

# *Preview* Volume 43 | Number 10 OCTOBER 2025 REAL ESTATE GUIDE

Southeast Wyoming's  
**Premier Real Estate Guide!**



**FREE**



## 2533 Windmill Rd.

Welcome to this beautifully updated 5-bedroom, 2.5-bath home featuring fresh paint, new flooring and stylishly renovated bathrooms. The spacious layout offers room for everyone, while the well-appointed kitchen and open living areas create the perfect space for entertaining and everyday living. Enjoy the convenience of an attached 1-car garage and a large yard—ideal for outdoor activities, gardening or simply relaxing. This well-maintained property is located across the street from an elementary school and just minutes from shopping, dining and everyday essentials. Move-in ready and thoughtfully cared for, this home blends comfort, modern updates and a prime location. Don't miss the opportunity to make it yours!

**\$380,000**



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## 1015 Bade Rd.

Looking for wide-open space without the rules? This 6.44-acre property has no covenants—your land your lifestyle. The home offers 2 bedrooms (or 3 with a simple wall), 1 updated bath and thoughtful upgrades. Inside you'll find LVP flooring, a wood-burning fireplace and French doors to a sealed covered deck for bug-free sunsets. Accessibility is easy with a ramp and walk-in shower, while pets get a fenced yard and doggie pool. Recent updates include steel siding, roof, windows, A/C and concrete patios. An oversized 2-car garage plus 2-stall carport provide plenty of room for vehicles and toys.

**\$450,000**



## 2503 McKinney Dr.

This 4-bedroom, 2-bath charmer sits on 2.37 acres of horse-friendly bliss—and it's been treated to more upgrades than a celebrity's Instagram filter. New high-efficiency furnace and central air. New flooring, fresh paint and a sparkling new basement bathroom. The kitchen comes with the option for either gas or electric cooking. Downstairs, the dry bar is ready for entertaining and the Culligan water softener keeps everything smooth—your water, your dishes, even your hair. New roof, new sliding glass door, new well pump and pressure tank and a 16x10 Teton shed. You'll love the new landscaping that's already done for you. There's also a new Aquasential reverse osmosis system, new appliances and a new solar tube in the main floor bath for natural light. Even

the basement got new sheetrock and texture on the ceiling—because details matter. In short: it's move-in ready and the only thing left for you to do is... well, move in. And maybe learn how to wave like royalty as you ride your horse across your acreage.

**\$510,000**

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



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## Preview

Volume 43 | Number 10  
**OCTOBER 2025**

# REAL ESTATE GUIDE

ON THE COVER...



See page 15

Advanced Comfort Solutions.....	6	Jonah Bank of Wyoming .....	14
Central Bank & Trust.....	18	Keller Williams	
Century 21, Bell Real Estate.....	8-10	Frontier Realty.....	2
Cheyenne Animal Shelter .....	26	Kuzma Success Realty.....	15
Cheyenne		Maggard Insurance Group.....	23
Symphony Orchestra.....	22	#1 Properties.....	24-40
Citywide Home Mortgage .....	6	NuFlow Certified Installation .....	18
Clark & Associates		Peak Properties, LLC.....	3
Land Brokers, LLC .....	7	Pine Rock Realty.....	21
Coldwell Banker		Pinnacle Bank .....	4
- The Property Exchange..	11-13	Platte Valley Bank.....	3
Crown Realty & Property		REMAX Capitol Properties .....	17
Management, Inc.....	16	Riverstone Bank.....	10
First Wyoming Bank & Trust.....	23	Western Vista	
Geneva Financial.....	16	Federal Credit Union.....	21
Grandview Window & Door.....	5	Wyoming Mortgage Advisors.....	19

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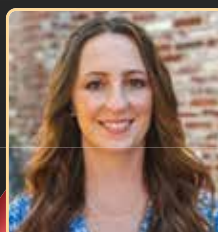
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**BIG VALLEY RANCH**

Torrington, Goshen County, Wyoming  
 5,287± total contiguous acres ; 4,647± deeded and 640± State of WY lease acres. Improved fences and water infrastructure.

**\$3,900,000**

Michael McNamee at (307) 534-5156  
 or Cory Clark at (307) 334-2025

**BELL SULLIVAN 160**

Cheyenne, Laramie County, Wyoming  
 160± acres located 17 miles northeast of Cheyenne, on northern edge of Skyview Estates. Fully fenced with well and electricity and livestock shed.

**\$975,000**

Mark McNamee at (307) 760-9510

**1526 FOX CHASE ROAD**

Cheyenne, Laramie County, Wyoming  
 80± deeded acres west of Cheyenne with 4 bedroom, 2.5 bath home. 30x50 Shop, horse barn with six stalls and insulated indoor arena and numerous outside turnouts.

**\$1,375,000**

Ryan Rochlitz at (307) 286-3307

**1546 HORSE CREEK ROAD**

Cheyenne, Laramie County, Wyoming  
 39.86± deeded acres with 2008 custom brick home with 5 bedrooms, 3.5 baths and 36x48 barn with 4 box stalls, pipe corrals and loafing sheds.

**\$1,250,000**

Mark McNamee at (307) 760-9510

**JR RANCH**

Gering, Banner County, Nebraska  
 843± contiguous acres of grassland in the scenic WildCat Hills. Multiple water sources, exceptional wildlife.

