

Preview Volume 42 | Number 8 **AUGUST 2024** **REAL ESTATE GUIDE**

Southeast Wyoming's
Premier Real Estate Guide!



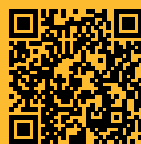
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113 ARROWHEAD ROAD

Torrington, Goshen County, Wyoming
Fully custom 6 bedroom, 4 bath home on 2± acres with beautiful views. Large shop includes 600 sq. ft. apartment.

\$990,000

Michael McNamee at (307) 534-5156
or Michael Schmitt at (307) 532-1776



**PHEASANT RIDGE FARM-
MATNEY UNIT**

Yoder, Goshen County, Wyoming
225± acre farm includes 132± acres under 7-tower pivot and 93± dryland acres.

\$675,000

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



EDWARDS FARM

Henry, Sioux County, Nebraska
80.72± total acres with 77± irrigated acres. Beautiful 3 bedroom, 2.5 bath home, plus large shop with apartment.

\$998,000

Michael McNamee at (307) 534-5156
or Michael Schmitt at (307) 532-1776



**MUDDY MOUNTAIN
PROPERTY**

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

Reduced to \$1,500,000

Clark & Associates at (307) 334-2025



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



BURGENER RANCHETTE

Douglas, Converse County, Wyoming
38± acres w/ 4 bedroom, 3 bathroom home, riding arena, barn, corrals & grazing land.

\$630,000

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



WISROTH ACREAGE

Burns, Laramie County, Wyoming
139.65± deeded acres with a 1,695 sq. ft. home with additional outbuildings. Excellent potential for horse property.

\$975,000

Ryan Rochlitz at (307) 286-3307



BANNER COUNTY ACREAGE

Harrisburg, Banner County, Nebraska
10± acres; with well maintained 3 bedroom, 2 bathroom home with numerous outbuildings including a horse barn..

\$350,000

Dean Nelson at (307) 340-1114



601 BLACK BOULEVARD

Pine Bluffs, Wyoming
3,152 sq. ft home with 6 bedrooms, 3.5 bathrooms and 3 car garage on corner lot.

\$670,000

Ryan Rochlitz at (307) 286-3307



SPIEGELBERG SPRINGS RANCH

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

Reduced to \$4,950,000

Mark McNamee (307) 760-9510



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

Reduced to \$559,900

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



121% #RELENTLESS





2405/2423 E. Lincolnway • \$2,967,000
 Opportunities like this rarely happen in Cheyenne today. Own 300+/- ft. of prime frontage on E. Lincolnway/US Highway 30 with curb-cuts. Present business usage is auto repair. Business is not for sale. Former motel is not in use. Site is a full 1/2 city block, perfect for dine-in or drive through dining or any other commercial use.
Linda Weppner • 630-0955 #89813



Linda Weppner
 Broker/Owner
 630-0955

New Listing



2225 Blue Norther Ln. • \$649,000
 Welcome to your dream home! This stunning newer construction has many custom upgrades. Spacious open concept and numerous windows providing natural light creating an inviting atmosphere throughout. There is a built-in dog run and brand new backyard fence. The basement has electric work completed and wet bar hookups. If you have been wanting a new build but not wanting to wait, here it is! You can enjoy this beautifully crafted home that seamlessly blends modern with comfort right now!
Trenille Young • 262-9617 #93880

New Listing



202 Bighorn Ave. • \$250,000
 Manufactured home on permanent foundation built in 2020 in Burns, WY on a .25 acre corner lot. Over 1,200 sq. ft. of living space, split ranch floor plan. Large open kitchen with lots of cabinets, counter space and a buffet area off of dining area. 2 bedrooms and bath on one side and primary bedroom on the other side with a large walk in closet, bathroom has double vanity and soaker tub. Spacious laundry room. Central air was added in 2021.
Dana Diekroeger • 421-7593 #93899

Under Contract



914 Hot Springs Ave. • \$537,900
 Property with exceptional rental history with a low vacancy rate. Located in the East central part of the city, close to schools, restaurants & more! Apartment building with 4-car detached garage with an independent garage for each unit. With vinyl exterior siding on both buildings & garages, exterior maintenance is minimal. All furnaces are 2 years old. Great investment opportunity!
Linda Weppner • 630-0955 #93473



Tracy Wilson
 General Manager
 632-2355



Gary Gonzalez
 Broker Associate
 640-0855

New Listing




540 S. Lincoln St., Laramie \$300,000
 Beautifully renovated split-level townhouse at 540 Lincoln St. This 3 bedroom, 2 bath home is complete with newer siding and roof, central air conditioning and an abundance of natural light, newer flooring and beautifully remodeled bathrooms. The expanded master suite offers a peaceful retreat after a long day. The kitchen remodel features a sleek design and stainless steel appliances.
Dana Diekroeger • 421-7593 #93345

