ln. • 305,000

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



Megan Best
Sales Associate
719-465-4724



Adel Gallardo
Sales Associate
286-7391



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

New Price



2609 Park Ave. • \$473,000

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



Tract 72 E. Mule Trl. • \$79,500

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



Laurie Fletcher
Property Management
632-2355



Victor Strayer
Property Management
632-2355



Eric Davis
Property Management
Coordinator
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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MARY KNOX
307.631.1922



Agent of Week: 1/8

ERIKA BACHY
307.399.9076



Agent of Week: 1/15

LEN PROPPS
307.631.2664



Agent of Week: 1/22

MARIAH JEFFERY
307.316.2239



Agent of Week: 1/29

WILLIAM LEWIS
307.640.5205



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1400 Dell Range Blvd.

Start your success at Frontier Mall. This 37,000 sq. ft. space is ready for your business. This retail space offers a unique opportunity with abundant parking in the capital city of Wyoming. Whether you're looking to start a new venture or expand an existing one, the strategic location and parking convenience, along with customization options, make it a golden opportunity. Don't miss your chance to become a part of Cheyenne's thriving shopping scene. Contact us today to schedule a viewing, discuss customization options, and leasing terms. Your success begins here!



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.



1818 Evans Ave. • \$155,000

Carefree living in this 1 bedroom, 1 bath downtown condo. The unit has hardwood floors, upgraded windows and full kitchen. It is close to work and downtown entertainment. You will love being part of this close knit community. Off-street parking provided.



NO COVENANTS

**Lot 5-8 • Rd. 136
\$100,000**

No covenants. 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.



SOLD

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.

- Knows the Buying Process
- Knows the Market
- Knows Lending
- Knows New Construction
- Knows How to Get Your Transaction Done



SOLD

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.



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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.



1916 EVANS AVE. \$680,000

Well located office space near the core of downtown. Features covered dedicated off street parking, open floor plan, passenger elevator and more. Also for lease!



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 \$269,900

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.



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

Explore the potential of this exceptional commercial condo featuring not one, but two reliable tenants, making it a savvy choice for discerning investors. Boasting a solid 7% cap rate, the commercial condo's strategic location ensures visibility and accessibility.



800 VALLEY VIEW \$449,999

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.



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 capitol. Annual lease rate of \$16.00 with 2 months of rental abatement offered on terms 3 years or greater.



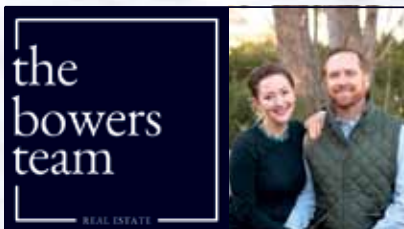
4615 N COLLEGE DR. \$659,000

Fantastic development opportunity off of College Drive just North of Dell Range. 2.67 Acres in a county pocket, consisting of two 1.3 acre parcels. Currently zoned MR. Perfect opportunity for twin-home, apartment, or small single family development. 21,000+ vehicles per day passing through College & Dell Range.



41 SILVERADO TRL. \$999,999

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.



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





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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!



1516 WILLOW DR. \$309,999

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.



TBD W. 5TH ST. \$49,900

This vacant corner lot is a canvas ready for your vision, this lot is conveniently located near schools, parks, and a short distance from downtown. This corner lot measures 6600sq. ft., giving you the flexibility to design a property that suits your needs. Corner of Bent and W. 5th.



929 MELTON ST. \$398,000

Lynn Buys Houses presents this renovated home, nestled on a 1/4-acre lot with convenient features like a 2-car attached garage, alley access, and RV parking. The main level offers a charming wood-burning stove, hardwood floors, master bedroom, two additional bedrooms, convenient laundry facilities, and a large sun room. Venture downstairs to discover a large family room, two more bedrooms, and a work area.



205 W 7TH ST. \$239,999

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.



4917 GREEN RIVER \$189,000

Welcome to this renovated condominium located on the ground floor of a charming four-plex. This versatile property is an excellent choice for either owner-occupancy or an investment opportunity - and there is Special Financing available for both!



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.



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.



3119 PIONEER AVE. \$372,000

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!



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!



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.



TBD ARKEL WAY \$249,000

Embark on an exciting venture with these three contiguous lots, presenting a golden opportunity to realize your vision for a multifamily project, townhomes, or condominiums! Positioned just minutes from downtown, spanning an expansive 21,305 square feet in total, these lots provide a canvas for your creative ambitions. May be able to construct multiple 4-plexes, elevating the prospect of substantial returns on your investment.