**Reduced to \$845,000**

Cory Clark at (307) 334-2025  
 or Dean Nelson at (307) 340-1114

**LUMMIS PASTURE**

Yoder, Goshen County, Wyoming  
 1,400± deeded acres of grass w/ 2 wells & Boxelder Creek through the property. New perimeter fencing. Ready for grazing.

**\$1,540,000**

Ryan Rochlitz at (307) 286-3307

**HUME 80**

Cheyenne, Laramie County, Wyoming  
 77.13± total deeded acres with the northern boundary along County Road 277. Historically, this property has been grazed during the summer months.

**\$315,000**

Ryan Rochlitz at (307) 286-3307

**WESTERN STAR RANCH**

Yoder, Goshen County, Wyoming  
 80± acres with 3,144 sq. ft. two-story home with 4-car garage, plus 5 stall barn, additional runs, roping arena and MORE!

**\$850,000**

Ryan Rochlitz at (307) 286-3307

**2960 LINGLE-VETERAN ROAD**

Lingle, Goshen County, Wyoming  
 80± deeded acres with beautiful 3 bedroom home, 2,880 sq. ft heated shop. Views of the Platte River Valley

**Reduced to \$998,000**

Michael McNamee at (307) 534-5156

**HUMPHREY ACREAGE**

Torrington, Goshen County, Wyoming  
 18.70± acres with 3,300 sq. ft. 6 bedroom, 3.75 bath home. 30x48 large shop with livestock lean to and 2 stall barns.

**\$834,000**

Michael McNamee at (307) 534-5156

**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.

**Reduced to \$798,000**

Michael McNamee at (307) 534-5156

**127 ARROWHEAD ROAD**

Torrington, Goshen County, Wyoming  
 9.6± deeded acres with large shop home with 6 bedrooms, 3 bathrooms and 2,100 sq. ft. of shop space.

**\$720,000**

Michael McNamee at (307) 534-5156



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NEW PRICE \$675,000

3491 STAMPEDE RANCH RD.  
3 Bed | 2 Bath | 3-Car Garage

Space without close neighbors. Over 1,900 sq. ft. on the main level with the open floor plan design. High end finishes, hardwood floors, walnut 42" upper cabinets, gas range, granite countertops and a walk-in pantry. Primary bedroom has a walk-in closet and 5-piece bath. Vaulted ceilings, gas fireplace with central air. Backyard faces open space with a large patio, hot tub and landscaped with sprinkler system. Downstairs is over 1,800 sq. ft. that has finishing underway. Family room 19x40, large bathroom and 12x14 bedroom also an abundance of storage. Utilities have been done by licensed contractors with permitting and all materials and drywall will be included for the new homeowner to complete. Gun Safe, hot tub and all appliances included. Oversized 3-car heated garage and a utility shed.

DANA DIEKROEGER 307-421-7593



NEW PRICE \$597,000

1100 GARFIELD ST. • LARAMIE  
4 Bed | 3 Bath | 4-Car Garage

This home has a storybook curb appeal on a corner lot, luscious yard and a tree house! It blends original character with just a touch of contemporary while preserving charming features throughout. It is walking distance to the campus and a short walk to downtown. Inside is filled with light beaming through the windows and hardwood floors, pantry and more! It includes 4 bedrooms, an office area, a room that can be turned into a bedroom or den and an extra room that can be an extra closet, a sitting room or a craft space. A spacious backyard, a sitting area for entertainment and a utility shed. The garage that was once a classroom still has the plaque on it! Heated 4-car tandem garage with space for a workout and/or shop area. There are so many possibilities in this one-of-a-kind house!

TRENILLE YOUNG 307-262-9617



NEW LISTING \$1,750,000

3971 SILVER OAK RD.  
4 Bed | 3 Bath | 2-Car Garage | 36.98 Acres

Live in an amazing home on almost 40 acres, grow your own clean food as well as plenty to sell to your community. Income potential of \$500,000 plus annually. Four bedroom, 3 bathroom home with a 2-car attached garage. LifeProof flooring throughout the main floor living space and walk-out basement. Granite countertops, double oven and electric range in kitchen. Grow gourmet food in Farm Boxes already up and running. The seller will pay for all the professional training you need to run the business. The food is "Clean Grown Food" with no pesticides, herbicides, qualities for USDA farm financing and is 100% solar powered.

JEANETTE KAHLER 303-917-5483



NEW LISTING \$785,000

12611 GLENCOE DR.  
5 Bed | 4 Bath | 2-Car

Five bedroom, 4 bath home has 3,814 total sq. ft. of living space and a blend of comfort, charm and functionality. In a rural setting, this 1.5 story features a spacious living room with natural light with a stunning stone fireplace. The kitchen features modern finishes, perfect for gathering and entertaining. Two upper-level bedrooms each offer a private bath and balcony. Enjoy the benefits of a brand new HVAC system, windows, water heater, walk-in shower, flooring and fresh paint throughout. An attached 2-car garage, abundant living space and no covenants mean you can bring your family, pets and dreams.