New Listing



1815 Copperville Rd. • \$262,500
 Two bed, 2 bath townhouse nestled in a quaint and desirable neighborhood. Covered porch for a place to unwind after a long day. Wood stove in the basement. The primary bedroom contains a doggy door for your fur baby. From the master, you walk out to the deck to enjoy your morning coffee or have a gathering with family and friends.
Trenille Young • 262-9617 #94023



TBD Happy Jack Rd. \$105,000
 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



Brittney Kotunok
 Sales Associate
 262-9647



Mike Hutton
 Sales Associate
 630-2735



2370 Road 217 • \$ 999,000
 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



5604 Smokebrush Dr. • \$810,000
 Stunning 5 bedroom, 4 bathroom home on an almost 5 acre lot. Spacious living area with a gas fireplace, high ceilings and large windows. Open concept with kitchen right off the living room. Large dining space, ideal for entertaining. Five generously sized bedrooms. The primary suite has a private ensuite bathroom and sliding door to back deck. Two large outbuildings with power and heat. Main floor laundry, ample storage, and a spacious 3-car garage.
Devan Gable • 907-306-8179 #

Under Contract



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



Asha Bean
 Sales Associate
 286-0269



Trenille Young
 Sales Associate
 262-9617

New Listing



Lot 9 Sunrise Hills Dr.
\$69,500

City lot with exceptional city views! This lot is 10,500 sq. ft. in size. A few large trees on the property. Great for raised ranch or 2-story home.

Dana Diekroeger • 421-7593 #92794



Tract 8 Stagecoach Hills
\$99,900

Fully fenced 39.98 acre parcel in Stagecoach Hills. With very light covenants, improved road within 1/4 mile of property. Electricity within 1/4 mile of property as well.

Mike Hutton • 630-2735 #92281

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



Tract 2 Four Mile Meadows
\$129,900

Owner financing available on this close-in rural property! Light covenants would allow you to build your dream barndominium! Paved highway except the last half mile and it is very good maintained county road maintenance by the oil company.

Mike Hutton • 630-2735 #92756

New Listing



6212 Kemp Hill Dr. • \$450,000

Nestled in a quiet cul-de-sac, this 5 bedroom, 3 bathroom, 2-car attached garage home offers a perfect blend of comfort and style. Featuring an open living space floor plan with custom-made maple butcher block countertops in the kitchen, it's the perfect space for entertaining. There are 3 bedrooms are on the main level and 2 bedrooms and laundry in the finished walkout basement, you'll find custom touches throughout the home! This is a prime location in northern Cheyenne, close to schools, restaurants, and shopping!

Devan Gable • 907-306-8179


New Listing




853 Melton St. • 410,000

Cozy older home includes 5 bedrooms, 2 baths including an additional customized primary bedroom and a fireplace upstairs and downstairs. Ample storage and workshop in garage! Family room in basement with fireplace. Lovely deck, covered sunroom, generous backyard. Brand new water heater and other plumbing updates and a roof certificate.

Trenille Young • 262-9617 #93834



Megan Best
Sales Associate
719-465-4724



Adel Gallardo
Sales Associate
286-7391

New Listing



513 Harvard Ln. • \$425,000

Charming brick ranch-style home with comfort and style. Spacious main level with beautiful hardwood floors, inviting living room with fireplace, dining area and galley kitchen. Fully finished basement with generous family room and fireplace. Five bedrooms, 3 bathrooms, oversized 2-car attached garage, direct access to patio and pergola perfect for entertaining.

Tracy Wilson • 630-8686



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

Under Contract



1515 Skyway Ave. • \$615,000

Close in rural property on 5 acres east of town. Corner lot, allows horses, lots of mature trees. Ranch style with 5 bedrooms, all new flooring, carpet, paint and updated kitchen and bathrooms. Walkout basement with sauna room/bedroom, family room and full bath. Covered patio area with hot tub, new trees and freshly painted deck. Outbuilding is heated, has electricity, insulated and concrete floor and room to fit 4 cars plus workshop. Also, a shooting range on backside of the property.

Dana Diekroeger • 421-7593 #93494



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Sales Associate
602-614-2078



Rob Higgins
Broker Associate
631-0448



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632-2355



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307.631.0322



Agent of Week: 8/12

Mike Hoppe
307.221.3703



Agent of Week: 8/19

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307.421.4146



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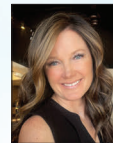
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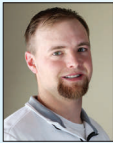
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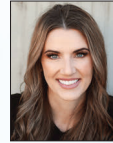
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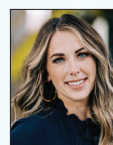
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CHEYENNE REAL ESTATE SUMMIT



▶ Time and Location

Thursday, October 3, 2024 3:00 pm at The Metropolitan Downtown

▶ Who Should Attend?

This is an event for buyers, sellers, investors, tenants, and anyone who is interested in the Cheyenne real estate market.