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Owner, CRS, ePro, GRI



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Now's the Time to BUY!



7913 Jack Rabbit Rd. • \$655,000



“Extremely Large, Close-In Rural Rancher!”

Approximately 5,400 sq. ft. home with 5 bedrooms, 3 baths, 2-car attached garage plus a 30x56 outbuilding, with electricity. Home has option with 2 living quarters with a full residence up and a full residence down. Large 27x27 main level great room has a pellet stove insert in the fireplace. Home sits on 4.68 acres, horses allowed and only minutes from town. Home does need a little TLC. Buyers could be in soon if sellers could rent back the outbuilding for a few months.

2717 E. 9th St. • \$279,000



“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.



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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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10112 VERA LANE – \$730,000
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Associate Broker & Owner
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3222 Locust Dr. • \$389,000



Brick ranch-style home in Mountview Park. Five bedrooms, 2 baths, detached 2-car garage. Close to elementary school, junior high and high school. #91938

9418 Kersey Dr. • \$599,000



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. Eat-in kitchen features pantry, Schroll cabinets and solid surface countertops plus a separate formal dining room. Spacious living room with 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. #91289

9418 Smoking Oak Rd. • \$575,000



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

3709 House Ave. • \$405,000



This Avenues home features 5 bedrooms and 3 bathrooms. Main level is beautiful hardwood flooring, living room has a fire-place and opens to the formal dining area with doors leading out to the fenced front yard and a porch perfect for entertaining. Eat-in kitchen has plenty of counters and cabinet space along with a pantry for food storage. Laundry hook-ups are conveniently located on both the main level and basement. #91819

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

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

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. Family room features woodburning stove. Large backyard with a utility shed plus access from the alley for RV/boat parking. Low maintenance metal siding and new vinyl windows throughout the home! #90996

1844 Mesa Trl. • \$335,000



Ranch-style manufactured home on 7.07 acres. Three bedrooms, 2 baths, spacious kitchen and a separate dining area. 56'x40' pole barn, fenced acreage and 16'x24' lean-to. #92073

1011 Warren Ave. • \$166,500



Cream Puff in the making. Main-level living, 2 bedrooms, 1-3/4 bath with wheel in shower and bathroom grab bars. Fresh paint, new flooring and modern touches will make an amazing transformation. #91846

2218 E. 12th St. • \$115,000



One level living on a large lot and detached 2-car garage. Once upon a time this bungalow was a quaint little bundle of joy – needs a lot of love, work and subcontractors. #92053

LAND

- TBD Deming Dr. 1.13 Acres. #73346 **\$250,000**
- Tract 6 W. Vedauwo Rd. 35.365 Acres. #90907 **\$195,000**
- TBD Wills Rd. .32 Acres. #91056 **\$175,000**
- TBD Ridge Rd. .39 Acres. #91058 **\$200,000**

1780 Westland Rd. • \$12 sq. ft.



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 and WiFi. #80571



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\$245,000

Greenhouse and hot tub. New LP smart siding, windows installed in 2020, some new plumbing, a new water heater and water line installed this month.

3 BED 3 BATH 2,212 SQ FT TORRINGTON, WY.



For Sale



\$210,000

The craftsmanship of this 1916 built home is located throughout the home with all the modern updates including kitchen and bathrooms as well as some new windows.

