

Preview

Volume 42 | Number 5
MAY 2024

REAL ESTATE GUIDE

Southeast Wyoming's
Premier Real Estate Guide!



FREE



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307-630-6298



Hablo Español
Andrea Arenas
Realtor
307-757-6559



Chad Brannaman
Realtor
307-421-4742



Judy Daily
Realtor
307-575-1029



Becky Prall
Property Manager
307-534-5062



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We are full-service locally owned and operated. Property management: Rentals • Sales • Residential • Land • Commercial • Farm & Ranch **Give Us a Call!**

5520 Klipstein Rd. • Cheyenne • \$275,000



Auction Sale

- 15 Acres
- Close-in rural
- No covenants
- Detached 2-car garage

11809 Stewart Rd. • Cheyenne • \$635,000



- 4 bedrooms, 3 baths
- 2,964 finished sq. ft. Nearly new
- 1 office, 3-car attached
- ~.5 acres

814 Sunridge Dr. • Cheyenne • \$325,000



Price Reduced

- Amazing kitchen
- One level living

416 Lori Rd. • Cheyenne • \$65,000



Auction Sale

- Fresh paint and flooring
- 3 bedroom, 2 bath
- Central A/C • Open floor plan

614 E. 21st St. • Cheyenne • \$170,000



Under Contract

- Historic 1 bedroom, 1 bath
- 1-car garage
- Blocks from hospital

1408 Renee Rd. • Cheyenne • \$98,000



Under Contract

- 3 bedrooms, 2 baths
- 1,300 sq. ft.
- Awesome new bathroom

Offices: 1601 E. 19th St. in Cheyenne • 2502 W. C St. in Torrington

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Corey Rang
Broker/Owner
307.640.3148
info@sellcheyenne.com



Deb Rang
Associate Broker/Owner
307.286.5858
deb@sellcheyenne.com



Cathy Connell
Realtor
307.286.2570
cathy@sellcheyenne.com



Toni Shaw
Realtor
303.818.6044
toni@sellcheyenne.com



Chris Isenberger
Associate Broker
307.640.5643
chris@sellcheyenne.com



Krista Boyer
Realtor
307.286.6160
krista@sellcheyenne.com



Ryan Warner
Realtor
307.286.9287
ryan@sellcheyenne.com



Rhea Parsons
Realtor
307.287.5944
rhea@sellcheyenne.com



Heather Sheets
Realtor
307.630.6252
heather@sellcheyenne.com



Lindee Wiltjer
Associate Broker
307.631.4620
lindee@sellcheyenne.com



Dave Blunt
Realtor
307.214.9967
dave@sellcheyenne.com



Wes Mutchler
Realtor
307.214.3099
wes@sellcheyenne.com



Krista Barttelbort
Realtor
307.214.0844
kristabart@sellcheyenne.com



Kelsie Renneisen
Associate Broker
307.757.6073
kelsie@sellcheyenne.com



Rachel Fink
Realtor
970.294.1950
rachel@sellcheyenne.com



Tony Marquis
Realtor
970.545.0225
tony@sellcheyenne.com



Taryn Nemeck
Realtor
307-214-6840
taryn@sellcheyenne.com



Alyssa Renneisen
Realtor
307.286.5859
alyssa@sellcheyenne.com

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ON THE COVER...



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Table listing various real estate and financial services with page numbers, including 307 Realty Professionals, American National Insurance, Banner Capital Bank, etc.

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COYOTE TRAIL ACREAGE

Fort Laramie, Goshen County, Wyoming
40± deeded acres in Pine Ridge Subdivision with views of Laramie Peak. Electricity on property. Covenants apply.

\$170,000

Dean Nelson at (307) 340-1114



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



**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



**MUDDY MOUNTAIN
PROPERTY**

Casper, Natrona County, Wyoming
1,680± total acres; 280± deeded acres and 1,440± State of WY lease acres.

\$1,750,000

Clark & Associates at (307) 334-2025



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

Jon Keil (307) 331-2833



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 \$475,000

Michael McNamee at (307) 534-5156



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



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



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



1bd/1ba 710 sq. ft. **\$1,695**
2bd/2ba 1005-1058 sq. ft.. **\$1,795-\$1,850**
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Spacious one and two bedroom floor plans offering top of line finishes – plank flooring, walk-in closets, quartz countertops, tile backsplash, stainless steel appliances, tankless water heaters, nest thermostats, and many more luxurious features. The community will also have 64 oversized garages that will fit full size pickups, and select garages will offer electric vehicle charging stations. Community features to include a BBQ grill area, dog park, conference room, trash valet and bicycle storage. Monthly utility fee will cover 1G internet, water, sewer and trash. Tenants will also be responsible for gas and electric separately through Black Hills Energy. Property will be pet negotiable with restrictions, deposits and monthly fees.

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SCAN TO GET STARTED

*Mortgage Lender fees will be waived on closed conventional loans from May 1st through July 31st, 2024 within the Wyoming charter.



1596 Rd. 109

Rustic retreat in Table Mountain Ranches west of Cheyenne. This 2-story log sided home offers the perfect blend of rustic charm and spacious living, complemented by a wrap-around deck and a substantial outbuilding with two 14'x12' doors with openers, concrete floor, electricity including 220, and plumbed to connect to septic. This home is equipped with modern amenities including central air to ensure comfort and convenience. The kitchen boasts ample counter space, high-quality stainless steel appliances, and plenty of storage. Retreat to one of the two tranquil bedrooms, each has it's own en suite for comfort, privacy, a peaceful night's sleep. Situated on nearly 18 acres of rustic Wyoming living backing up to three sections of state land and a private ranch. **\$825,000**



Shawn Miller
Associate Broker
307.399.1961



Deb Fairchild
Agent
307.477.0481



Casey Fairchild
Agent
501.475.5979



Stephanie D. VanVeckhoven
Agent
307.275.5897



Erin Stieve
Agent
720.495.0090



Kelsey Moore Thulin
Agent
907.222.8203



Suzy Meisner-Esqueibel
Assoc. Broker
307.631.7471



Russ Smiley
Agent
307.640.1034



HISTORIC

821 E. 17th St.

Built in 1883, the Sturgis home boasts all the elegance and Gilded Age, while offering modern amenities. This Victorian home was added to the U.S. National Register of Historic Places in 1982. This home offers 30 rooms, including eight bedrooms, seven bathrooms, more than 7,000 sq. ft., and a 4-car 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. Located near schools, shopping, dining, downtown Cheyenne, and fitness facilities. **\$855,000**