▶ Agenda

Speakers include lenders, appraisers, agents, investors, home renovators, Chamber leaders, and LEADS leaders. The 3 main topics will be Commercial, Investment, and Residential in Cheyenne with key note speakers and expert panels for each area of focus.

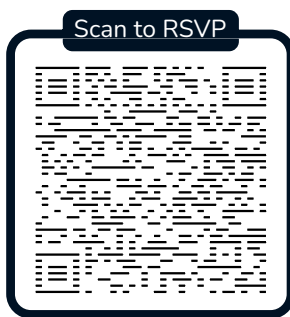
Commercial: 3:30 pm with Betsey Hale CEO of Cheyenne LEADS

Investment: 4:45 pm with Mayor Patrick Collins

Residential: 6:00 pm with Dale Steenbergen President/CEO of Cheyenne Chamber of Commerce

▶ Refreshments

Light refreshments and a no-host bar will be available



Hosted by James Bowers and Colton Carlson of



Contact us with questions at:

 bowerscarlson307@gmail.com

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334 MAIN ST. \$344,000

Step into the charming small-town lifestyle with this inviting 4 bed, 3 bath, 3-car garage home on Main Street in Burns. Recently renovated, this residence features fresh flooring throughout, a modernized kitchen, and revamped bathrooms.



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.



2714 SNYDER AVE. \$340,000

Welcome to a charming duplex nestled in the heart of Cheyenne. This property offers a fantastic investment opportunity with the main floor already rented and generating income, while the basement unit awaits your personal touch or potential for additional rental income.



4922 KLIPSTEIN RD. \$499,999

Welcome to your peaceful retreat nestled on over 5 acres. This is a beautifully renovated 4-bedroom, 3-bathroom home offers. Park with ease in the 2-car detached garage, with additional storage available in the separate 2-car detached outbuilding.



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.



5320 CARTER RD. \$299,900

Charming secluded residence nestled on a generous half-acre lot, all on one level for convenient living. Featuring a renovated oak cabinet kitchen with modern appliances, spacious primary bedroom with direct access to the backyard through patio doors.



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!



3118 DILLON AVE. #3 \$214,999

Step into the charm of this renovated 1940's condo. Nestled just moments away from downtown Cheyenne, this abode boasts two cozy bedrooms, a sleekly modernized bath, and a detached garage to house your vehicle securely. Don't miss your chance to own this delightful retreat!



☎ 307-509-0003
 ✉ bowerscarlson307@gmail.com
 🌐 bowerscarlson.com



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



BOWERSCARLSON.COM



1420 E 13TH ST. \$365,000

Welcome to your spacious home conveniently located mere minutes away from Holliday Park. As you step inside you're greeted by an expansive floor plan, including four bedrooms of which three are ensuite. The possibilities are endless with the unfinished basement, offering abundant space for customization.



6540 FAITH DR. \$399,999

Discover effortless living in The Pointe! This exquisite townhome boasts 2 luxurious master suites, 3 baths, and 2-car garage. Step inside to find details such as beautiful hardwood and tile flooring, sleek quartz countertops, stainless steel appliances, and chic white cabinetry. Embrace the essence of home sweet home!



TBD GANNET PEAK DR. \$400,000

7 Prime Commercial/Industrial lots located within 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.



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!



2033 CONCHA LOOP. \$749,900

Welcome to this magnificent 3-bedroom, 3-bathroom estate just north of Cheyenne. The oversized 2-car garage provides additional storage. A grand barn with a 14 ft door, and 100 amp electric service offers versatility and convenience. Whether you seek space for hobbies, agricultural pursuits, or simply to savor the tranquility of country living, this home is your perfect sanctuary.



1721 AMES AVE. \$585,000

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.



627 HIRST ST. \$444,900

Welcome to your spacious retreat in the heart of Western Hills. This beautifully renovated bi-level home boasts 4 bedrooms, 3 bathrooms, and a 1-car garage, offering both comfort and style. Recently updated, this home features fresh paint, new flooring, and upgraded fixtures throughout. Enjoy a seamless flow between the kitchen, dining area, and living room.



8001 RICH STRIKE RD. \$799,000

Plans just approved for this new construction home, showcasing an impressive array of features destined to elevate your lifestyle. Boasting an impressive four bedrooms, two baths, and an expansive four-car garage built by OAC Custom Homes Inc. Each bedroom within this home boasts its own walk-in closet, ensuring ample storage space and fostering a sense of organization and tidiness throughout.



1695 GERONIMO RD. \$835,000

Introducing the breathtaking Yellowstone plan! This stunning and spacious home built in 2021 features over 2,300 square feet on the main floor, offering ample room for comfortable living. The family room is finished in the basement, adding even more living space. The main floor boasts 4 bedrooms arranged in a split layout, centered around an open great room concept. Experience unparalleled elegance and comfort in every corner of this exceptional property!



3644 SKY VALLEY RD. \$859,900

Step into luxury and comfort at Sky Valley Estates, where an extravagant new build is currently under construction. This stunning property exemplifies modern living with meticulous attention to detail. Featuring 5 bedrooms, 4 bathrooms, and a spacious 4-car garage, this home offers convenience with all main floor living. With NO COVENANTS, you have the freedom to personalize your property without restrictions.