4 BED, 1 BATH 2,016 SQ FT LINGLE, WY.



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<p>5520 Klipstein Rd. • Cheyenne • \$305,900</p>  <ul style="list-style-type: none"> • 15 Acres • Close-in rural • No covenants • Detached 2-car garage 	<p>814 Sunridge Dr. • Cheyenne • \$330,000</p>  <ul style="list-style-type: none"> • Amazing kitchen • One level living 	<p>513 Pleasant Valley • Cheyenne • \$119,000</p>  <ul style="list-style-type: none"> • 3 bedrooms, 2 bath • \$600/mo. lot rent • 1,456 sq. ft.
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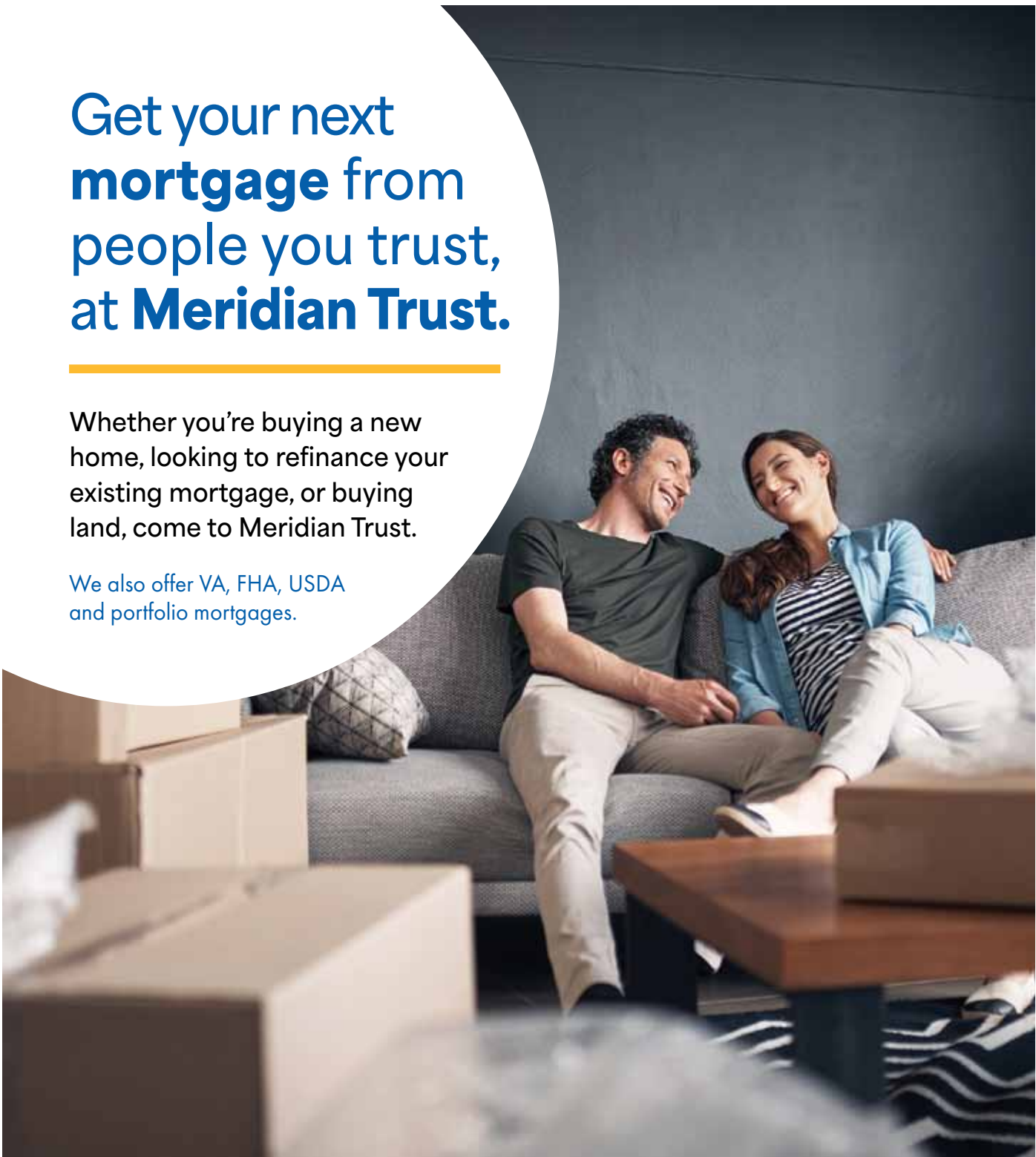
<p>LAND</p> <p>Torrington 3642 Campbell Dr. .35 Acres. \$19,000 3634 Campbell Dr. .35 Acres. \$19,000 Chugwater Lot 1 .82 Acres. \$95,000 Lot 2 1.70 Acres. \$190,000 Lot 3 1.88 Acres. \$213,750 Lot 4 1.38 Acres. \$156,750</p>	<p>614 E. 21st St. • Cheyenne • \$180,000</p>  <p><i>Price Reduced</i></p> <ul style="list-style-type: none"> • Historic 1 bedroom, 1 bath • 1-car garage • Blocks from hospital 	<p>3611 Bradley • Cheyenne • \$265,000</p>  <p><i>Price Reduced</i></p> <ul style="list-style-type: none"> • 3 bedrooms, 2 baths • Greenhouse 	<p>1069 W. Plains Rd. • \$495,000</p>  <p><i>Price Reduced</i></p> <ul style="list-style-type: none"> • 3 bedrooms, 1 bath, single-level • 2,452 sq. ft. • 4.68 acres • Over 7,000 sq. ft. heated shop
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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.