INVESTMENT

5400 Imperial Ct.

Meticulously maintained and revenue-generating 4-plex boasting four 2-bedroom, 1-bath units, each 840 sq. ft. This turnkey property promises a hassle-free investment with modernized kitchens and bathrooms in each unit, adorned with new flooring. The exterior has new siding and a recently replaced roof, ensuring minimal capital expenditure for years to come. Investors will appreciate a landscaped exterior and an efficient sprinkler system. Wood-burning fireplaces in each unit for potential tenants. Parking on and off-street options available. **\$665,000**



OPEN PLAN

109 King Ct.

A cute little bungalow, ranch-style home. Three bedrooms with 1 bathroom that has tile surround. New stackable washer and dryer. Open concept to kitchen, dining room, living room, beautiful hardwood block counter. Remodeled kitchen with all new appliances, 2-car detached garage with alley access, large front and back fenced yards. This house is ADORABLE! You must call to see all the amenities that are included! Priced to sell. **\$299,999**



PENDING

3822 Rawlins St.

Perfect blend of comfort and craftsmanship in this stunning 3-bedroom, 2-bathroom, 2,400 sq. ft. home on .22 acre lot. Move-in ready, with updated lighting and ceiling fans, freshly painted walls, trim, etc. Open floor plan with vaulted ceilings. Gourmet kitchen features custom walnut cabinets and granite countertops. Upgraded bathrooms with walnut vanities, granite counters and custom-made mirrors. Jetted tub and tiled shower in primary bathroom. Spacious 2-stall attached garage. Fully fenced backyard with shed and a 1-car detached garage with electricity and insulated. **\$390,000**



PENDING

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**



PENDING

222 Hunters Way

Ranch-style with 2,400 sq. foot home with walk-out basement and three full bedrooms. Fresh paint and professionally cleaned. **\$315,000**

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If you are curious and would like more information just reach out!

Dawn Roegiers
Team Leader | Business Coach | Trainer
605.310.1708
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307.313.3051

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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



1907 Stirrup Rd. • \$522,500

Here is the perfect place to have a little acreage but not too far out of town! The family room has a cozy and warm fireplace and lots of windows that make the house feel open and bring in lots of sunshine! Four bedrooms, but there are 2 extra rooms you can use for office, crafts, another bedroom or more! A possible room for pets that has a doggie door and new flooring for your fur babies to go in and out of and stay warm in the winter and cool during the summer. Main bedroom and bathroom have brand new flooring, toilet closet and spacious! Main floor laundry, lots of trees, fenced backyard.

Trenille Young • 262-9617 #92734

New Listing



522 County Road 138 • \$885,000

All one level living, close to 5,000 sq. ft. on 20 acres. All new flooring, fixtures, paint and more. Every bedroom has their own bathroom. Large office with a fireplace. Heated sunroom off the back, formal and informal dining area, work out area, huge great room with a fireplace. Kitchen has an abundance of cabinets and counter space, center island and pantry, half bath off the kitchen and laundry room. This sprawling ranch home has 2 furnaces, A/C units and hot water heaters! Garage is oversized and easily fits 2+ cars and still be used as a workshop. Outbuilding has 2-12 ft. doors. One side is tandem and easily fit 4 cars and an RV. Also, a separate studio apartment inside the building, everything is heated and has A/C. The entire home is handicap accessible to include a walk in/roll in shower in the primary bedroom, wide hallways and doors with a ramp to the garage.

Dana Diekroeger • 421-7593 #92901

New Listing



7816 Sorrento Ln. • \$709,000

This has it all! Rural property not too far from town. All main floor living, 3-car attached garage and RV parking. Circle drive through and landscaping with fencing. It offers an open concept with a large island, spacious dining room, hardwood floors and granite countertops. The primary has a 5-piece bathroom and a walk-in closet. The basement is partially finished with 2 bedrooms and a full bathroom, framed and electric completed for you to add personalized touches perfect for your family! The backyard features a striking view and perfect for your family with privacy fence, landscape, charming patio and it all sits on close to 6 acres!

Trenille Young • 262-9617 #92979



Tracy Wilson
 General Manager
 632-2355



Gary Gonzalez
 Broker Associate
 640-0855



4041 Farthing Rd. • \$595,000

Looking for new construction complete and ready to move in, this one is for you! Over 1,900 sq. ft. of main floor living area, split ranch style home with the open floor plan concept. 11 ft. vaulted ceilings with lots of windows to bring in the natural light. High end finishes with this new construction to include granite counter tops, stainless appliances, gas range, large center island and dining area. Bedrooms are all large enough for queen size beds or larger. Basement is framed and plumbed for a 3rd bathroom. Included in this price is central air, tankless hot water heater, gas fireplace, oversized 3-car garage, and front landscaping. Smart home starter pack with audio, security cameras, smart thermostat and ring door bell. Builder will entertain buyer incentives such as closing costs, rate buy down and or price reduction.

Dana Diekroeger • 421-7593 #93048



1410 E. Fox Farm Rd. • \$65,000

Do you have a big dog and are struggling to find a home because of it? Well not anymore. Avalon Manor MHC does NOT have weight restrictions for your furry friends. If you want the luxury of living in a new home without the cost, then look no further. This place is priced to sell and is only 4 years old. It offers a split bedroom design with 3 bedrooms and 2 full bathrooms and is ready for you to call home.

Brittney Kotunok • 262-9647 #92502



**TBD Happy Jack Rd.
 \$108,000**

Close to town rural living! Property is right off Happy Jack Road, close to the Bunkhouse Bar and Grill.

Gary Gonzalez • 640-0855 #92372



Dana Diekroeger
 Sales Associate
 421-7593



Judy Edgar
 Sales Associate
 631-1126

Under Contract



100 Clover Ct. • \$230,000

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

New Listing



620 Little Valley Trl. • \$52,500

Welcome to this very nice, updated, open floor plan home, boosting 3 bedrooms, 2 baths and a very large covered deck and fenced yard.