TRACY WILSON 307-630-8686



NEW PRICE \$565,000

600 MANOR LN.  
6 Bed | 3 Bath | 2-Car Garage

A home with history, updated for today. In 1964, this custom-built home earned a feature in the World's Fair Magazine. Many of those timeless features remain today, blended seamlessly with modern updates and comforts you'll appreciate every day. Spacious, light-filled rooms. Fully brick home creates a quiet space to escape from the noise and bustle. The main level has 3 large bedrooms and 2 updated bathrooms and living rooms, also, a generous eat-in kitchen with black stainless appliances and ample cabinetry. A separate dining room overlooks the backyard, making it the perfect spot for dinners or morning coffee. The master bedroom is a retreat, with heated tile floors, a towel warmer, dual shower heads including a rain head, a defogging mirror, humidity sensing exhaust fan, and 3-way vanity lighting.

BRITTNEY KOTUNOK 307-262-9647



NEW LISTING \$3,200,000

2262 RD. 220  
Commercial Investment

State-of-the-art RV and boat storage facility, newly constructed and turnkey ready! This facility offers a state-of-the-art solution for secure, convenient and accessible storage. Strategically located with easy interstate access, this newly constructed property is designed for both short- and long-term needs. Features four 144x48 enclosed storage buildings. Whether for RVs, boats or other recreational vehicles, this turnkey business is ready to generate revenue immediately with room to grow. Positioned near Interstate 25, providing exceptional convenience for customers seeking safe and accessible storage solutions.

TRACY WILSON 307-630-8686



NEW PRICE \$765,000

1100 BRUNDAGE RD.  
6 Bed | 3 Bath | 3-Car Garage

Six bedroom home sitting on fully fenced usable 14 acres! Very minimal covenants! Two woodburning stoves, a gym, a sauna, air conditioning, a building for your chickens and a nice big shop or barn. Plenty of storage space attached to the garage! New things in the last 4 years include roof, siding, garage heater, paint, air conditioner, refrigerator, dishwasher, downstairs carpet, garbage disposal, tankless water heater, washer and dryer. This home also comes with almost a year home warranty left. Walking distance to Bunkhouse Bar and Grill. Curt Gowdy State Park less than 14 minutes up the road.

MEGAN BEST 719-465-4724



MODEL HOME \$745,000

1862 GOLDEN LARK TRL.  
3 Bed | 3 Bath | 4-Car Garage

Welcome to The Diamondville by Triple Dot Homes, offering over 3,600 sq. ft. of luxurious living space, nestled on a picturesque 5.25 acre lot with breathtaking views. This exceptional property features 3 spacious bedrooms and 3 full size bathrooms. The 4-car attached garage provides ample space for vehicles and storage and is piped for heat. Hardwood floors and granite countertops throughout. Fireplace on the main floor living area. The finished basement offers additional living space with the potential to easily add 2 more bedrooms. Don't miss this opportunity to own a dream home with room to grow!

TRACY WILSON 307-630-8686



NEW PRICE \$975,000

714 E. OLE MAVERICK RD.  
5 Bed | 5 Bath | 2-Car Garage

On 3.45 acres with no dirt roads is this 7,000 sq. ft. home. An elevator, wide doorways and hallways make this home fully accessible. Beautiful bay windows in most rooms. Large open living spaces and plenty of room for relaxation and entertainment. The full kitchen in the basement offers a second culinary space. Additional highlights include a sprinkler and drip system, gutter guards, a gazebo, an impressive water feature and a heated detached garage. Stamped concrete surrounding the entire home as well as in the gazebo and patios. This property is a true gem combining luxury, functionality and accessibility.

ASHA BEAN 307-286-0269



NEW PRICE \$755,000

5612 OPAL DR.  
6 Bed | 3 Bath | 3-Car Garage

This remarkable newer home includes customized features such as a built-in desk/study area, built-in loft bed in one of the bedrooms, and the charming mother-in-law en suite in the basement. It boasts a complete living space as well as a full kitchen, pantry, living room and dining room! The basement also has additional bedrooms, bath and family room! The bathrooms have separate heat, most appliances and thermostats have smart features and the two-car garage is oversized. There is ample storage at every turn and bedrooms for family and friends, an office, playroom or hobby room.

TRENILLE YOUNG 307-262-9617



NEW LISTING \$1,065,000

1472 SCENIC RIDGE RD.  
5 Bed | 5 Bath | 3-Car Garage

Like-new custom-built home situated on approximately 10 acres. Beautifully designed layout keeping the bedrooms separate from the living spaces. Custom cabinetry, a hidden walk-in pantry, granite countertops, premium THOR kitchen appliances, automatic exterior security blackout rolling shutters at the push of a button and a walk-in safe. Primary en suite includes a luxurious bathroom with a Roman shower, heated floors, 2-person jetted tub, massive walk-in closet and laundry room. Garage is insulated and has a durable floor coating plus a standby 22kw Generac natural gas generator.

ASHA BEAN 307-286-0269

121% | RELENTLESS





NEW LISTING \$464,000

**5124 SULLIVAN ST.**  
3 Bed | 2 Bath | 2-Car Garage

Don't miss this beautiful raised twin home with amazing city views. Open floor plan that boasts a large kitchen, quartz countertops, plenty of entertaining space, electric fireplace and large bedrooms. The kitchen has plenty of cabinet space and a nice center island as well as a coffee bar. Enjoy a second living space downstairs, there is laundry hook ups on both levels. This home also has a tankless hot water heater, air conditioning, fence, front and back landscaping, sprinkler system, spacious stamped concrete patio, stainless appliances and also includes washer and dryer. Home is like brand new and has hardly been lived in.