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



12250 CLOUD MESA - \$675,000

Beautiful Dan Gregg Construction re-sale in the desirable Alpine Ranch subdivision. 5BR, 3BA, huge 3-car finished garage on 3.82 acres, with 1 acre fenced. Beautiful finishes throughout including re-finished hardwood floors and new carpet. Gorgeous cabinetry, granite counters, large patio, generator, sprinkler system. Wonderful!



508 E. 8TH STREET \$199,000

Super cute 2 bedroom, 1 bath ranch style home with a detached 1 car garage with workshop area. Many updates throughout, full finished basement.



SUMMIT VIEW ESTATES LOTS 2,3,6,7 \$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.



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.



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.



TRACT 7 ROBERT PARKER TRAIL \$200,000

Close in rural lot in the desirable Woods Landing Estates subdivision. This subdivision has paved roads, natural gas and fiber optic high-speed internet. This lot will accommodate a walk out basement.



TRACT 9 CALICO HILL RANCH RD. \$100,000

No Covenants on 39.90 acres of pure Wyoming! This piece of ground is ideal for those who need room for outbuildings or barns. Currently set up as a shooting range. Located adjacent to 4276 Calico Hills Ranch Rd - available to purchase.



4276 CALICO HILL RANCH \$795,000

Nv 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.



Scott & Lisa
FOSTER

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504 Road 148, Carpenter



\$425,000

Lovely farmhouse in the country on 10 acres in Carpenter, WY, with no covenants, and a very large 39x120 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. Bring your "spruce up" ideas, and enjoy country living!

Tr 114 Bucking Horse Blvd



\$270,000

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

Tr 85 Bareback Blvd



\$120,000

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

Happy New Year

Let's talk about your real estate wishes for 2024!

Lot 3 Atlantic Dr



\$82,000

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 1 Rd 148



PENDING

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

Tr 3 Rd 148



PENDING

Best price in the area for land! 9.11 acres in Carpenter WY with no covenants. Easy access, one mile west of State Hwy 214.

Tr 126 Big Prairie Blvd



\$120,000

35+ acres, great views, easy access off a county-maintained road in Diamond B Ranch.



Cathy Anderson REALTOR®



307-214-0687 | canderson@cheyennehomes.com

Happy New Year!

NEW YEAR... NEW HOME?

LET ME HELP YOU MAKE THIS A REALITY!

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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 23	Block 9	Pack Saddle Rd	PENDING
Lot 22	Block 9	Pack Saddle Rd	PENDING



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

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COTTONWOOD ROAD

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\$354,900



3012 O'NEIL AVENUE

Centrally located close to downtown. Large living room with woodstove, 2 bedrooms, 1 bath on main floor, separate dining, country kitchen with breakfast nook. **\$265,000**



4817 KESTER STREET

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. **\$394,900**



5142 SULLIVAN STREET

This Homes By Guardian bi-level twin home has AMAZING city views. Open floor plan boasts a large kitchen, plenty of entertaining space, a fireplace, and large bedrooms. **\$429,900**



2922 CENTRAL AVE

Well-cared-for classic Avenues home. Ample formal and informal living spaces. Updated bathroom with step-in shower, hardwood floors, chef kitchen. **\$465,000**



5143 SULLIVAN STREET

Homes By Guardian ranch home with open concept living, dining and kitchen is ideal for entertaining or enjoying in solitude. Beautiful views of the city can't be beat! **\$484,900**



10602 EAST MILLIRON

3 bed, 2 bath home, 2 car attached garage 20x25, fully finished plus a 30x40 outbuilding. Loafing shed/barn, indoor hay storage, pasture. Corner Tract, just under 4 acres. **\$544,000**



1766 US HWY 85

4 bedrooms, 3 baths, oversized 2 car garage. Wind turbine. Close in rural with NO covenants! Under 2 miles east from Yellowstone Rd. and Torrington Hwy on 11.26 acres. **\$508,000**



10817 HORSE CREEK LANE

Close in rural, Large outbuilding, Horses allowed, Ranch style, one level living. Paved access on 7.35 acres; 5 bedrooms, 4 bathrooms and an attached 2 car garage. **\$635,000**