Judy Edgar • 631-1126 #92798

New Listing



3632 Alexander Ave. • \$360,000

This charming 3 bed, 2 bath house presents an open concept with a separate dining room, granite countertops and hardwood floors that have just been resurfaced. Walking out to the patio you will find a fantastic place for family fun and a 2-car detached garage. There is a wet bar downstairs for entertainment with a newer fridge and laundry room and is perfectly set up to combine an area for hanging clothes and a cabinet for convenience. Other updates include a brand new roof, brand new and upgraded water heater, newer HVAC venting and ductwork, brand new carpet in bedroom downstairs, and a brand new garbage disposal. This is one you will not want to miss!

Trenille Young • 262-9617 #93052



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



4841 King Arthur Way • \$398,000
 Welcome to your dream home! This stunning 2-story residence sits on a corner lot and features 3 bedrooms, 2 full baths, and 2 half baths, 2-car garage, RV parking on the side of the house, and a fenced backyard, there is even a bubble cut out in the backyard fence for your furry friends! The main level features the living room with an electric fireplace and brick surround, a half bath, a functional kitchen that includes an eat-in area, perfect for casual dining, and a separate formal dining area for special occasions. The upper level houses all 3 bedrooms and 2 full baths, flooded with natural light throughout. The primary bedroom suite features a full bath, walk-in closet, and 2 additional closets for ample storage space! The basement has a 2nd living room and flex space and an additional half bath. Don't miss out on this incredible property that combines comfort, style, and practicality!
Asha Bean • 286-0269 #93049



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

Commercial Lease



4620 Grandview #201
 This space is located in the Avanti Plaza 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



Tammy Tschacher
 Sales Associate
 631-2885



Devan Gable
 Sales Associate
 907-306-8179



146 Rio Verde Cir. • \$336,900
 Don't miss this opportunity for either an investment property or private home. Home has been completely remodeled with new paint inside and out, new flooring and so much more. Large lot on a cul-de-sac and easy access to the greenway, shopping and restaurants. Garden level basement, fenced yard front and back with a small shed. Home is currently rented until May of 2024.
Dana Diekroeger • 421-7593 #92479




1047 S. Mule Trl. • \$599,000
 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 #92189


New Listing



1111 Rosebud Rd. • \$399,900
 Move in ready ranch style home in well established Cole Subdivision. This brick home sits on a corner lot with a gorgeous front and back lawn. Very open floor plan, kitchen is amazing with large center island, one step down to the family room with new carpet and wood stove. New flooring in great room and basement. 2 bedrooms and bath on main, huge primary bedroom is downstairs with a 4th bedroom and bathroom. New A/C, furnace and updated electrical downstairs. Lots of light, large windows in the 2,806 sq. ft. home. Must see to believe!
Dana Diekroeger • 421-7593 #93058



Megan Best
 Sales Associate
 719-465-4724



Adel Gallardo
 Sales Associate
 286-7391

New Listing



7209 Hawthorne Dr. • \$508,000
 Step into this stylish quad-level residence nestled in the coveted Western Hills area. This home features 5 bedrooms, 4 bathrooms and 2 cozy fireplaces. With several upgrades and a meticulously designed layout, there is plenty of room for the entire family or friends alike. You will enjoy an eat-in kitchen, separate dining area, 2 living rooms, bonus room, an enclosed sunroom and a spacious Trex deck. The backyard has 2 utility sheds, one of which is being used for a kid's club house. Charming brick exterior, a convenient 2-car attached garage, and ample natural light
Tracy Wilson • 630-8686 #93027

Under Contract



7423 Three Hearts Trl. • \$405,000
 This impressive home features a desirable ranch layout with 3 bedrooms and 2 bathrooms all on the main floor for convenient living. The entryway is elegant and partners with a cozy covered porch. The property showcases newer construction with granite countertops and hardwood floors providing a modern aesthetic and quality craftsmanship throughout. Additionally, an unfinished basement for customization and expansion. The covered patio invites you to host gatherings or just enjoy your morning coffee come rain or shine. Enjoy the comfort and potential this home offers providing a perfect blend of contemporary design and future possibilities.
Trenille Young • 262-9617 #93139



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



James Lozier
 Sales Associate
 602-614-2078



Rob Higgins
 Broker Associate
 631-0448



Laurie Fletcher
 Property Management
 632-2355



Victor Strayer
 Property Management
 632-2355



Eric Davis
 Property Management
 Coordinator
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Agent of the Month

James Bowers
307.509.0003



Agent of Week: 5/6

Bethann Miller
307.631.0465



Agent of Week: 5/13

Elsa McHenry
307.287.1289



Agent of Week: 5/20

Cole Siegel
307.631.6684



Agent of Week: 5/27

Marcie Kindred
307.631.5649



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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.



UNDER CONTRACT

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.



FIRST CLASS OFFICE SPACE

4007 Greenway St.

First class office space located in the prestigious Banner Capital Bank building. This building has excellent visibility at the intersection of College Drive and Lincolnway. The space includes 5 offices, 4 work cubicles, large conference room, functional work room and break room. This site has ample parking for employees or clients.



RENTED

415 W. 17th St.

Be Downtown! Located in Historic Downtown Cheyenne, this bright fresh office space has 2 offices and a conference room. This space is landmarked in the Historic Dineen Building with and entry next to Wyoming Rib & Chop House. Office is ready with fiber internet plus customer and employee parking.



UNDER CONTRACT

Lot 15 Buckskin Trl. \$190,000

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

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4917 GREEN RIVER ST. \$184,000

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!



1230 WATERLINE RD \$395,000

Discover country living at its finest in this fully renovated manufactured home nestled on 5 sprawling acres. Boasting 3 bedrooms, 2 baths, and a generous 3-car garage, this property offers both comfort and convenience in abundance.



5025 RICHARD RD. \$0.50/SQ FT.

Fully fenced 3 acres of commercial yard space for lease near Bison Business Park and Microsoft South Facility. Perfect for equipment storage and or material storage. Great opportunity and open to all options.



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!



1103 BOXELDER RD. K-A \$576,823

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.



1377 PRAIRIE VIEW RD. \$150,000

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. \$16-18/SQ FT

High rise downtown office space "For Lease". Features include off street parking, professional office spaces at 5405, 6364, and 2380 sq. ft. Walking distance to city/county building and the state capitol. Annual lease rate of \$16-\$18 with 2 months of rental abatement offered on terms 3 years or greater.