DANA DIEKROEGER 307-421-7593



NEW LISTING \$540,000

**726 PEARL CT.**  
3 Bed | 2 Bath | 2 Car

Spacious and full of potential, this multi-level home offers over 3,200 sq. ft. on 2.5 acres, just minutes from town. Lovingly maintained over the years, this home features 3 bedrooms on the upper level, 2 full bathrooms and 3 large living areas - each boasting their own fireplace or pellet stove! The oversized 2-car garage provides plenty of room for vehicles and storage. Unwind outdoors on the shaded patio with a custom pergola and mature trees that enhance the private and tranquil setting. Bring your horses and chickens, because there's a barn and large shop great for farm friends or additional storage. Don't miss the opportunity to make this home your own, all while staying close to town, this one is a must-see!

DEVAN GABLE 907-306-8179



COMMERCIAL LEASE

**4620 GRANDVIEW AVE.**  
Suites 201 & 104

Newly upgraded and ready to move into. This is an exceptional smaller space in a highly desirable and high traffic area. Located in the Avanti Piazza complex and next to Dell Range Blvd. adds to the suitability for office, retail or other uses. This space includes two 10x15 private offices, one 10x10 office/storage space, an ADA bathroom, built-in cabinetry and 582 sq. ft. of open space. CAM amount is \$3.00/sq. ft.

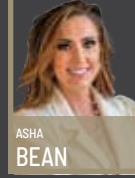
LINDA WEPPNER 307-630-0955



LINDA WEPPNER



DANA DIEKROEGER



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JUDY EDGAR



NEW LISTING \$950,000

**COMMERCIAL • TBD I-25**  
6.09 Acres

Proposed Retail/Commercial Fuel Service Station in a brand new subdivision just north of Cheyenne. With a nationally-recognized brand who has agreed to partner with the new convenience/gas station, all the buyer has to do is build the station. The property plans and details in a feasibility study identify that this is a needed location for a Fuel Service station for the growth of Cheyenne.

TRACY WILSON 307-630-8686



NEW PRICE \$323,000

**1060 EVANS ST.**  
LARAMIE

3 Bed | 2 Bath | 1-Car Garage

Welcome to this delightful 3 bed, 2 bathroom perfect for those seeking cozy and comfort. As you enter, you are greeted by a bright and inviting living space that flows into the dining area and well-appointed kitchen. It features all main floor living for ease and comfort. Enjoy the porch perfect for morning coffee or step outside to the back yard to discover your private outdoor oasis which includes a large deck to entertain family and friends. Don't miss out on this cute home!

TRENILLE YOUNG 307-262-9617



NEW LISTING \$415,000

**5246 DANIELLE CT.**  
4 Bed | 4 Bath | 2-Car Garage

Tucked away at the end of a cul-de-sac, this charming 1.5-story home offers space and comfort on a generous .27-acre lot! Upstairs, you'll find all three bedrooms, including a spacious primary suite with a walk-in closet. The main level has a bright and open living area, a half bath and a functional kitchen and dining space that opens to a large deck overlooking the expansive backyard. Downstairs, the cozy finished basement features a gas fireplace, wet bar, a full bath and a large laundry room. This home checks all the boxes!

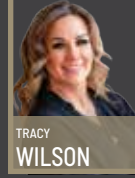
ASHA BEAN 307-286-0269



TRENILLE YOUNG



TAMMY TSCHACHER



TRACY WILSON



BRITTNEY KOTUNOK



NEW LISTING \$400,000

**118 E. 3RD AVE.**  
3 Bed | 2 Bath | 2-Car Garage

Charming home ins a fantastic location that is walking distance to Lions Park and downtown. You will love coffee in the mornings on the front porch and as you enter the home, you will be greeted with gorgeous hardwood floors, a cozy fireplace and charming character throughout. The 2-car heated garage in the back is a unique and desirable feature in the area with a small covered patio for relaxing and entertaining. A generous family room offers flexible living space that could also function as a master suite if desired. Lots of possibilities for this adorable home that you will not want to miss!

TRENILLE YOUNG 307-262-9617



NEW PRICE \$459,000

**5208 DANIELLE CT.**  
4 Bed | 3 Bath | 2-Car Garage

Ranch style home with a welcoming covered front porch located in North East Cheyenne! The main level has an open layout seamlessly connecting a large living room, dining area and kitchen plus a full bath and 3 bedrooms including the primary suite with a 5 piece bath and walk in closet. There is a 4th bedroom plus a versatile bonus room in the basement, spacious laundry room, another bathroom and living room plus a full wet bar with a flowing water feature running through it! There is a sprinkler system in the front and back, the fenced backyard features a deck and patio area with a beautiful lawn.

ASHA BEAN 307-286-0269



NEW LISTINGS

**TRACT 1 AND 2**  
**BATTLE CREEK BLVD.**

Tract 1 39.04 Acres \$210,000

Lot is complete with a well and power on property, electric fence, animal pens/chicken coop, 100' wind break, hay storage and shelter.

Tract 2 40.05 Acres \$110,000

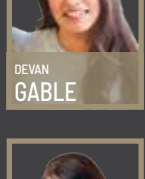
Lot has electricity available on-site and is fully fenced!

Lots can be purchased together totaling +/- 80 acres of Wyoming ranch land.

