

Preview

Volume 42 | Number 6

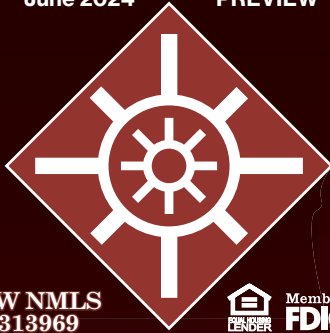
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NextHome
 RUSTIC REALTY

Preview

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REAL ESTATE GUIDE

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Jeanine's love of real estate is built on years of serving customers and building homes. Finding it difficult to find the perfect home, she and her partner started building homes. After building several homes, it made sense to get into real estate.

Now, with over 20 years dedicated to her real estate career, she owns a boutique real estate company serving Colorado, Wyoming, and Nebraska. Working with a small team she has built a bold company.

Her mission is to guide buyers, sellers, and investors to fulfill their hopes and dreams by finding them the best purchase or getting them to their next adventure. Jeanine earned a B.S. in Horticulture where she spent her first career. Ask her anything about the plant world and she can probably help.

First licensed in the great state of Montana in 2003, life took her to Colorado where she worked hard to obtain her license and become a managing broker. Expanding her horizons into Nebraska in 2016 and Wyoming in 2017, you never know where she will go next.

South Dakota, Arizona, and probably back to Montana Residential, land, commercial, retail, farm, ranch...Red Diamond is here to help!

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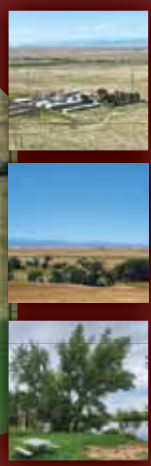
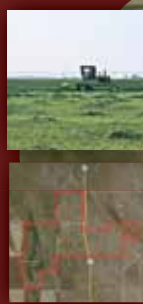
Part of history, the 35A Ranch is on the market for the first time in over 100 years. Lots of places say they have families west of the Rockies, but none really DOES.

The ranch itself offers a variety of land, water and views with multiple build sites for a new home.

The day-to-day operations support as many as 200+ cow/calf pairs with an existing watering facility, multiple pastures, and full fencing. Abundant water and streambed landscape nurtures the ranch and wildlife.

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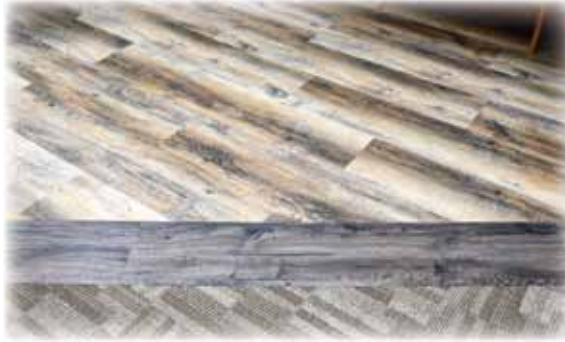
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2405/2423 E. Lincolnway • \$2,967,000

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

Under Contract



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

Under Contract



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

Under Contract



7816 Sorrento Ln. • \$685,000

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

Under Contract



4041 Farthing Rd. • \$549,000

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

New Listing



2370 Road 217 • \$1,120,000

Newly constructed, 4 bedroom, 4 bathroom custom designed home on 4 acres. Open concept floor plan, all one level, 12' ceilings and handicapped accessible. Fully covered back patio. Kitchen has quartz countertops, custom cabinetry and stainless steel appliances. Large center island, breakfast bar and 7'x10' walk-in pantry. Spacious dining area. Office with a sliding barn door off the front entrance. Primary bedroom has a full 5-piece ensuite including 7' soaking tub, fully tiled, walk-in shower, double vanities and a large walk-in closet. Oversized 2-car finished garage with plenty of storage. Fully fenced dog yard. Fully landscaped and fenced 90'x80' backyard.

Dana Diekroeger • 421-7593 #93320

Under Contract



620 Little Valley Trl. • \$49,900

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



540 S. Lincoln St. • \$300,000

Beautifully renovated, 3 bedroom, 2 bath home is complete with its newer siding and roof, A/C and an abundance of natural light, newer flooring and a beautifully remodeled bathrooms. The expanded master suite offers a peaceful retreat after a long day, complete with ample space for relaxation. The kitchen remodel features a sleek design and stainless steel appliances. Make this gem yours today!