Bonnie BERRY

307.630.5444

bonnieberryrealtor@gmail.com



Melissa SWALLA

307.214.1521

melissa@cheyennehomes.com

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2900 CAREY AVE



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

1675 ESPEN TRAIL



\$739,900
3BR | 2BA | 4-car garage
86326.mistiewoods.com

2346 ROAD 220



\$675,000
5BR | 3BA | 7-car garage
91422.mistiewoods.com

2200 LEDOUX DRIVE



\$625,000
3BR | 3BA | 3-car garage
91729.mistiewoods.com

2225 BLUE NORTHER LANE



\$615,000
3BR | 2BA | 3-car garage
91728.mistiewoods.com

4041 FARTHING ROAD



\$615,000
3BR | 2BA | 3-car garage
90576.mistiewoods.com

6867 SAYKALLY ROAD



\$585,000
5BR | 3BA | 7-car garage
91438.mistiewoods.com

5400 GATEWAY DRIVE




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

2229 GOODNIGHT TRAIL



\$495,000
3BR | 3BA | 2-car garage
90467.mistiewoods.com

317 E 27TH STREET



\$398,000
3BR | 3BA | 2-car garage
91962.mistiewoods.com

2306 BLUE NORTHER LANE



\$389,900
3BR | 2BA | 2-car garage
91762.mistiewoods.com

2305 LEDOUX DRIVE



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

2206 BLUE NORTHER LANE




\$379,900
3BR | 2BA | 2-car garage
91764.mistiewoods.com

2200 BLUE NORTHER LANE



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

2237 GOODNIGHT TRAIL




\$365,000
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

4017 HAYES AVENUE



\$269,900
3BR | 2BA | 2-car garage
91943.mistiewoods.com

1108 AHRENS AVENUE



\$230,000
4BR | 2BA | 2-car garage
91992.mistiewoods.com

TRACT 14 OLD FAITHFUL WAY



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

4708 PICCADILLY DRIVE



\$110,000
2BR | 2BA | 1-car garage
92023.mistiewoods.com



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Happy New Year

Wishing you a happy New Year! May it be filled with new adventures and good fortunes!





1507 TRENT CT.
Atrium 2-story Townhome. Vaulted ceilings, wood burning fireplace & wet bar. Primary suite w/ full BA & loft sitting rm. Bsmt. is finished w/ 2 BR & BA. 2 car garage. \$349,900



2823 FOOTHILLS RD.
Bi-Level home in Crest Ridge. Main BR has en-suite BA & private deck. Main level has 2 BR & 2 BA. Garden level is finished w/family rm, 2 more BR & a 3/4 BA. Walk-out garden level w/patio door out to terraced backyard. \$355,900



4012 RAIN DANCER TRL.
Beautiful open floor plan w/ vaulted ceilings & hardwood floors throughout. Gourmet kitchen w/ granite countertops, breakfast bar, tile backsplash. Outside is a deck to enjoy the outdoors! Main floor laundry. Open loft/study overlooking the main level. Primary w/ en-suite bath. 2nd BR has full bath. 2-car attached garage. \$336,900



5017 GRANDVIEW AVE.
Ranch style, open floor plan w/ great room. New texture, lighting, floorings, doors, countertops & farmhouse kitchen sink. Formal dining room. Primary bedroom w/ en suite bath. 3 BR on main level & 2 more in finished basement. \$415,000



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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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Happy New Year!

I'm happy to help with all your real estate goals this year.



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Happy New Year

HELLO! I AM *Shae Lamb*



If one of your New Year's Resolutions involves buying or selling a home, give me a call!

I would be thrilled to help you buy, sell, invest or answer any real estate questions in 2024!