BRITTNEY KOTUNOK 307-262-9647



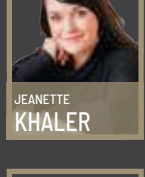
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NEW LISTINGS \$127,000 EACH

**TRACTS 1, 2 AND 3**  
**FOUR MILE RD.**

5.25 Acres Each Tract

Close-in rural lots for your new home! All 3 lots are available for individual purchase, or they can be purchased together. Owner financing available. Please contact the listing agent for more details.

TRENILLE YOUNG 307-262-9617



NEW PRICE \$1,900,000

**TBD GRANT AVE.**  
Unimproved Commercial

This 18.92 acre parcel is ready for final development. Platting has already been established with 5 lots identified. If the current layout is not congruent with future development needs, amendments(s) to the plat may be entertained via city established processes by the purchaser. The MUB (Mixed Used Business) zoning provides multiple possibilities for a developer. This land is located along the re-developing W. Lincolnway corridor and adjacent to the new Cheyenne Recreation Center. Designated as an Urban Renewal area, development funds may be available.

LINDA WEPPNER 307-630-0955

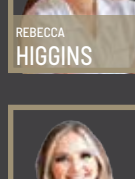


NEW LISTING \$430,000

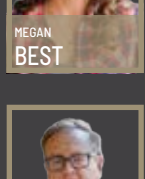
**10041 E. FOUR MILE RD.**  
39.09 Acres

Rural property that is close to town! This is a great opportunity with the land use royalties from the oil rig at \$8K+ a year! All the work is done to subdivide and can be developed into 5 building sites.

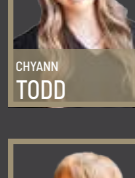
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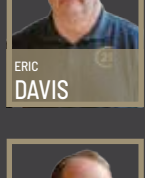
REBECCA HIGGINS



MEGAN BEST



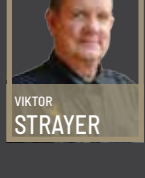
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**2076  
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**\$725,000**



- 41.56 acres, fully fenced
- 3,059 sq. ft., 3 beds/3 baths
- 20x24' 2-car garage
- 30x24' pole barn w/electricity
- Walk-out basement
- Bamboo flooring & new carpet
- Pantry & breakfast nook
- Panoramic view



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### 5907 Townsend Pl. • \$700,000

Charming log home with versatile outbuilding on a spacious, tree-filled lot. This beautifully updated log home blends rustic charm with modern convenience, offering 4 bedrooms and 4 baths across a warm and inviting floor plan. Originally constructed with classic log craftsmanship, the home was thoughtfully remodeled and expanded in 2005, combining timeless appeal with functional updates. The heart of the home features an impressive fireplace in the living room, perfect for cozy evenings, while a wood stove in the kitchen adds both character and comfort. The large lot is dotted with mature trees, fully fenced for privacy and security, with plenty of space for pets, play, or future expansion—including room for an additional garage or outbuilding. A detached 1-car garage offers extra storage and the 20x30 outbuilding provides endless possibilities—it's ideal as a private office, guest quarters or a fully-equipped mother-in-law suite.



### Tracts 6, 7 and 8 Road 136 • \$100,000 each

Your private retreat awaits - 5+ acres of peace and possibility tucked away at the quiet end of a country road, these 5+ acre rural havens offer a rare blend of privacy, natural beauty and freedom. With no covenants or HOA restriction, you're free to build the lifestyle you've always imagined - whether that means a custom home, a shop or barn, a hobby farm or simply a peaceful getaway from the noise of the world. The land features gently rolling grasslands, ideal for grazing, gardening or soaking in the sunrise with a cup of coffee. Panoramic skies stretch overhead in every direction and the solitude here is unmatched - just the whisper of the breeze and the occasional call of a meadowlark. Bring your animals, your RV, your building plans or your dreams - there's a space and freedom here for all of it. Located within reach of town but far enough to feel like your own private escape, these are places where you can breathe deeply, spread out and truly feel at home. No covenants. No noise. No limits. Just you, your land and the endless Wyoming sky.



### 309 W. Lincolnway \$425,000

Situated in the heart of downtown Cheyenne, 309 West Lincolnway (16th Street) offers a rare opportunity to own or lease an exceptional exposure for any business. The building spans a total of 4,010 square feet, thoughtfully divided to support a variety of uses. The front of the property features 1,443 square feet of retail space with a strong, customer-friendly layout. Behind the retail area lies 1,124 square feet of office or back-room space, perfect for administrative work, inventory management, or operations. An additional 1,443 square feet of basement storage provides ample room for equipment or stock, helping to keep the primary work spaces clear and efficient.

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### TBD Klipstein Rd. \$300,000



Thirty acres of possibility - just minutes from town. Discover the freedom of wide-open space with this 30-acre parcel of rolling pastureland just outside city limits. With no covenants or restrictions, this property offers rare flexibility for your vision—whether you're looking to build a dream home, create a family compound, or pursue development opportunities. Conveniently located with paved road access most of the way, this scenic property combines peaceful rural

living with the benefit of being close to town. Gently rolling terrain provides panoramic views and natural privacy, while the potential to subdivide opens the door to future investment or multiple homesites. Whether you're seeking space to roam or ready to explore development potential, this versatile acreage is a must-see.