Dana Diekroeger • 421-7593 #93345



Brittney Kotunok
Sales Associate
262-9647



Mike Hutton
Sales Associate
630-2735



Asha Bean
Sales Associate
286-0269



Trenille Young
Sales Associate
262-9617

Under Contract



4841 King Arthur Way • \$395,000
This 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. 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. 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

Under Contract



146 Rio Verde Cir. • \$310,000
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

Under Contract




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




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



James Lozier
Sales Associate
602-614-2078



Rob Higgins
Broker Associate
631-0448



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

New Listing



347 Wild Horse Ranch \$170,000
A chance to own beautiful acreage at The Wild Horse Ranch at Lake Hattie! Located near the foothills of the Medicine Bow Mountains, this 37.98 parcel borders BLM land adjacent to Lake Hattie. Beautiful mountain views, wild horses, Wyoming skies and seamless access to Lake Hattie!

Asha Bean • 286-0269 #93082



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



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632-2355



Victor Strayer
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Saddle Ridge Model Home

Open Daily, Noon - 3 p.m.

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300 S FORK RD. \$37,999

With its affordable price point this mobile home presents an excellent opportunity for first-time homebuyers or downsizers!



607 W PROSSER RD. \$980,000

Fantastic Development opportunity! 4.5 acres of undeveloped residential land that would be perfect for multifamily units. Land is just minutes from downtown, Laramie County Community College and both I-25 and I-80!



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.



3120 OLD FAITHFUL RD. \$1,350,000

This expansive commercial property boasts over 21,000 square feet of versatile space presenting a rare chance to secure an office location to house your business or investment opportunity. Situated in a high-traffic area with excellent visibility and accessibility.



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 capital. 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. \$975,000

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. \$579,999

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. \$334,900

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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HIGH TRAFFIC IN WEST CHEYENNE

1601 W. Lincolnway • \$575,000

Look at this opportunity!! This 15,000+ sq.ft. building is a canvas for you to create your masterpiece. With large spanning rooms and high ceilings and zoned Light Industrial the property could be molded into many uses. The West Lincolnway location has high traffic in the rapidly developing west Cheyenne. The site has a large parking lot.



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.



SPACE AT THE MALL!

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!



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.



WEST EDGE LOT

**1601 W. Lincolnway
\$575,000**

West Edge lot with West Lincolnway frontage. Location is near new hotel development, sports facilities and I-80 and I-25 interchange. Existing building would need to be removed.



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.



SOLD

**1818 Evans Ave.
\$155,000**

One bedroom, 1 bath downtown condo. Close to work and downtown entertainment. You will love being part of this close knit community.

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9901 VERA LANE – \$629,900
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JOHN WATKINS,
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NEW PRICE



10112 VERA LANE – \$699,000
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5021 Sagebrush • \$365,000



 **Beautifully updated brick 4 bedroom, 2 bathroom home.** Remodeled kitchen and main bathroom. The kitchen includes solid surface countertops, pantry and tile flooring. New carpet on the main level with hardwood underneath. Newer water heater, furnace and some plumbing. Finished basement including a large laundry room, 2 bedrooms, bathroom, and 2nd living room. Fully fenced front and back yards with a sprinkler system and storage shed. Oversized 1-car garage with doors on both sides leading to a covered deck. RV/boat parking off the alley. #93517

4913 Continental Pl. • \$255,000



 **Two story townhome, 3 bedrooms, 2 bathrooms and 2-car garage.** Third bedroom and family room in basement. Must have appointment to see. #93505

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

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 Rd. .32 Acres. #91056	\$175,000
TBD Ridge Rd. .39 Acres. #91058	\$200,000
Lot 2 Lake Place .21 Acres. #93361	\$72,000

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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

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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

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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

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CANYON SPRINGS WEST

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

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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.

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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



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

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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

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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**



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708 Sun Valley Dr.