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new year. new home
2024

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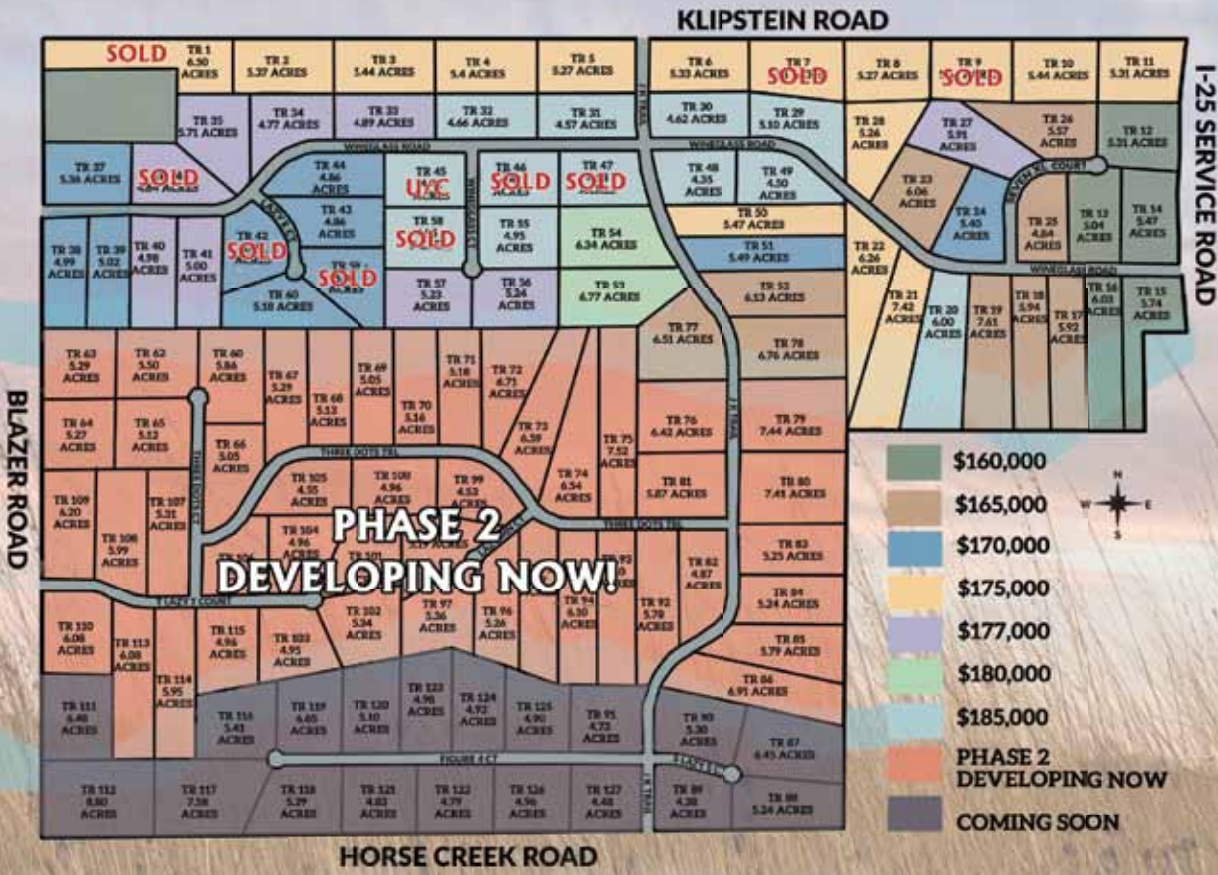
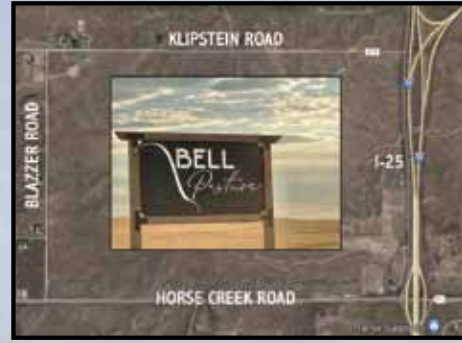
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BELL Pasture



Come on out and take a look!

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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





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. Home almost completed and upon an acceptable purchase contract family room can be finished!! \$755,000

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! \$615,000



BUCK WILSON

buck@cheyennehomes.com | MOBILE 307.221.1502

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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
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