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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.



SOLD

1601 W. Lincolnway • \$575,000

Look at this opportunity!! This 15,000+ sq.ft. building is a canvas for you to create your masterpiece. Industrial, with large spanning rooms and high ceilings and zoned Light Industrial this 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.



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

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Saddle Ridge Model Home

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1295 Bentley Road

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6503 Shaun Ave. • \$379,000



 **This beautiful 3+ bedroom, 3 bath home with an office is on an oversized lot with many upgrades throughout. Desirable north location, quiet neighborhood and no HOA. Very convenient to shopping. Home features an open designer kitchen installed by Schroll cabinetry featuring granite countertops and island. Updated lighting, oak hardwood flooring upstairs, LVP flooring downstairs. All bathrooms have ceramic tile flooring. All flooring recently updated. Cozy gas fireplace, all new windows and doors and an insulated 2+ car oversized garage. Plus a huge backyard with sprinklers, deck and a patio, all privately fenced.**
#93906

4825 Monroe Ave. • Carpenter • \$185,000



 **Cute 3 bedroom, 1 bath home in the town of Carpenter. All on one level living. Situated on .45 acres. Freshly painted exterior and newer water heater. Large eat-in kitchen. Comfortable living room off the kitchen. Fenced yard area. Plenty of yard space to park RV/boat, add garage/outbuilding, etc.**
#93852


747 Valley View Dr. • \$599,000



 **Four bedrooms, 3 baths, 3-car attached garage. Beautiful country home with numerous new amenities. Large outbuilding, fenced yard, beautiful views.**
#93642

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 Lane • \$1,245,000



Country living, 6,000 sq. ft. brick home situated on 5.65 gorgeous acres bordering Crow Creek. 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.
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803 Ridgeland St. • \$499,900



Updated 5 bedroom, 3 bathroom home with a 2-car heated garage. Custom Italian kitchen including many upgrades like soft close drawers, pantry, pot filler and more. Separate dining room, large living room with a pellet stove and TV alcove. Primary bedroom has a private bathroom. Hardwood floors, fully finished basement. Sprinkler system and beautiful front yard landscaping. Fully fenced backyard and large covered patio.
#94120

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- TBD Deming Dr.** 1.13 Acres. #73346..... **\$250,000**
- Tract 6 W. Vedauwoo Rd.** 35.365 Acres. #90907..... **\$185,000**
- TBD Wills Rd.** .32 Acres. #91056..... **\$175,000**
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Lot 4 1.38 Acres.....	\$60,237

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

2411 E. 12th St. • Cheyenne • \$330,000

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- RV parking/access

247 Cribbon Ave. • Cheyenne • \$248,000

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- Large fenced backyard

416 Lori Rd. • Cheyenne • \$50,000

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- Open floor plan

814 Sunridge Dr. • Cheyenne • \$320,000

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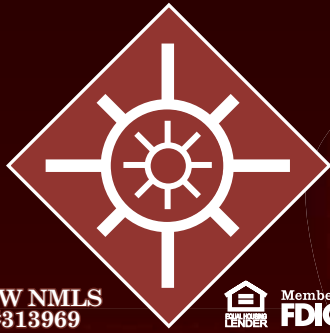
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4717 Cactus Way

Don't miss this charming 3 bed, 1 bath, 1-stall garage nestled in Buffalo Ridge. This home has mature trees, central A/C, updated windows, fresh paint throughout, new beautiful engineered hardwood flooring, covered porch, a fenced yard, main floor laundry and main floor bedrooms. Only minutes from Dell Range with quick access to shopping, banking and restaurants! Move in ready!

\$290,000



713 Pearl Ct.

Spacious 5 bedroom, 2 bathroom home with a 2-car garage. Meticulously designed landscaping, including a self-watering garden and 3 serene water features. Entertain guests around the fire pit or challenge friends to a game on the volleyball court. Enjoy the above-ground saltwater pool with a solar heater. Main floor features hardwood flooring, 2 electric fireplaces. Laundry facilities on the main floor and basement levels. Garage is equipped with 220-volt electric service, ideal for any enthusiast or hobbyist.

\$500,000



705 Creighton

Brick ranch-style home in Western Hills, situated right across from Jessup Elementary and minutes from shopping. This spacious 5 bedroom, 3 bathroom home offers over 2,800 sq ft of living space. Oversized 2-stall garage. Stainless steel appliances and quartz countertops in the kitchen. Enjoy 2 fireplaces, ideal for cozy evenings. Three main floor bedrooms and 2 additional in the basement as well as a second living area. Huge corner lot with front and back sprinklers for easy maintenance and a fenced back yard.

\$460,000



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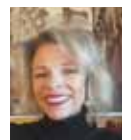
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200 Julianna Ct.