### TBD W. Lincolnway • \$1,095,000

Located in the newly developed Hitching Post Plaza, this commercial lot has frontage on West Lincolnway. West Lincolnway serves as an entry to Cheyenne with established hotels, the Ice and Events Center and a new Gymnastics facility. The property is available within this newly developed area. Zoned Community Business, the lot can be used for a multitude of opportunities—retail, hospitality, restaurant or other enterprises. The lot is located near the intersection of I-80 and I-25 and has good visibility with a traffic count of 9,300 cars per day.



### 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!



### 4908 Klipstein Rd. \$800,000

Just minutes from Cheyenne, this stunning log home nestled on 10 pristine acres of pasture and corrals, only 5 miles from Cheyenne on mostly paved roads. Step inside to an open floor plan anchored by a kitchen featuring granite countertops, a large island and a spacious pantry. The living area is crowned by a soaring vaulted ceiling and a floor-to-ceiling wood-burning fireplace. The primary suite is complete with his and hers walk-in closets and a luxurious bathroom. Upstairs, a 18x20 loft offers space for a home office, game room or creative studio. Low-maintenance Trex front porch and stamped concrete patio. Cleary barn with four horse stalls, a tack room, and ample hay and feed storage and a separate equipment/loafing shed. A trash and propane enclosure and a powerful 20,000-volt Generac generator are included as well as a 560 sq. ft. walkout storage area. The oversized two-car attached garage offers workbenches, power outlets and automatic openers.



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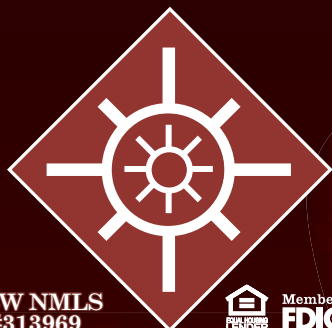


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### 6231 Kemp Hill • \$749,000



**Custom 3 bedroom, 3 bathroom** home that feels like a mountain retreat in the city. Front deck complete with a firepit. Inside, a huge main-level great room with two-story windows, cedar ceilings, hardwood floors and a gas fireplace, loft overlooking the great room opens to a private balcony. The massive primary suite offers a sitting area, 2 linen closets, 2 walk-in closets and a primary bathroom. The kitchen has hardwood floors and abundant cabinetry with pull-out drawers and lazy Susans, a large breakfast bar and a pantry, and the laundry room includes generous cabinet space and a dedicated sewing area. The walk-out basement offers a second living room with its own gas fireplace, a full bathroom with a jetted tub, a bedroom and an office, creating a private guest or work space. Comfort is ensured with newer central air conditioning, furnace and water heater, while a heated attached 2-car garage and an additional parking slab for off-street parking on quiet cul-de-sac. #98560

### 310 Conroy Ct. Carpenter • \$465,000



**This nearly new construction single-level home** offers an open-concept

**design where the living, dining and kitchen** flow seamlessly together. The kitchen includes a huge walk-in pantry. Three of the bedrooms are tucked behind a beautiful barn door which adds character and flexibility to the layout. The large primary suite boasts a luxurious 5-piece bath, dual vanity and spacious walk-in closet. Additional upgrades include an upgraded metal roof, oil lamps throughout and a UV light water filtration system. Outdoors, enjoy a fenced dog run, relaxing patio and an incredible 30x40 outbuilding perfect for 4 or more cars, storage or a workshop. #98401

### 4112 Independence Dr. • \$349,000



**Spacious 6 bedroom, 3 bath** home with a 2-car attached garage and fenced backyard. Pri-

mary bedroom includes a private bathroom. Features include handicap-friendly upgrades such as bathroom grab bars, stairlifts and a ramp for easy access. Central air conditioning provides year round comfort. The home needs a little TLC but offers incredible potential and plenty of room to make your own. #98330

### 751 Ave. C #19 • \$44,000



**Whether you're starting out or just want a place to call your own**, this one is perfect. Very affordable and remodeled. This one is waiting for you! #98323

### 4429 El Camino Dr. • \$435,000



**This beautiful home features 4 bedrooms, 4 bathrooms and a 2-car garage**,

fenced backyard and sprinkler system. Updated kitchen with quartz countertops, newer stainless appliances, newer tile on main level, renovated upstairs baths. Huge bonus suite with private entrance, its own furnace, water heater and bath - perfect for guest quarters, office or rec room. Central A/C, excellent condition. #98190

### 312 E. Pershing Blvd. \$364,900



**This full brick avenues home is a charmer!**

Hardwood flooring on the main level, 3 bedrooms, 2 baths and a dining room. Woodburning fireplace and the possibility of 4 off-street parking spaces and a patio. #98021

### 612 High Side Trl. \$79,000



**Spacious 3 bedroom, 2 bath** mobile home, central A/C,

handicap ramp, storage shed! Beautifully maintained home featuring a large primary bedroom with private ensuite bath and 2 walk-in closets. Enjoy the comfort of central air conditioning and open layout with generous living space and the ease of handicap-accessible ramp. A large storage shed adds convenience and versatility. #97830

### 828 Sun Valley Dr. \$330,000



**This Sun Valley ranch-style home still maintains**

**mid-century modern touches.** Hardwood floors on the main level and throughout the bedrooms. New kitchen flooring, fresh paint and a new front door make this 3 bedroom and 1-1/2 bath a great buy. The basement is large enough to finish 2 additional bedrooms if needed. There's plenty of storage and an attached 1-car garage with an opener. #97745