#1 PROPERTIES

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The Volk Team

wendyvolk.com



J. Fred Volk

307.421.0347

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Wendy Volk

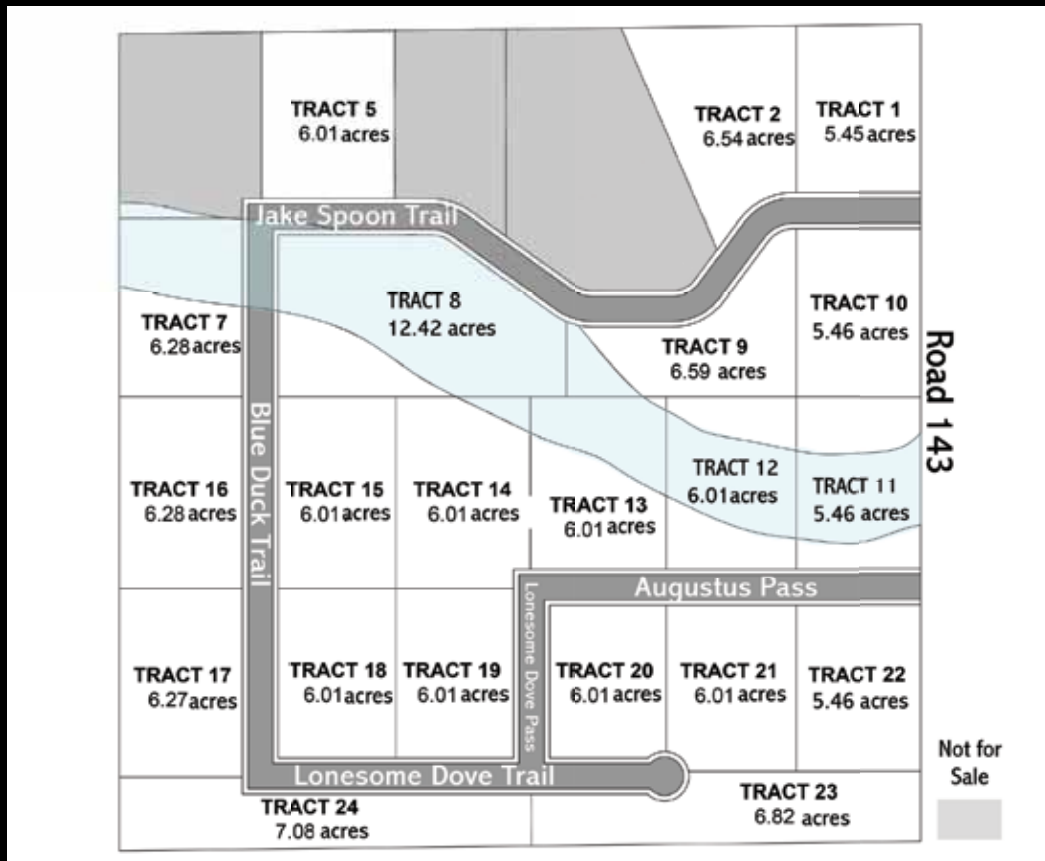
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wendyvolk@cheyennehomes.com



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





The Volk Team
wendyvolk.com



J. Fred Volk

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Wendy Volk

307.630.5263

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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 12.9 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

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! \$565,000



Check out Leaning Tree Homes' Affordable New Construction Options on Acreages in: Cross Tie Ranches, Red Roan Ranches, Lonesome Dove Ranches, Walden Ranches Estates, and more.



John



Eric



Madison



#1 PROPERTIES

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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



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Wendy Volk

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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

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

The Volk Team

wendyvolk.com





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J. Fred Volk

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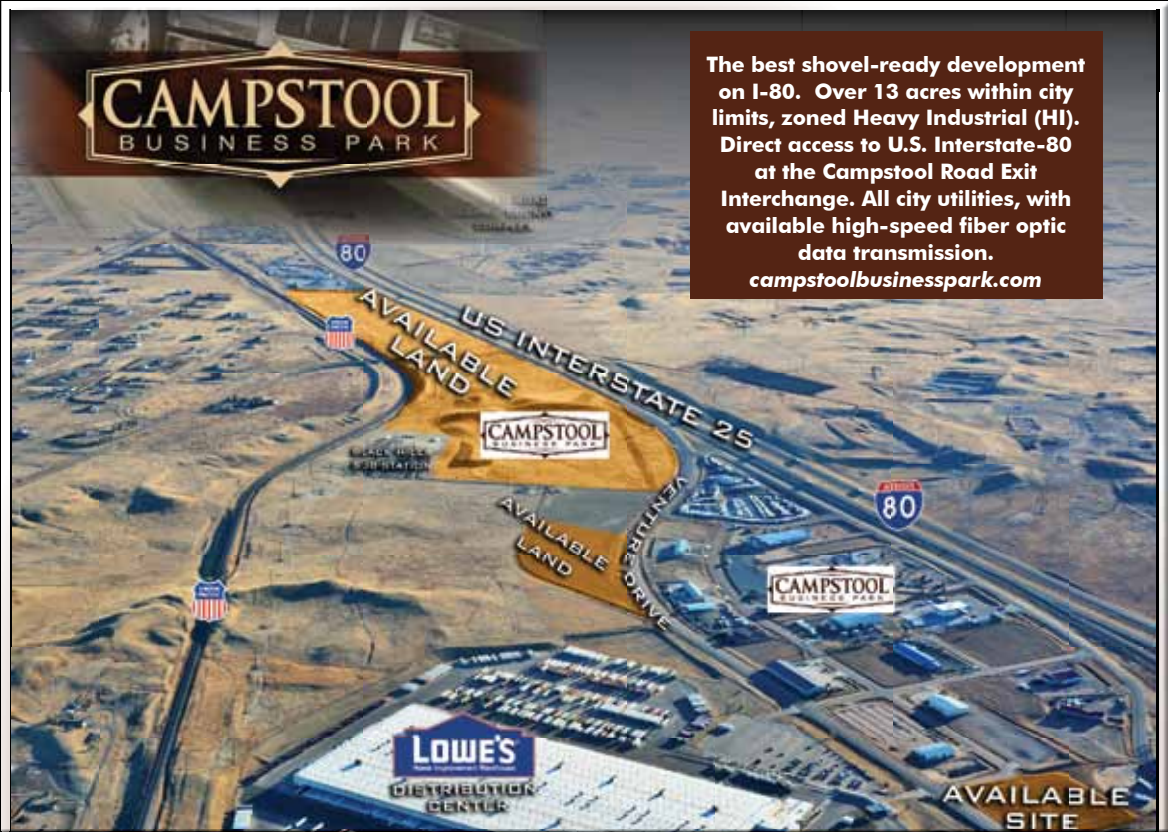
jfredvolk@cheyennehomes.com