Welcome to your new home nestled in the heart of Sun Valley, a cherished established neighborhood! This 4-bedroom, 3-bathroom, 1-stall garage home has 2,400 square feet for living and entertaining. Sprawling living room flooded with natural light streaming in through the windows. The patio doors leads to the deck where you can enjoy the serene surroundings. The galley kitchen has a pantry and additional shelving for storage. The separate dining area allows room for dinners and entertaining. Original hardwood floors in main level. Updated bathroom with modern convenience and style. Downstairs is a large second living space and a bonus office space. Mature trees and landscaping provide shade and privacy. New furnace installed in 2021. Large laundry and storage area. **\$340,000**



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HISTORIC



821 E. 17th St.

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 Holiday 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**



Erin Stieve
Agent
720.495.0090



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**

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**

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307-534-5062



Brenda Duval
Realtor
307-287-2357

416 Lori Rd. • Cheyenne • \$55,000



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

LAND

Torrington
 3642 Campbell Dr. .35 Acres...\$19,000
 3634 Campbell Dr. .35 Acres...\$19,000

Chugwater
 Lot 1 .82 Acres.....\$35,859
 Lot 2 1.70 Acres.....\$74,000
 Lot 3 1.88 Acres.....\$82,030
 Lot 4 1.38 Acres.....\$60,237

Cheyenne
 Bade Rd. 20 Acres.....\$215,000

5520 Klipstein Rd. • Cheyenne • \$224,500



- 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

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



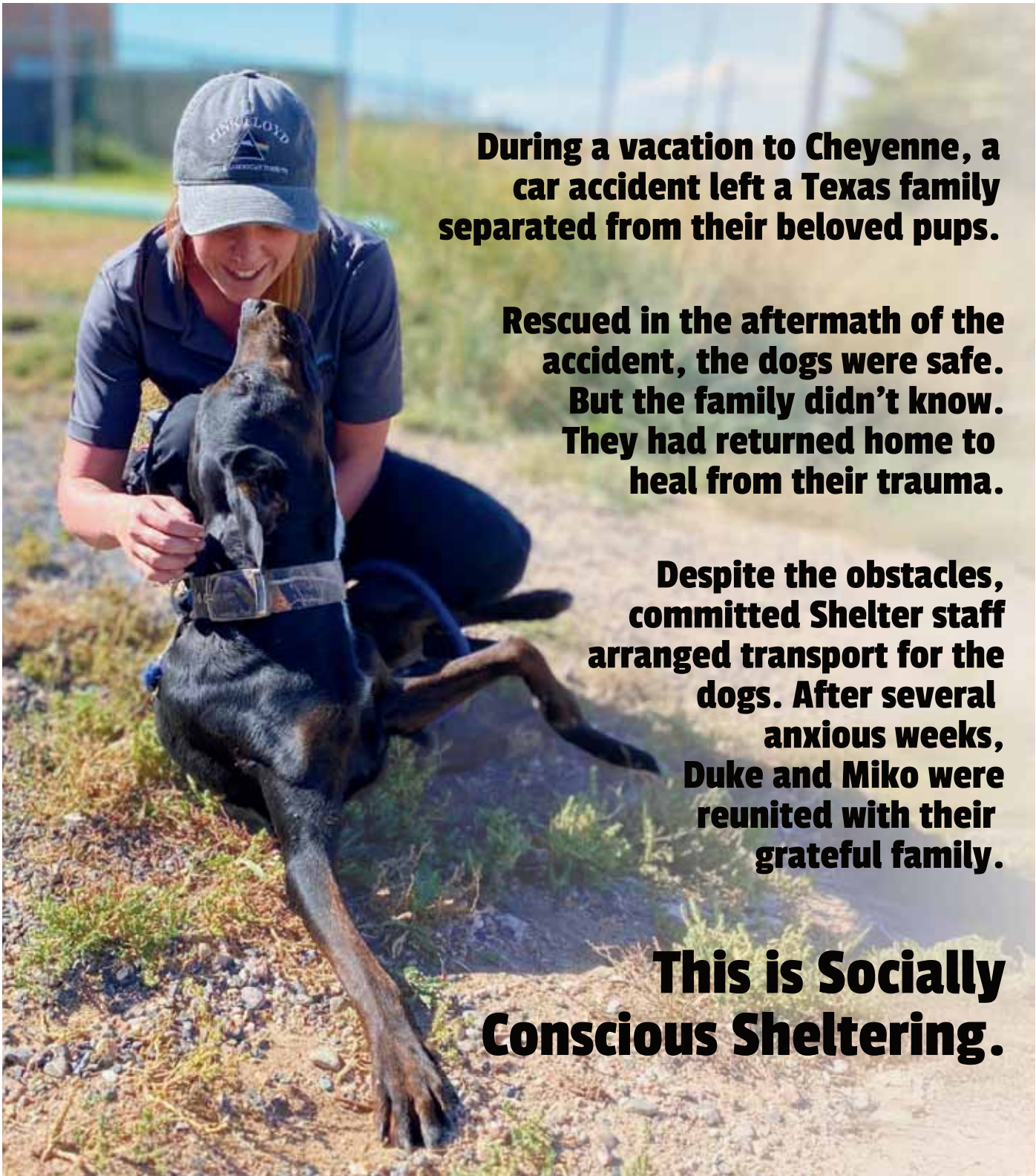
- Historic 1 bedroom, 1 bath
- Blocks from hospital
- 1-car garage

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



- Amazing kitchen
- One level living

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



During a vacation to Cheyenne, a car accident left a Texas family separated from their beloved pups.