Meticulously maintained manufactured home in the south Cheyenne area. Enjoy the green space right behind your property. Close to a park providing easy access to nature and recreational amenities. With the roof expertly weather sealed annually and newer insulated skirting, this home has comfort and protection against the elements. Near the Colorado border, this property offers the perfect opportunity to enjoy the charm of Wyoming living with easy access to neighboring adventures.

\$62,000



3590 Burns Ave.

On 4.45 acres, this ranch-style home designed for practical and efficient living. Open floor plan connecting the living, dining, and kitchen areas. Relax in the living room complete with a cozy fireplace. The kitchen is a chef's delight has modern appliances, and ample counter space. Large backyard with endless possibilities. Perfect for horse enthusiasts, complete with spacious stables and room for riding. Near schools, and major roadways. A detached 2-car garage, a large laundry room, and ample storage.

\$525,000



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



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 Holliday Park. Conveniently located near schools, shopping, dining, downtown Cheyenne, and fitness facilities. The most striking feature of this home is its rich history. Don't miss your chance to own a piece of Wyoming history!

\$855,000

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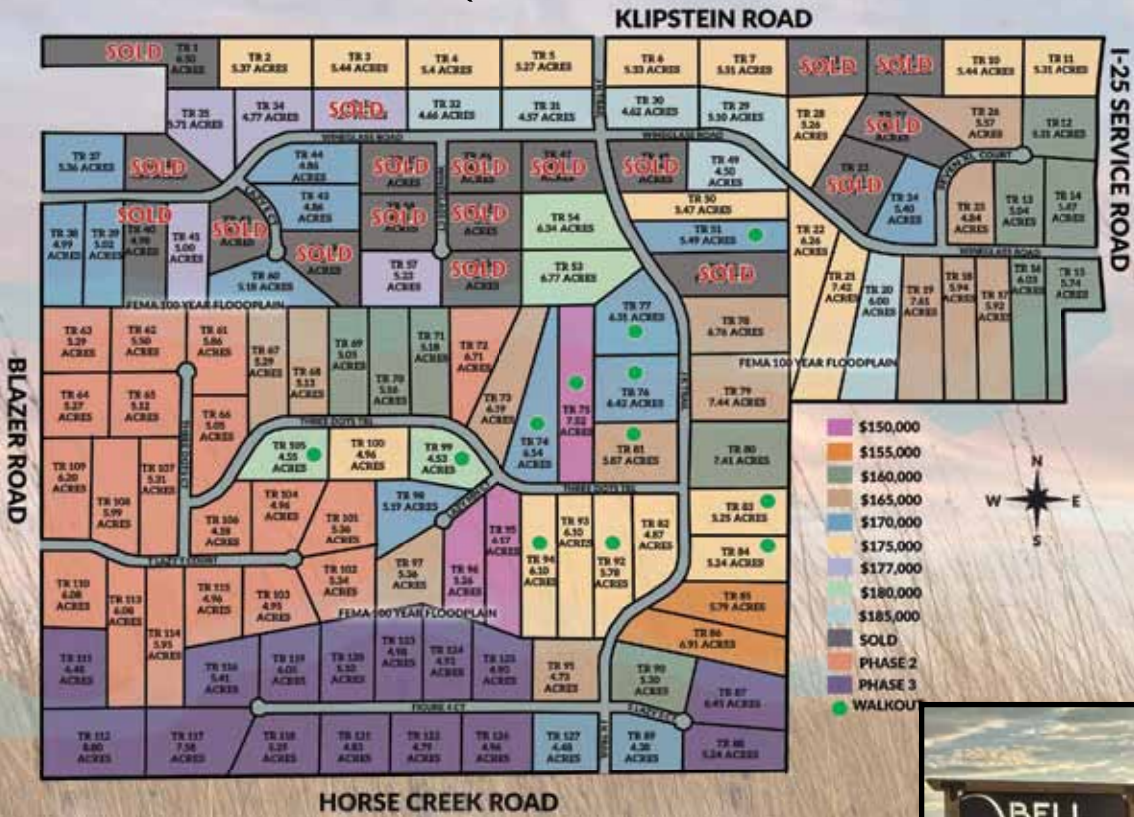
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bringing Cheyenne HOME since 1984





BELL Pasture



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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,
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 East of Draper Road

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SADDLEBACK
DRIVE

\$528,900



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307.421.5378
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then north to Wilderness Trail, and east
to Saddleback Lane





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Open Weekends 12:00pm - 4:00pm



5118 SULLIVAN STREET

MOVE-IN-READY | \$454,900
1880 sf / 3 Bd / 3 Ba



Under Contract!

5124 SULLIVAN STREET

MOVE-IN-READY | \$454,900
1880 sf / 3 Bd / 3 Ba



5116 TOPAZ DRIVE

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



5106 & 5112 SULLIVAN DRIVE

FINISHED END OF JULY
1880 sf / 3 Bd / 3 Ba



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CATES**

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- Central location with proximity to schools and playgrounds
- Easy access to coffee, restaurants, shopping, services, and more



Only 21 lots available!