600 E 18TH ST. \$300,000

This historic home is a true gem! So many unique features to this property—from the almost perfectly symmetrical design, to the stained glass windows. The main level also offers a spacious sunroom. The master bedroom offers amazing natural light and more than enough closet space!



1721 AMES AVE. \$649,000

Discover an unparalleled opportunity in downtown Cheyenne with this expansive property boasting 5000 square feet of versatile warehouse space seamlessly integrated with 5000 square feet of modern office amenities. Embrace limitless possibilities on the main level, ideal for manufacturing ventures, storage solutions, and beyond.





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



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1916 EVANS AVE. \$680,000

Nicely situated office space in close proximity to downtown's core. Conveniently near the hospital, this space boasts several appealing amenities, including secure covered off-street parking, a spacious open floor layout, a passenger elevator for accessibility, and more. Also for lease at \$12/sq ft.



2425 PATTISON AVE. \$985,000

Nestled within this quaint 8-Plex are seven meticulously crafted 1-bedroom units, each exuding charm and functionality, along with 1 cozy studio apartment. Recently renovated with tenants already in place, ensuring steady cash flow from day one!



3119 PIONEER AVE. \$349,999

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!



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.



600 CENTRAL AVE. \$1,199,999

Explore this renovated 17-unit complex, positioned just moments away from the bustling highway and downtown Cheyenne. Whether you're an astute investor aiming to tap into the thriving short-term rental market or seeking a strategic investment in traditional apartment accommodations, this property offers limitless potential.



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!



TBD GANNET PEAK DR. \$400,000

7 Prime Commercial/Industrial lots located within the City of Cheyenne in The Cheyenne Logistics Hub. These lots range in sizes of 1.83-4.26 Ac. in LI Zoning. This world-class park provides users access to the resources and systems they need on a larger scale. Prime location for warehouse, development, distribution and manufacturing.



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.



2509 E 9TH ST. \$315,000

Welcome to this fantastic fully rented duplex! This property boasts a spacious three-bedroom, one-bathroom layout in the primary unit. The second unit offers a cozy one-bedroom, one-bathroom configuration. The duplex is thoughtfully designed with separately metered utilities, each unit enjoys its own divided yards, ensuring a sense of privacy and personal space for outdoor activities.



7229 LEGACY PKWY. \$679,000

Nestled in The Pointe community, this residence boasts 5 bedrooms, 3 bathrooms, and 2-car garage. With over 4,400 square feet of living space, there's plenty of room to spread out and relax. Inside, you'll find luxurious granite countertops, gleaming hardwood floors in the kitchen and dining areas, as well as the convenience of A/C and not one, but two cozy fireplaces.



7502 MAX CT. \$579,900

This home features stunning hardwood floors, a beautiful bright kitchen with solid surface countertops, and an open concept design flowing seamlessly into the dining and living areas. The main floor master suite, boasts a generous walk-in closet and inviting double doors. Enjoy the tranquility of your private lot, situated in a cul-de-sac and bordered by open space and a scenic walking path.



2515 HOUSE AVE. \$339,900

Introducing this charming home in Cheyenne, its proximity to downtown, the medical center, and Capitol ensures prime accessibility. Inside, bask in spacious, light-filled rooms with hardwood floors and elegant tile. The basement offers potential for storage or additional workspace. A detached garage and off-street parking cater to your needs. Seize the opportunity with this historic, centrally located property.



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9901 VERA LANE – \$629,900

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10112 VERA LANE – \$699,000

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Property Features

Explore the potential of these three city lots totaling 0.22 acres! Located in a prime area of Laramie, this property is a canvas awaiting your creative touch. While it may require some tender loving care, its generous size and strategic location make it an excellent investment opportunity for those with vision. Don't miss out on this chance to transform these lots into your dream space. Contact me today for more details and to schedule a viewing!



The possibilities


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2417 Council Bluff • \$439,000



UNDER CONTRACT IN 1 DAY



Split level home, 4 levels, beautiful private large backyard with covered patio, lots of trees, lilac bushes, perennials and sprinkler system. There are 4 bedrooms and 3 bathrooms and an attached 2-car garage. #93169

3941 McComb Ave. • \$320,000



Needs TLC. Excellent opportunity to own an Avenues home. This 4 bedroom, 2 bath home includes a 2-car detached garage. Hardwood floors on the main level. Finished basement. Lots of storage and large rooms. Fenced backyard. #93149

2553 Wildhorse Trl. • \$620,000



UNDER CONTRACT IN 1 WEEK



All brick 5 bedroom, 3 bathroom home with a 3-car attached garage, in the coveted Mustang Ridge Subdivision. Nearly 4,000 sq. ft. of home features an

open kitchen with pantry and breakfast nook plus a separate formal dining room. The large primary bedroom has a 5-piece ensuite and walk-in closet. Two separate living spaces. The unfinished basement provides room for expansion or storage needs. The deck off the living room is perfect for entertaining or watching the beautiful mountain sunrise. #93126

2316 S. 4th Ave. • \$385,000



This ranch-style home features 5 bedrooms, 3 baths and a 2-car attached garage. It is on a fully fenced .42 acre lot with a sprinkler system. It is a great starting point that is handicapped accessible and has central air conditioning. #92919

9817 Bell Ln. • \$1,295,000



Country living, 6,000 sq. ft. brick home situated on 5.65 gorgeous acres. Five bedrooms, 4 baths and 5-car heated and epoxy floored garages. Well cared for, 8 miles from town. You will love living in this beautiful home. #92443

LAND

TBD Deming Dr. 1.13 Acres. #73346	\$250,000
Tract 6 W. Vedauwoo Rd. 35.365 Acres. #90907	\$195,000
TBD Wills Dr. .32 Acres. #91056	\$175,000
TBD Ridge Rd. .39 Acres. #91058	\$200,000
TBD Mesa Trl. S .34 Acres. #92662	\$105,000

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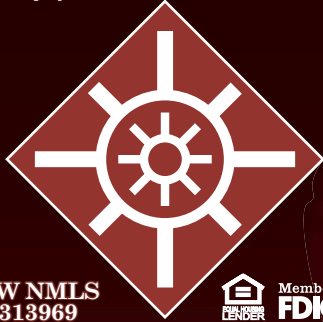