Wendy Volk

307.630.5263

wendyvolk@cheyennehomes.com



The best shovel-ready development on I-80. Over 13 acres within city limits, zoned Heavy Industrial (HI). 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

5110 BADLANDS DR.

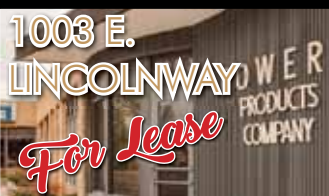


Office/Warehouse dry shell under construction with estimated completion in first quarter 2023. Close proximity to Bison Business Park and new Microsoft South facility. Well in place, but not completed-septic plans approved. Good visibility. Planned Unit Development zoning from Laramie County allows a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



1003 E. LINCOLNWAY

W E R PRODUCTS COMPANY
For Lease

Approx. 2,557 +/- of office space w/ high visibility on E. Lincolnway. 3-4 large offices, reception area, & conference rm, storage in the rear w/ overhead door. Landlord intends to recarpet the interior to tenant specifications. All inclusive lease covers utilities, parking and snow removal. Landlord will consider renovation.
\$14/SF



5009 S. GREELEY HWY

For Lease

Precast concrete building w/ high visibility & direct access to S. Greeley Hwy (HWY 85 south of Cheyenne). Building has large shop/warehouse, 3 offices & client area w/ separate access, & 3 bedroom apartment. Warehouse/Shop has dock high loading door, 2 additional overhead doors, one large bay and 2 smaller bays.
\$13.50/SF



EAST 19TH ST.

For Lease

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

#1 PROPERTIES

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**AFFORDABLE
NEW CONSTRUCTION
ON ACREAGE!**

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



J. Fred Volk

307.421.0347

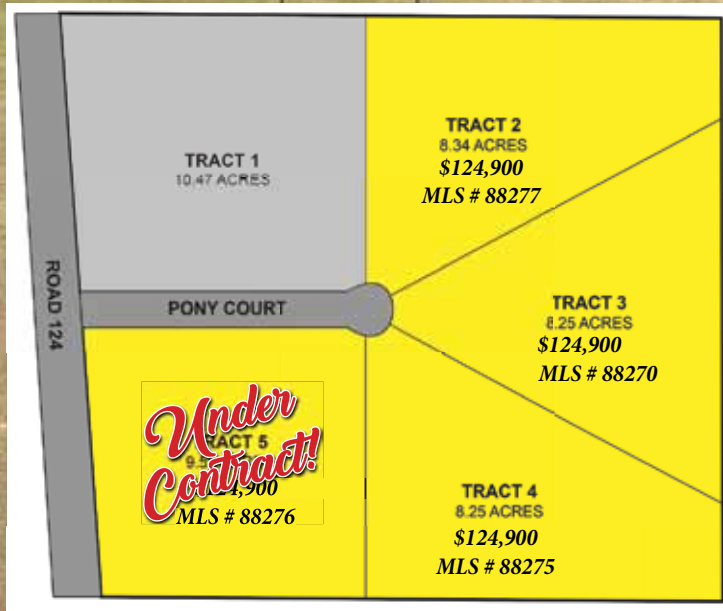
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Wendy Volk

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Now Building In:

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

The Volk Team
wendyvolk.com





#1 PROPERTIES

*Opening doors in Cheyenne
since 1984!*

**VOTED #1
REAL ESTATE COMPANY**

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