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livewhitneyranch.com





NEW LISTING

5815 DAKOTA DR. \$479,900

Desirable Dakota Crossing. 2-story home has quality finishes: Hardwood flooring & granite counters. Formal dining & breakfast nook w/ spacious kitchen w/ plenty of counter space. Upstairs are 3 BR & 2 BA. Primary BR has gas fireplace, walk-in closet, jetted tub, walk-in shower, double vanity & water closet.

NEW LISTING

5325 HACKER CT.

Wonderful brick twin home in North location w/ 3BR, 3BA, & spacious 2-car garage. Partially finished bsmt. offers a large BR, full BA, & nice sized family room. There is also space for storage or future finish. Yard is well maintained w/ sprinkler system & covered deck.



23 HARVARD RD, BUFORD WY \$1,100,000

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.



118 W. 7TH AVE. \$595,000

Wonderful all-brick 4-plex just a block from Lions Park. Two 2BR, 1BA units, two 1BR, 1BA units. Separate furnaces & water heaters for each unit. Tenants pay for gas & electricity. Owner pays for water, sewer, and garbage. Leases are month-to-month.



NEW LISTING

5149 KING ARTHUR WAY \$459,900

Exceptional home offers so much! Stunning gourmet kitchen w/ 5 burner gas stove, lots of counter space in granite, lots of cabinetry for storage and plenty of room for dining. Covered patio off kitchen. Family room is large enough for plenty of activities. Primary BR measures 27' wide & nice bathroom.



1710 COPPERVILLE RD. \$282,500

Perfectly Exquisite End Unit Townhome with spacious two car garage, two bedrooms and two baths. Separate dining, and covered patio.



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.

NEW LISTING

313 SOUTH FORK RD. \$64,900

2016 Clayton home offers 3BR, 2BA, spacious room sizes, central air, washer, dryer, and all kitchen appliances. Large utility shed in backyard. Home is in good condition and ready for its new owner. Buyers must receive park approval.

SOLD

5880 PREVAILING \$630,000

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, covered deck.

NEW LISTING

702 E. 22ND STREET \$350,000

Attractive 3BR, 2BA, 1-car garage home in great central location. Well maintained, updated home can be used as a single family or as a duplex (its current use). Updated kitchen, baths, refinished hardwood floors. Great sized rear yard is perfect for summer.



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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1608 SUMMERSET DRIVE



offered at
\$389,900

4BR | 2BA
2-car garage

93807.mistiewoods.com

2305 LEDOUX DRIVE



offered at
\$424,000

3BR | 2BA
3-car garage

New Construction!

93432.mistiewoods.com

2315 LEDOUX DRIVE



offered at
\$397,500

1,500 Sq Ft
93821.mistiewoods.com

2323 LEDOUX DRIVE



offered at
\$398,900

1,509 Sq Ft
93822.mistiewoods.com

LOT 17 ALEX RANCH RD



offered at **\$80,000**

5,242 Sq Ft
93249.mistiewoods.com

LOT 2 TAGGART DRIVE



offered at **\$71,000**

4,894 Sq Ft
93248.mistiewoods.com

PARCEL B ROAD 113



\$250,000

35.50 Acres
92609.mistiewoods.com

3400 S GREELEY HWY



offered at **\$70,000**

3BR | 2BA
93285.mistiewoods.com



TBD KLIPSTEIN ROAD

\$165,000

5.00 Acres
92278.mistiewoods.com



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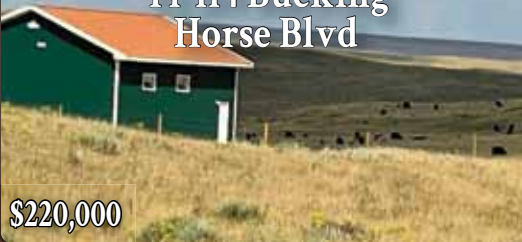


3639 FOXCROFT ROAD

One of Eastridge's finest! Many upgrades and meticulously maintained. Beautiful hardwoods, handcrafted kitchen, family room off the kitchen with fireplace. Primary suite includes large closets, covered front porch and patio, sprinkler system, a 24x36 heated shop with alley entrance. **\$579,000**



Tr 114 Bucking Horse Blvd



\$220,000

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



PENDING



4625 Road 206

Crow Creek runs through this 23.51-acre, covenant-free property. Located 24 miles from Cheyenne, it's quiet and peaceful. The immaculate 3-bed, 2-bath manufactured home has a permanent foundation and oversized garage. Features include mature landscaping, fencing, a 25x36 barn, and a new roof (April 2024).

TBD E Four Mile Rd



\$199,750

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!