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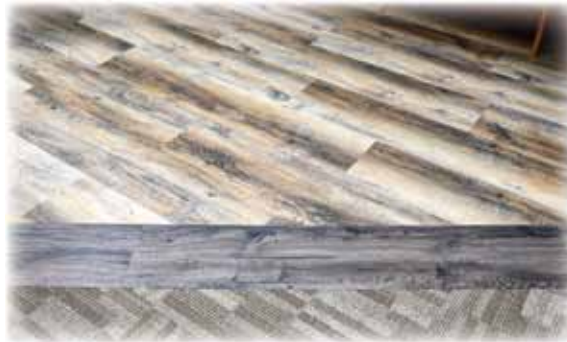
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KATHLEEN PETERSEN
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JON ROGINA
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PAT RUDD
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BOB SCOTT
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307-760-5681



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SARAH SMITH
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MARILYN THOMASEE
307-630-5080



DOMINIC VALDEZ
970-980-4098



ELIZABETH VELTE
307-996-7365



J. FRED VOLK
307-421-0347



WENDY VOLK
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JIM WALFORD
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Join THE Pack & Run FOR a Cause

Saturday, May 18th, 2024

CCI Lot at Laramie County Community College
1400 E College Dr, Cheyenne, WY 82007

ALL ages welcome (even in DOG years)!

Support the pets and programs at the Cheyenne Animal Shelter and register for this dog-friendly race by scanning the QR code below!

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ANIMAL
SHELTER**



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825 West Dale Blvd



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, hot tub along with both a wood and a 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. Offered at \$1,575,000



1930 E. Riding Club Road

This home presents an amazing opportunity to live in the most convenient location minutes North of town off fully paved access with 5+ acres to call your own! A custom built, meticulously cared-for, one-owner ranch with over 3,800 sqft finished. The design features both main floor living and family rooms, easy-entertaining dining options plus a gorgeous 4-seasons room with fantastic prairie views! Offered at \$780,000



presented by **LARRY SUTHERLAND | 307-630-0528 • KIM SUTHERLAND | 307-630-148**





2900 CAREY AVE



offered at \$899,900

5BR | 3BA
1-car garage

91046.mistiewoods.com



311 E. 27TH STREET

offered at \$395,000

3BR | 3BA
2-car garage

93190.mistiewoods.com



1218 E. 21ST STREET

offered at \$375,000
4BR | 4BA

93175.mistiewoods.com



2346 ROAD 220

offered at \$659,900
5BR | 3BA | 7-car garage

91422.mistiewoods.com



1510 GETTYSBURG DRIVE

\$459,900

3BR | 2BA | 3-car garage
92889.mistiewoods.com



609 MONROE AVE

\$320,000

5BR | 2BA | 1-car garage
92737.mistiewoods.com



5501 OPAL DRIVE

\$535,000

4BR | 3BA | 3-car garage
92760.mistiewoods.com



1532 TRENT COURT

\$145,000

1BR | 1BA

92540.mistiewoods.com

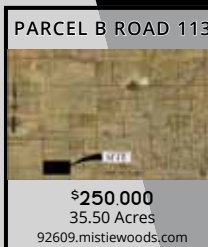


412 LONESOME COURT

\$62,000

3BR | 2BA

92713.mistiewoods.com

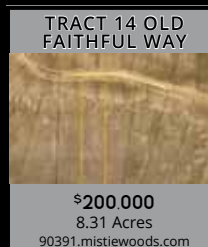


PARCEL B ROAD 113

\$250,000

35.50 Acres

92609.mistiewoods.com



TRACT 14 OLD FAITHFUL WAY

\$200,000

8.31 Acres

90391.mistiewoods.com



TBD KLIPSTEIN ROAD

\$165,000

5.00 Acres

92278.mistiewoods.com



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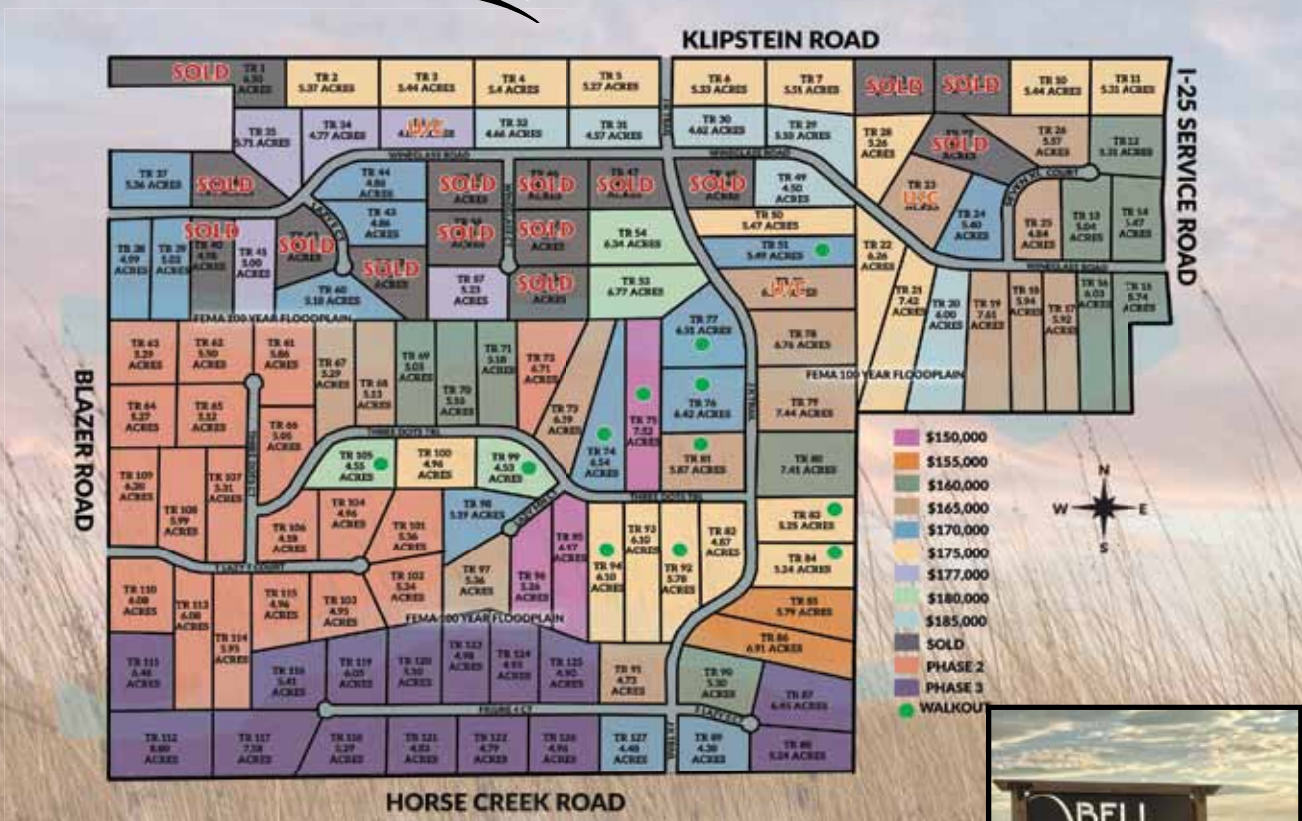
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BELL Pasture



Come on out and take a look!