### 1751 E. Pershing Blvd. \$265,000



**Spacious 4 bedroom, 2 bath** home with

hardwood floors on main level, finished basement and attached 1-car garage. Situated on a corner lot with alley access and fenced backyard. Solid structure with great potential, ideal for buyers looking to build sweat equity. Needs some TLC but offers strong value in a desirable location. #97263

### 1875 Lauver Ln. \$699,950



**Gorgeous home on 5 acres with**

**hardwood floors**, large kitchen, gas fireplace, central air conditioning, huge primary suite and finished basement living. Includes 3-car garage plus 24'x30' insulated outbuilding with electric and concrete floor. Fenced yard, sprinklers and drip system. #98581

### 5021 Sagebrush Ave. \$364,995



**Charming brick 4 bedroom, 2 bath** home with

updated kitchen and baths, newer systems, finished basement, fenced yard, sprinkler system, oversized garage with dual doors to covered patio, RV parking. A perfect blend of comfort and style - don't miss this one. #98582

### 1780 Westland Rd. \$4,000,000



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## LAND

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1.13 Acres. #73346

**TBD Wills Rd. \$175,000**  
.32 Acres. #98277

**TBD Monument Rd. \$100,000**  
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**248 Sir Barton Ln. \$55,000**  
36.73 Acres. #97653

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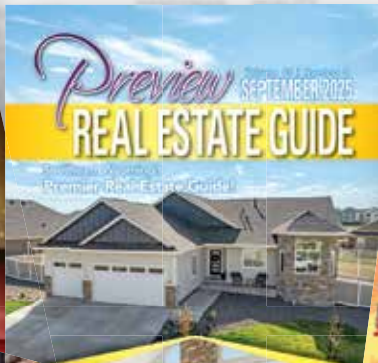
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**707 S. Table Mountain Lp. – \$774,900**



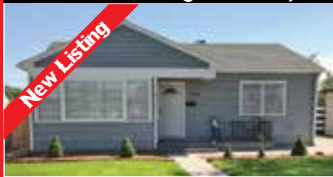
- 4 bedrooms, 3 baths, 2-car garage
- 30x50 shop, walk-out basement
- 3,758 finished sq. ft. • 11.27 acres

**2142 W. C St. Torrington – \$164,900**



- 3 bedrooms, 2 bath
- 2-car garage
- 1,856 sq. ft.

**1733 E. D St. Torrington – \$235,000**



- 4 bedrooms, 2 baths
- 2-car garage
- 2,314 sq. ft.

**5865 Lariat Lp. Torrington – \$625,000**



- 5 bedrooms, 2 baths
- 4-car garage
- 2,128 sq. ft.

**236 Hwy 10, Jelm WY – \$684,900**



- 7 bedrooms, 5 baths, 2 story
- 2-car garage • On 9.79 acres
- 5,913 sq. ft.

**1258 War Admiral – \$519,000**



- 5 bedrooms, 3 baths
- 8.6 acres
- 2,976 sq. ft.

**1210 Concerto Ln. – \$463,000**



- 4 bedrooms, 4 baths
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**2001 Goodnight Trl. – \$510,000**



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## BLISS RANCH

CHEYENNE, WYOMING

\$4,800,000

2,774.1± Total Acres



**Jeff Garrett**  
308-672-6334

**Holly Allison**  
307-631-1876

Bliss Ranch offers 2,774± deeded acres of high-protein native hard grass in Northern Laramie County, Wyoming—just 30 minutes from Cheyenne with direct Interstate 25 frontage. This owner-rated 150 pair year-round cattle ranch is designed for efficiency, featuring fenced and cross-fenced pastures, strategically placed wells, a modern calving barn, and continuous pipe corrals. Home is a three-bedroom, two-bath with open concept, metal roof, and a generous laundry room and mud room. Prime location and size present rare development potential, with the ability to subdivide into smaller tracts of land for residential use. Mineral rights convey, and a billboard lease provides additional income. With major wind energy investment underway in the area, Bliss Ranch is a strategic holding for ranchers, investors, and developers alike.

\*ACREAGE COUNTS ARE BELIEVED TO BE ACCURATE BUT HAVE NOT BEEN VERIFIED BY A PROFESSIONAL SURVEY\*

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## GUERNSEY EXECUTIVE RETREAT GUERNSEY, WYOMING

**\$1,050,000**

35.64± Total Acres



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Escape the crowds and discover your private getaway—less than three hours from Denver and just over two hours from Fort Collins. Situated on 35 pristine acres only 15 minutes from the Guernsey State Park boat ramp, this property is the ultimate base for water sports, fishing, and year-round outdoor adventure.

The fully custom three-bedroom, two-bath home is a showcase of fine craftsmanship and design. Every door is at least eight feet tall, ceilings start at ten feet, and the living room features floor-to-ceiling glass framing breathtaking views of Laramie Peak and the surrounding forest. Natural light floods the open-concept interior, where luxury finishes and thoughtful details create an atmosphere that's as welcoming as it is impressive.

Perfect for storing boats, RVs, and gear, the 30' x 50' pole barn shop ensures you have everything ready for your next adventure. The property's expansive acreage offers complete privacy, abundant wildlife, and plenty of space to explore, while remaining just minutes from lake activities, camping areas, and scenic hiking trails.

Whether you're carving up the water on summer weekends, hosting family retreats, or just enjoying the peace of your own mountain-view sanctuary, this Guernsey State Park-area estate offers the perfect blend of recreation, comfort, and Wyoming's tax advantages. Your lake-and-mountain lifestyle starts here.