Cathy Anderson
REALTOR®



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canderson@cheyennehomes.com

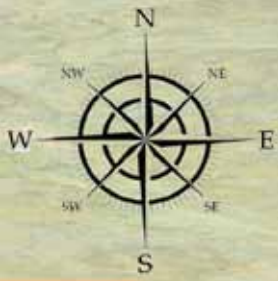





R

THE RESERVE

at Horse Creek



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

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

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#1 PROPERTIES





854 Shadow Mountain Trail



Beautiful ranch-style home in Western Hills North! Absolutely gorgeous remodeled kitchen with granite counter tops, a stunning large Island, gas stove and double ovens. Five fabulous bedrooms, 3 full baths, cozy fireplace, fantastic basement with a cute play area and 2nd kitchen! Laundry hookups on main floor and basement. Lots of storage! Lovely yard with a nice utility shed. Make this magnificent home yours! \$679,500

5803 City View Court



Absolutely stunning views! Beautiful one and a half story home in Crest Ridge. Hardwood floors, granite counter tops in the kitchen, stainless steel appliances and large formal dining room! New carpet! Lots of storage, walk-in closets in all the bedrooms! So many windows including two brilliant bay windows that capture the amazing city and mountain views! Incredible outdoor spaces! \$599,000



ANGELA
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"Your story begins at home!"



\$565,000



616 W Allison Road

Bring all your toys! Huge rear shop fits eight cars, plus oversized carport for RV/boat. Beautifully maintained brick ranch on a large lot. Kitchen with butcher block countertops, stainless appliances, and pantry. Three main-level bedrooms, large living room, covered patio, enclosed backyard. Spacious basement with bar and pool table. Enjoy your own slice of Wyoming!



Shari Webb

REALTOR®



(307) 286-0470

shariwebb@cheyennehomes.com



4120 Farthing Road

Don't miss out on the breathtaking views from this stunning executive home. Call Jamie to see it today!

jamiehunt@cheyennehomes.com



307.630.3376



Jamie HUNT



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The Volk Team

wendyvolk.com



J. Fred Volk

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Wendy Volk

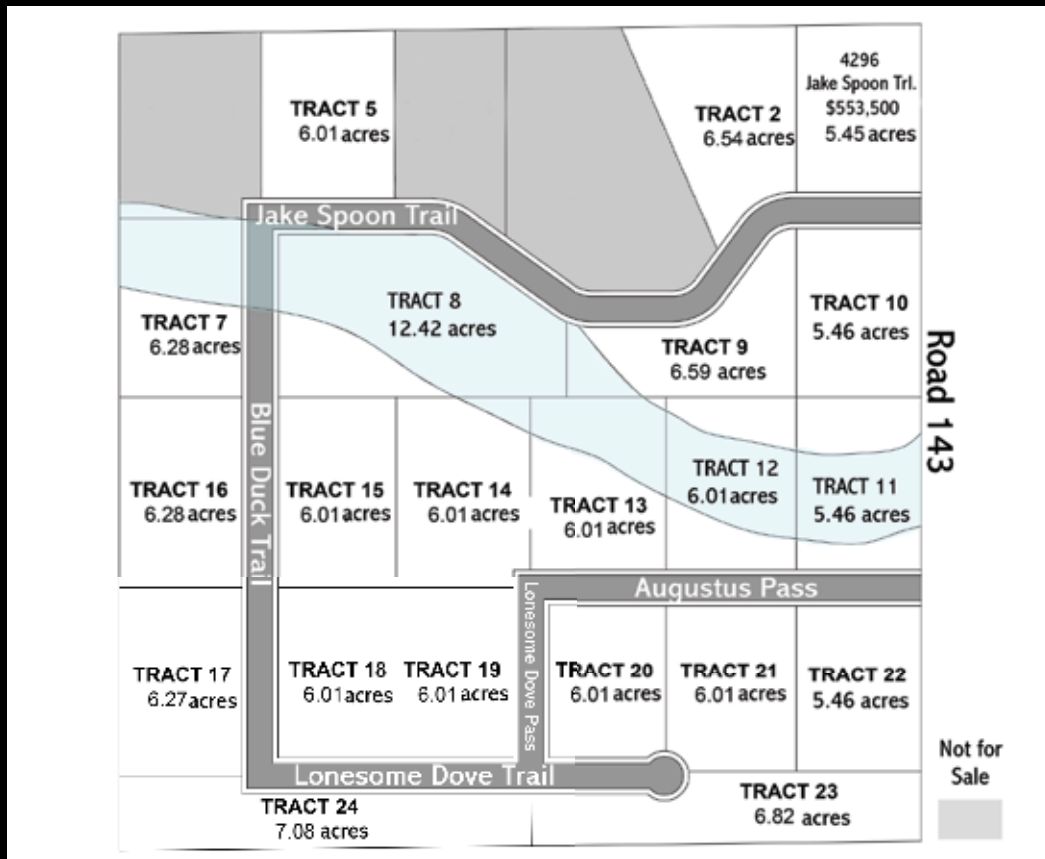
307.630.5263

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



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Wendy Volk

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792 PATCHES, CARPENTER
Brand New Home by Leaning Tree Homes in new Walden Ranch Estates Subdivision, just off US Interstate 80 & Carpenter Road Exit. Ranch-style "Madison Plan" with open floor plan featuring 2 bedrooms, 2 baths, 2-car attached garage with unfinished basement. Tranquil 11 acres +/- . Estimated Completion in May 2025. Directions: US I-80 East to "Carpenter/Burns Exit" (Exit 386). Turn right onto Wyo State Highway 214 towards Carpenter. Go 2 miles & turn right onto County Road 208. Head east 3 miles to property. Estimated completion April 2025. \$478,000