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- 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 Draper Road





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. Ready Now!



NEW LISTING

23 HARVARD RD, BUFORD WY \$1,200,000

Stunning, one-of-a-kind D log home on 40 secluded acres just minutes to Medicine Bow National Forest. The home offers nearly 3000sf of living space on one level along with over 1400sf of covered wrap-around decks. There are 4 spacious bedrooms, 2 1/2 baths, a large 2-car attached garage plus a 1440SF heated shop. This perfect mountain home features tongue & groove pine interior, pine trim and doors, open beam ceilings w/ log accents, and beautiful oak floors. Hickory cabinetry and quartz counters are the perfect centerpiece of the open concept great room complete with a spacious dining area and a sitting area with a striking gas fireplace. Great for summer outdoor entertaining, you'll love the patio areas, perfect for sitting around a blazing fire or grilling under the large pergola. The views from here are spectacular! Don't miss out on this amazing property! Call us today for more information.



NEW LISTING

1328 RABBIT BRUSH TRL. \$539,900

Beautiful 5BR, 3BA, 2-car garage home in desirable Sweetgrass subdivision. Stunning finishes throughout plus a full finished basement w/ bar & entertainment areas. Fenced, sprinkler system, large patio - perfect for summer entertaining.



NEW LISTING

1755 EAST MULE TRL. \$479,900

4BR, 3BA, 2-car garage rancher on 4.7 acres just West of Cheyenne. Living room, family room w/ wood stove, spacious kitchen w/ island. Unfinished basement gives you room for future expansion.



NEW LISTING

845 CLEVELAND AVE. \$360,000

Well-maintained ranch style home in Sun Valley. Updated kitchen has granite counters, tile backsplash stainless appliances. Updated windows, beautiful hardwood floors, new carpeting, separate dining, covered patio & oversized 1 car garage.



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.



3712 SOWELL ST. \$489,900

Located in desirable Thomas Heights. Open design concept & vaulted ceilings, kitchen has a center island and along with the dining area, gas fireplace in the living room, air conditioning.



5106 CABLE AVENUE \$385,000

3BR, 2BA, 1-car garage home on large corner lot. This home is completely remodeled with new white cabinetry, soft-close drawers/doors, quartz and granite counters, LVP flooring in main living area, beautiful tile baths, new deck, fencing, roof, doors, trim, and more. RV parking, sprinkler system, mature trees.



7224 HAWTHORNE DRIVE \$479,900

Well cared for ranch style brick home in Western Hills. 3 BR, 2 BA, 2 living rooms, formal & informal dining, & spacious kitchen. Daylight basement is finished w/ large great room, bedroom, bath, laundry room & lots of storage closets.



4276 CALICO HILL RANCH \$750,000

Situated on nearly 80 acres, this 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

WWW.LIVEINCHEYENNE.COM

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46 ELM STREET

Rare opportunity to own Lake Water Company, LLC, a Wyoming Public Water Utility serving 128+ homes around Glendo Reservoir. Includes 3 wells, 20K & 7500-gallon storage tanks, distribution lines, pump houses, software, well rights, and about 3,128 sq. ft. of land. The main well, 1151 feet deep, taps into the Frontier aquifer. Ideal for small business owners; all homes pay an annual water fee of \$936.
\$625,000



625 S MAIN STREET (LUSK, WY)

Experience the thrill of Young Ducks Sport Bar and Grill in Lusk, WY! Situated on Main Street/HWY 85 en route to the Black Hills. Our fantastic establishment boasts multiple sports televisions, dart boards, pool tables, and more. Indulge in our diverse menu and enjoy daily specials that are sure to elevate your dining experience.

\$350,000



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

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

Open Daily 1:00pm - 5:00pm




5124 TOPAZ DRIVE
MOVE-IN-READY | \$659,900
2295 sf / 4 Bd / 3 Ba



5116 TOPAZ DRIVE
MOVE-IN-READY | \$609,900
2065 sf / 4 Bd / 2 Ba



5118 SULLIVAN STREET
READY JUNE 2024 | \$454,900
1126 sf / 3 Bd / 3 Ba



5124 SULLIVAN STREET
READY JUNE 2024 | \$454,900
1126 sf / 3 Bd / 3 Ba



BRADY CATES

307.286.2370

brady@cheyennehomes.com



MIKE GERBER

307.222.9367

mikegerber@cheyennehomes.com



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MELISSA SWALLA

307.214.1521

melissa@cheyennehomes.com



BEN RAYL

307.286.0594

ben@cheyennehomes.com

homesbyguardian.com

guardianteam@cheyennehomes.com



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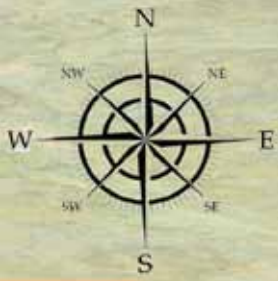




R

THE RESERVE

at Horse Creek



- \$139,900
- \$149,900
- \$154,900
- \$159,900
- \$162,900

Larry SUTHERLAND

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Breathtaking Views!

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





SOLD!