Rescued in the aftermath of the accident, the dogs were safe. But the family didn't know. They had returned home to heal from their trauma.

Despite the obstacles, committed Shelter staff arranged transport for the dogs. After several anxious weeks, Duke and Miko were reunited with their grateful family.

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307-631-1276



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SARAH SMITH
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LARRY SUTHERLAND
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JOE SVEC
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MARILYN THOMASEE
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DOMINIC VALDEZ
970-980-4098



ELIZABETH VELTE
307-996-7365



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307-421-0347



WENDY VOLK
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307-630-3455



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The Volk Team
wendyvolk.com



J. Fred Volk

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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

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Wendy Volk

307.630.5263

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The Volk Team
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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



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Wendy Volk

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Only 3 Lots Remaining!

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LOWE'S DISTRIBUTION CENTER

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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 graveled. 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

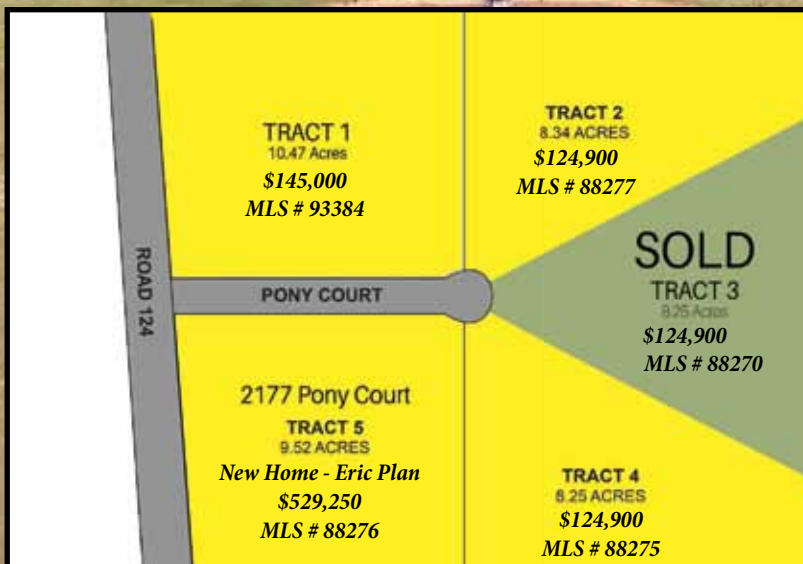
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The Volk Team