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



4296 JAKE SPOON TRAIL, BURNS, WY.
Proposed Brand New Home by Leaning Tree Homes, Inc. in Lonesome Dove Ranches Subdivision, just off US Interstate 80 and Burns Exit. Ranch-style "Arya Plan" with open floor plan featuring 3 bedrooms, 2 baths, 2 car attached garage. This tranquil property on 6+/- acres is minutes from town, schools, & shopping. Anticipated to be completed May 31, 2025. Photo of previous build. \$553,500



2035 CANYON DRIVE
Brand-new construction by Leaning Tree Homes in Yellowstone North Subdivision, open, ranch-style floor plan (The "John Plan") featuring three bedrooms, two baths, and an oversized two-car attached garage with an unfinished basement. 4.53± acres. Granite kitchen counter tops. Stainless appliances including refrigerator, dishwasher, disposal, range/oven, microwave oven. High Efficiency 95% Gas Forced Air Furnace with Central Air-Conditioning. Tranquil close-in rural property. \$595,000



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



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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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420 W. 4TH AVENUE



Meticulously maintained residence seamlessly blends period charm with modern updates. Upon entering you're greeted by an inviting arched entryway leading into the main level living room. This room features hardwood floors, gas log fireplace, and an abundant south-facing window that bathes the space in natural light. An updated kitchen with brand new quartz countertops, new gas cook top on the center island. The main level has two spacious bedrooms that overlook the fully fenced backyard. \$700,000



5807 CITY VIEW COURT



Beautifully maintained home in Crest Ridge Subdivision. 6 BR, 3BA, 3 car-garage w/ ample RV parking area. Generous 11,801 square foot lot w/ park-like fully fenced backyard and oversized patio. Brand new carpeting and new luxury vinyl plank flooring throughout. Kitchen has stainless kitchen appliances, pantry area, and cabinets galore. Primary bedroom suite has dual sink vanity and a sumptuous bathtub and separate shower. Sunny bonus room over the garage has own bathroom. \$590,000



314 E. 8TH STREET

A rare opportunity for a residential city lot in an established neighborhood close to Downtown Cheyenne. The vacant lot is directly across from Lincoln Park. Level Lot w/ alley access & curb-cut at the street. Many possibilities for building a residential home; multi-family is possible. Convenient access to amenities like shopping, dining, recreation and handy access to US Interstate 80. Take Central Avenue south over the viaduct. Turn left onto East 9th Street. Turn right onto House Avenue. Turn left onto East 8th Street. \$85,000



557 LEWIS GORDON ROAD

Brand New Home by Leaning Tree Homes in new Cross Tie Ranches Subdivision, just off US Interstate 80 & Carpenter Rd Exit. Ranch-style "Madison Plan" w/ open floor plan featuring 2 BR, 2 BA, 2-car attached garage w/ unfinished basement. Tranquil 12.9 acres. Anticipated Mid-August 2024 completion. \$469,000



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



J. Fred Volk

307.421.0347

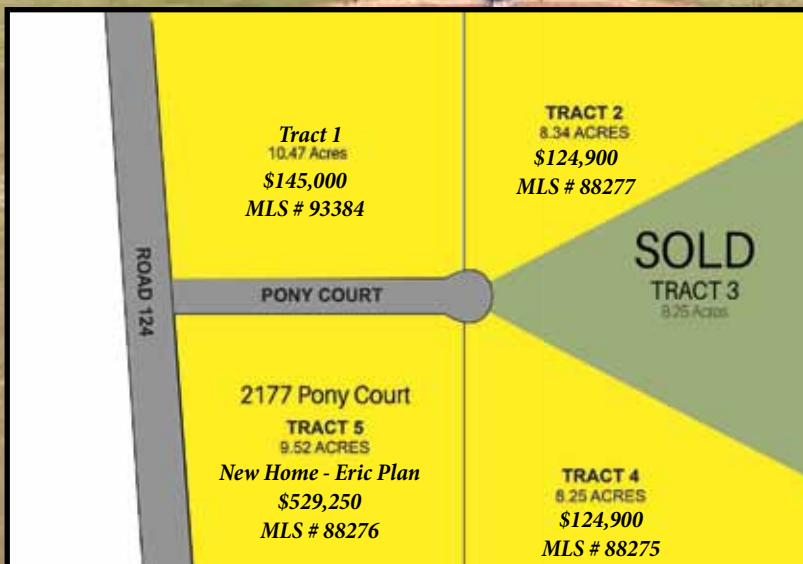
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