1983 Cheshire Drive
 Stunning iconic two-story brick home! You'll love this outstanding 3 BR, 4 BA home with so many marvelous features! Beautiful courtyard & enclosed entryway open to a fabulous foyer with marble flooring. Lovely living room w/ vaulted ceiling, double ovens, & an island in the bright kitchen, separate dining, peaceful morning room, family room w/ wet bar, solarium, nice Trex deck off the spacious primary bedroom w/ 5-piece primary bath & walk-in closet. \$750,000



ANGELA
 FRENTEWAY
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 angela@cheyennehomes.com



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 sandee@cheyennehomes.com



1033 Pearl Court
SOLD!

This home is fascinating! Could be a one family or two family home sharing combined or separate living space... The main level includes delightful kitchen - spacious and open to dining and living with nearby primary bedroom and bath. And just a few steps down from the main level - another living area that includes two bedrooms, full bath, full kitchen, dining and living with separate entrance. Shared laundry area, private entrance for both levels, two-car garage. Situated on 2.5 acres. So much more ... must see! \$375,000



You value your home...

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

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SINGLE-FAMILY & TOWNHOME BUILDING LOTS AVAILABLE NOW!

AVAILABLE TOWNHOME OPTIONS

Lots	Block	Street	Price
Lots 43-46	Block 33	Open Range Rd	\$292,000
Lots 3-6	Block 36	Big Meadow Dr	PENDING
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	PENDING
Lots 7-11	Block 32	Big Meadow Dr	PENDING
	1402	Big Meadow Dr	PENDING



AVAILABLE SINGLE FAMILY OPTIONS

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	Pack Saddle Rd	\$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.

Kim Sutherland

307.630.1488

kim@cheyennehomes.com

Dee Mores

307.630.8080

dmores@cheyennehomes.com

Larry Sutherland

307.630.0528

larry@cheyennehomes.com

cheyennehomes.com | 307.634.2222

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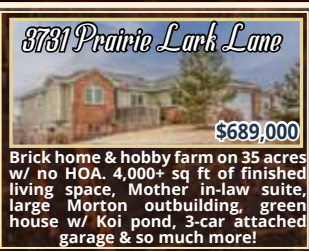
4079 Billy The Kid Blvd.
Beautiful Craftsman-style custom-built home on 41.01 acres just off the county-maintained road. Enjoy one level living and exceptional quality craftsmanship including gorgeous red oak flooring, professional quality woodwork in all the right places, Pella windows, and cleverly designed storage throughout. The house and yard are fenced, and the perimeter of the property is fenced.

\$645,000



4051 Outlaw Rd, Carpenter
Four year old ranch style home on 40.03 fenced acres in Remington Ranch. 15 miles Southeast of Cheyenne, 1/2 mile off paved county road. Barn has spacious loafing area, automatic waterer, hay storage, 110 & 220 power, & acres of fenced pasture. Fiber optic internet, automatic backup Generac generator, extra spray in foam insulation, lawn sprinkler system, landscaping, remote control window blinds, hand scraped oak flooring, and an adorable footed tub.

\$698,000



3731 Prairie Lark Lane
Brick home & hobby farm on 35 acres w/ no HOA. 4,000+ sq ft of finished living space, Mother in-law suite, large Morton outbuilding, green house w/ Koi pond, 3-car attached garage & so much more!

\$689,000



3504 Ajule Road
PENDING!
Almost new, 2020 double wide home on 10.15 acres is just east of Cheyenne, WY.

\$350,000



TBD & Four Mile Rd
Close in rural, 30 acres, no covenants! This size acreage is getting hard to find so close to Cheyenne. Possibility of subdividing.

\$225,000



Tr 114 Bucking Horse Blvd
39.73 acres borders State land to the west, features a 30x40 Duramacks outbuilding.

\$219,000



Tr 126 Big Prairie Blvd
35+ acres, great views, easy access off a county-maintained road in Diamond B Ranch.

\$110,000



Cathy Anderson REALTOR®



307-214-0687 | canderson@cheyennehomes.com



CHEYENNES HOMETOWN REALTOR

BOB SCOTT



307-421-4620

BOBSCOTT@CHEYENNEHOMES.COM



3418 DEY AVENUE

Exceptional Avenues find! Ranch style, needs updates, 28x28 garage, enclosed patio, formal dining and so much more! Don't miss out.

\$265,000



7007 MARIA E. LANE

Wonderful close-in rural property! Three bedrooms, three baths home, gas and wood stoves, deck, fenced, 2-car garage, sprinkler system. 40 x 60 outbuilding with horse stalls and tack room and so much more!

\$524,900



COTTONWOOD ROAD

Over 73 acres of Wyoming, splendor! Hills and valleys, trees, & meadows. Domestic water well, 40 amp solar service and two 12 x 12 outbuildings. Amazing property is frequented by deer, elk & turkeys. Located near Guernsey Reservoir. Call today to see your little slice of heaven!