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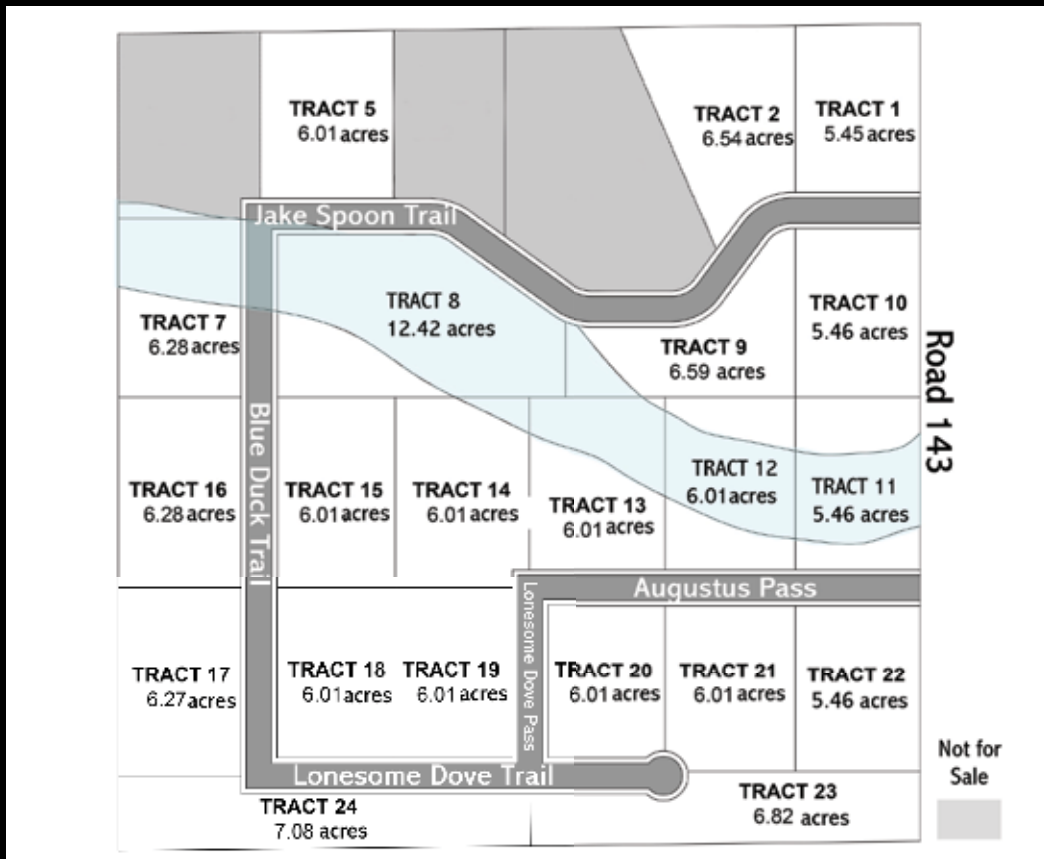
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Come experience the majestic beauty and lifestyle of living under the legendary Wyoming skies and wide-open prairie vistas. This brand new subdivision called Lonesome Dove Ranches is located just east of Cheyenne, off US Interstate 80 and Hillsdale 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



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PRAIRIE MODERN

BY FRAUENDIENST QUALITY HOMES

Surround yourself with exceptional quality in an open environment with zen-like energy in this new Prairie Modern design. Zero wasted space gives you perfectly curated living with the style you deserve. An efficiently beautiful kitchen offers the perfect atmosphere to create fabulous meals and invites conversation and a helping hand. Main-floor laundry, comfortable primary retreat, and guest room. Full unfinished basement for storage and growth. Live beautifully with a modern edge.



FRAUENDIENST
QUALITY HOMES



4080
SADDLEBACK
DRIVE

\$528,900



Larry Sutherland
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larry@cheyennehomes.com

Kim Sutherland
307.630.1488
kim@cheyennehomes.com

Stefanie Illingworth
307.421.5378
stefanie@cheyennehomes.com



New in Saddle Ridge!

Take East Pershing Blvd east to Dixon Drive,
then north to Wilderness Trail, and east
to Saddleback Lane





CHEYENNES HOMETOWN REALTOR

BOB SCOTT



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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

1414 PAINTBRUSH CT

\$340,000

3 bedroom bi-level home in an established eastside neighborhood. Spacious living room & separate dining room. Remodeled kitchen with plenty of counter space, cabinets and a pantry.

234-A MILLER LANE

\$340,000

North location twin home with HOA for carefree living. 1 bed, 1 bath, 2-car garage. Community courtyard with games, gazebo, and grilling area. Ideal for AirBnB or rental. Extra storage, deck, and covered patio.

7219 LEGACY PKWY

\$720,000

Expansive 4,611 sqft home, perfect for living and entertaining. Charming front deck. Spacious kitchen, living, dining with hardwood floors. Six bedrooms, four baths, office, bonus room. Six bedrooms, four bathrooms and a bonus room with an oversized 2 car garage.

3901 RIDGE RD #60

\$45,500

Cozy 2-bed, 2-bath in 55+ community: Sunnyside Villa Mobile Home Park. Corner lot, abundant trees. Spacious living, dining with built-ins. Carport, shed. HOA covers lawn, utilities. Primary suite with walk-in, accessible shower. Park approval required.

303 BOWIE AVENUE

\$240,000

Beautifully maintained home in Chugwater, WY, on two lots with stunning views. Main floor primary bedroom, laundry and walk-in closet. Spacious guest room, ample storage in the basement. Oversized garage, carport. Near city park. Recent upgrades, including siding and roof.