\$299,900

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The Volk Team

wendyvolk.com



J. Fred Volk

307.421.0347

jfredvolk@cheyennehomes.com



Wendy Volk

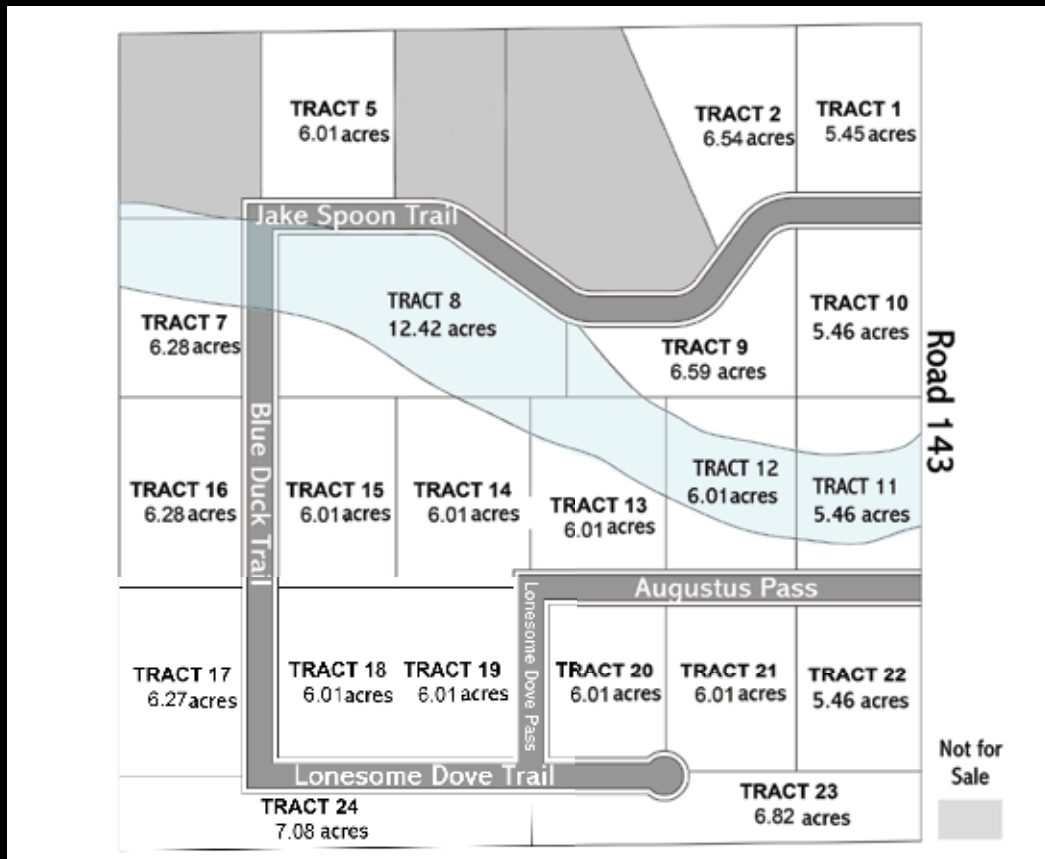
307.630.5263

wendyvolk@cheyennehomes.com



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 \$129,900





The Volk Team
wendyvolk.com



J. Fred Volk

307.421.0347

jfredvolk@cheyennehomes.com



Wendy Volk

307.630.5263

wendyvolk@cheyennehomes.com

557 LEWIS GORDON



PREVIOUS BUILT HOME

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 west 1.5 miles to Lewis Gordon Road. House is being built at the end of the cul-de-sac. \$469,000

2177 PONY COURT



Brand-New Rural Home Under Construction by Leaning Tree Homes just north of Cheyenne. Popular ranch-style "Eric Plan" open floor plan featuring 3 bedrooms, 2 baths, 2-car attached garage. Two of the bedrooms are perfectly situated on the main level with an additional third bedroom to be finished in the basement. Remainder of basement can be fully finished as an additional cost upgrade to the home. Central air-conditioning with 95% high-efficiency forced air furnace. Photo of previous build. \$529,250



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



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J. Fred Volk

307.421.0347

jfredvolk@cheyennehomes.com



Wendy Volk

307.630.5263

wendyvolk@cheyennehomes.com

The Volk Team
wendyvolk.com

222 EAST 18TH STREET



For Sale or For Lease



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. **\$4,750,000**



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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

CAMPSTOOL BUSINESS PARK

Only 3 Lots Remaining!

AVAILABLE LAND

U.S. INTERSTATE 25

80

LOWE'S DISTRIBUTION CENTER

campstoolbusinesspark.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

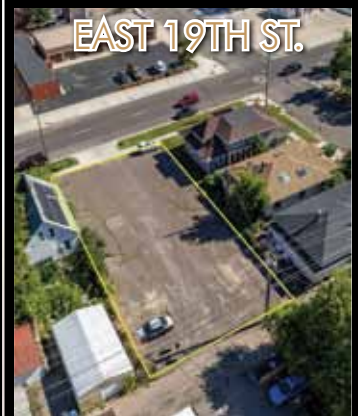
5302 RICHARD ROAD UNIT A & UNIT B

For Lease



Very Good location with access to South Greeley Highway near new Microsoft site. Newer building with full concrete floor and clear-span interior. Two overhead doors. Fenced storage yard with shared access. Secure rolling gate in front. Level lot that has been graded. Excellent site for equipment and large vehicle storage. Large open and level lot. Tenant improvement or temporary structures may be allowed. Plenty of room to turn tractor-trailers around.

EAST 19TH ST.



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**

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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

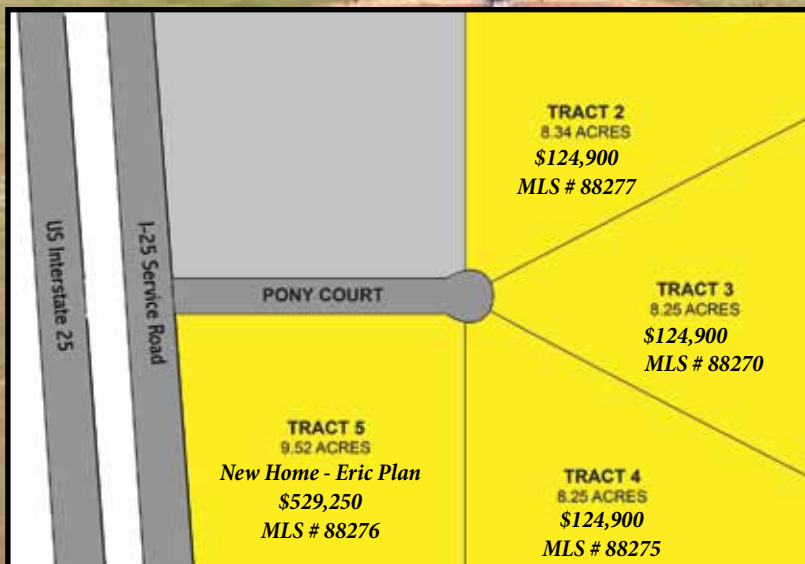
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Wendy Volk

307.630.5263

wendyvolk@cheyennehomes.com



Now Building In:

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Stefanie
ILLINGWORTH
307.421.5378
stefanie@cheyennehomes.com



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307.631.5547
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3046 FOREST DRIVE
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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



309 MEDICINE BOW
Ranch style home. Open floor plan w/ vaulted ceilings in living rm. Spacious kitchen & formal dining area. 3 BR on main level. Unfinished basement, A/C. Need a little TLC. \$315,000



1507 TRENT CT.
Atrium 2-story Townhome in immaculate condition! 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. \$341,900



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Great investment property. Commercial building. High visibility & high traffic area. Main building, (2601 sq. ft), can be divided into 2 separate rental spaces - each w/ own entrance. 109 E. 8th has been divided into several rooms/office spaces. Separate little brick house has been completely remodeled. \$399,900



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Larry Sutherland
307.630.0528
larry@cheyennehomes.com

Kim Sutherland
307.630.1488
kim@cheyennehomes.com

Stefanie Illingworth
307.421.5378
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