11396 BLAZER ROAD

PENDING

10.06-acre ranch-style brick home boasts 3 beds, 3 baths, hardwood floors, granite countertops, and a stunning sunroom with panoramic views. Includes workshop, stalls, and recent upgrades. Includes workshop, loafing shed, and chicken coop. Experience country living at its best!



Bonnie BERRY
 307.630.5444
 bonnieberryrealtor@gmail.com



Melissa SWALLA
 307.214.1521
 melissa@cheyennehomes.com

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5802 MICA BLUFF \$689,900

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



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.



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.



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.



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.



under contract!

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.



under contract!

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.



NEW LISTING

604 E. 5TH STREET \$254,900

Cute 3 bedroom, 2 bath, 1-car garage home has metal siding, newer kitchen with laminate flooring, main floor laundry. Finished basement with 1BR, 1BA. Nice covered patio, fenced front yard, large rear yard.



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.



Scott & Lisa
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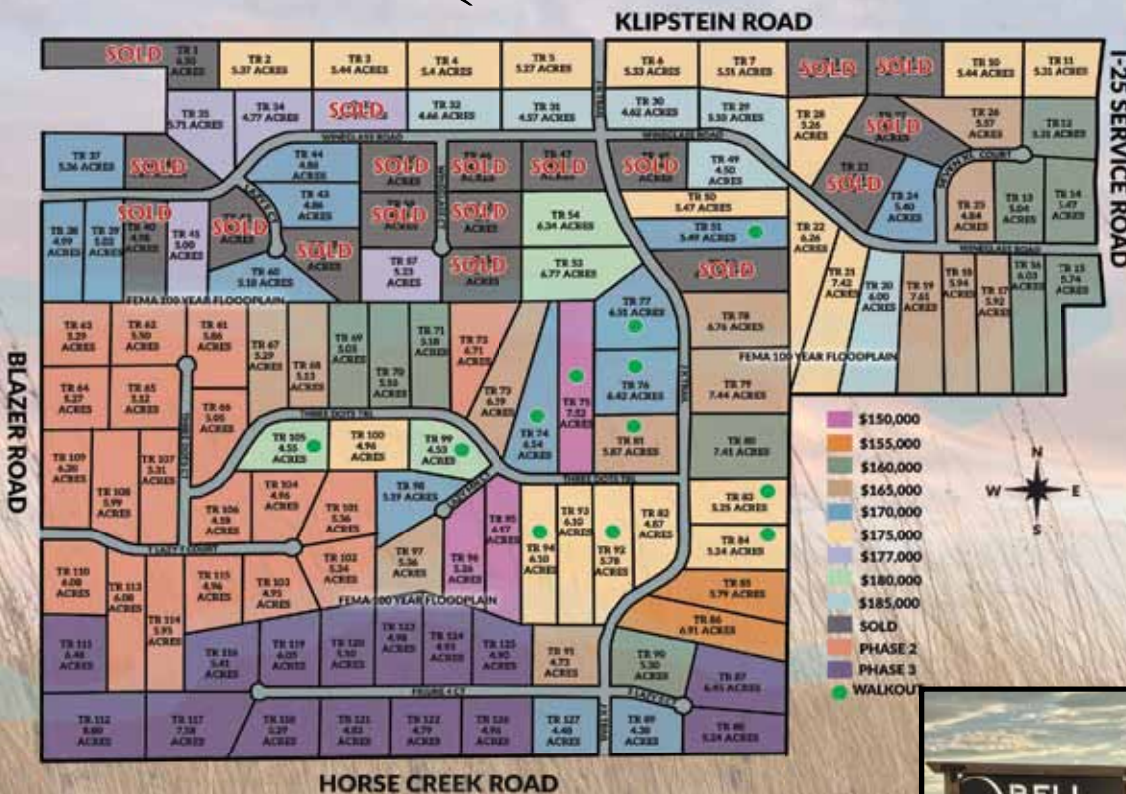
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BELL Pasture



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2900 CAREY AVE




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



New Construction!




offered at \$424,000
3BR | 2BA
3-car garage
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93434.mistiewoods.com

**2305 LEDOUX DR
2230 BLUE NORTHERN LN**

LOT 17 ALEX RANCH RD



offered at \$80,000
5,242 Sq Ft
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LOT 2 TAGGART DRIVE



offered at \$71,000
4,894 Sq Ft
93248.mistiewoods.com

TRACT 15 WALDEN RD



offered at \$150,000
37.35 Acres
93518.mistiewoods.com

3400 S GREELEY HWY



offered at \$70,000
3BR | 2BA
93285.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
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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



103,107 & 109 E. 8TH AVE.
 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



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. \$315,000



3046 FOREST DRIVE
 Delightful living room w/ hardwood floors & cozy brick fireplace. Formal dining room & galley kitchen w/ tile floors & pantry. 2 BR on this level, 2 baths & hardwood floors. Hot water heat. \$289,700



2544 E. 9TH STREET
 Rustic Log Home in the City. You will love this cozy log home. All one level living There are 2 bedrooms & 1 bath. Main floor laundry & a Eatin kitchen. Room between the garage & house would make a great office/mud room. 2 Car garage that is 24x24.. 2 out buildings - great for aHe shed & a She shed. Corner lot with alley access. RV Parking Don't miss this one. \$275,900



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 ASSOCIATE BROKER, CRS

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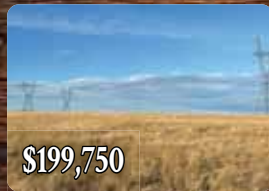
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marilyn@cheyennehomes.com

4079 Billy The Kid Blvd.
 \$645,000



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.



\$199,750

TBD E Four Mile Rd
 CLOSE in 30 acres with NO covenants! This size acreage is hard to find so close to Cheyenne! Already fenced. Hay was drilled in so makes for a great pasture! East Four Mile Road to Sherry Lane, then North, property on the east side of road.



PENDING

3731 Prairie Lark Ln



\$220,000

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



PENDING

4051 Outlaw Rd

Cathy Anderson
 REALTOR®



307-214-0687
 canderson@cheyennehomes.com

#1 PROPERTIES

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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



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THE RESERVE

at Horse Creek

Tract 1	Tract 2	Tract 3	Tract 4	Tract 5	Tract 6	Tract 7	Tract 8	Tract 9	Tract 10	Tract 11
Tract 12	Tract 13	Tract 14	Tract 15	Tract 16	Tract 17	Tract 18	Tract 19	Tract 20	Tract 21	Tract 22
Tract 23	Tract 24	Tract 25	Tract 26	Tract 27	Tract 28	Tract 29	Tract 30	Tract 31	Tract 32	Tract 33
Tract 34	Tract 35	Tract 36	Tract 37	Tract 38	Tract 39	Tract 40	Tract 41	Tract 42	Tract 43	Tract 44
Tract 45	Tract 46	Tract 47	Tract 48	Tract 49	Tract 50	Tract 51	Tract 52	Tract 53	Tract 54	Tract 55
Tract 56	Tract 57	Tract 58	Tract 59	Tract 60	Tract 61	Tract 62	Tract 63	Tract 64	Tract 65	Tract 66
Tract 67	Tract 68	Tract 69	Tract 70	Tract 71	Tract 72	Tract 73	Tract 74	Tract 75	Tract 76	Tract 77
Tract 78	Tract 79	Tract 80	Tract 81	Tract 82	Tract 83	Tract 84	Tract 85	Tract 86	Tract 87	Tract 88
Tract 89	Tract 90	Tract 91	Tract 92	Tract 93	Tract 94	Tract 95	Tract 96	Tract 97	Tract 98	Tract 99
Tract 100	Tract 101	Tract 102	Tract 103	Tract 104	Tract 105	Tract 106	Tract 107	Tract 108	Tract 109	Tract 110

Price Legend:

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

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SUTHERLAND

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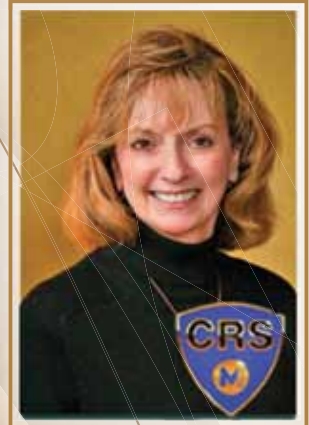
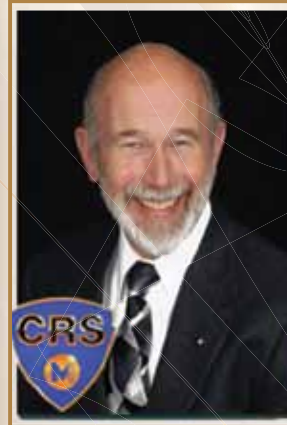


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READY JUNE 2024 | \$454,900
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5124 SULLIVAN STREET

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



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