\*ACREAGE COUNTS ARE BELIEVED TO BE ACCURATE BUT HAVE NOT BEEN VERIFIED BY A PROFESSIONAL SURVEY\*

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Discover the perfect blend of nature, space, and convenience at Whitney Ranch—where generous homesites offer walk-out, garden view, and flat lot options, all framed by one-of-a-kind views.

Enjoy peaceful, tree-lined streets and miles of walking and exercise paths that wind through community parks and lush greenspaces. Situated in a central location just minutes from schools, shopping, dining, and everyday essentials, Whitney Ranch delivers the serene charm of country living with the unmatched convenience of the city right at your doorstep.

Welcome to The Reserve at Horse Creek, a spectacular new rural residential neighborhood ideally located just minutes from downtown Cheyenne! This close-in country retreat offers the best of both worlds, with a paved entrance and roads, access to natural gas, and high-speed internet to keep you connected.

Set among perfect rolling terrain and framed by stunning views, The Reserve delivers the peaceful charm of wide-open spaces with the convenience of modern amenities. Experience the true blend of country living and contemporary comfort — only at The Reserve.

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# The Volk Team



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**Wendy Volk**

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## TRACT 2, ROAD 215

### No Covenants

This 13-acre parcel in southeast Wyoming offers a scenic, covenant-free site for your dream getaway, located just 8 miles west of I-25 and Horse Creek Road. It's an ideal spot for a barndominium—a modern, steel-framed home with a barn-like exterior and customizable, comfortable living space inside.  
\$149,000



## 2168 PONY COURT

\*NOTE - Photo of previous build\*

Brand new ranch-style "Arya Plan" home by Leaning Tree Homes, Inc. in Lonesome Dove Ranches offers 3 bedrooms, 2 baths, an oversized 2-car garage, and sits on a tranquil 10-acre lot just minutes from Cheyenne. Known for quality and attention to detail, Leaning Tree Homes has built custom homes in southeast Wyoming for over 30 years. \$597,900



## TRACT 11 BADLANDS DRIVE

Great location near Bison Business Park and Microsoft South Facility. Light industrial property for lease --tracts for Equipment Storage, storage units. Part of a Planned Unit Development allows flexibility of use. 5 acre tracts are also available for Lease (\$2245 per month), Gas & electric on site at the street. \$600,000



## 304 CONROY COURT

\*NOTE - Photo of previous build\*

This brand-new "Madison Plan" home by Leaning Tree Homes sits on 11 acres in Carpenter, WY, and features 2 bedrooms, 2 baths, vaulted ceilings, hardwood floors, a gourmet kitchen, a spacious primary suite, a large 2-car garage, unfinished basement, central A/C, a covered front porch, and a one-year new construction warranty. \$480,000



Check out Leaning Tree Homes' Affordable New Construction Options on Acreages in: Addison Meadows, Red Roan Ranches, Lonesome Dove Ranches, Prairie Sunset, and more.



*Arya*



*Eric*



*Madison*

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**#1 PROPERTIES**





# The Volk Team



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cheyennehomes.com



**Wendy Volk**

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**912 & 916 PEBRICAN AVENUE**

A great opportunity to own a property with two separate units on one lot. Unit 912 has two bedrooms and one bath, unit 916 has 3 bedrooms and 1 bath. Hardwood floors. Well maintained units, with each unit having its own yard. Off-street parking for 4 cars, and a one-car garage. Basement is unfinished and has a full bathroom. Unit 916 has a large shed in yard for storage. \$320,000



**3315 MOORE AVENUE**

This stately two-story brick home exemplifies Colonial Revival architecture and historic charm in Cheyenne's coveted Avenues neighborhood. Hardwood floors, classic moldings, fireplaces, and manicured landscaping reflect its 1930s craftsmanship. As a rare legacy property never before offered to the public, it offers both timeless elegance and modern comfort in Moore-Haven Heights. \$590,000



**9404 WAYNE ROAD**

This custom-built full-log home is located in a peaceful, rural setting just minutes from Cheyenne, featuring five bedrooms, four bathrooms, and ample living space, including two living rooms and two dining rooms. The home boasts a gourmet kitchen with brand new granite countertops and appliances, along with a cozy, inviting atmosphere, vaulted ceilings, and radiant heat throughout. The property sits on 2.5+ acres with a paved driveway, mature landscaping, and a metal outbuilding with workshop and barn stalls, providing the perfect Wyoming retreat. \$1,650,000



**618 BRITTANY DRIVE**



**1191 GRANITE SPRINGS, UNIT 37**



This updated two-story home on a 10,350 sq. ft. lot overlooks Western Hills Park and offers lush landscaping, a patio, and private park access. Inside, you'll find four bedrooms, four bathrooms, a gourmet kitchen with granite countertops, hardwood floors, and a fully finished basement with a library nook, second living room, wet bar, and guest suite. With an ideal entertaining layout and a 4-car tandem garage, this Wyoming gem is offered at \$750,000.



This 1.5-story cabin in the Mountain Meadows Subdivision blends rustic charm with modern updates, featuring hardwood floors, a refreshed kitchen and bathroom, a cozy loft retreat, and a heated office in the two-car garage. Located in Curt Gowdy State Park with stunning Granite Lake views and just 24 miles from Cheyenne or Laramie, it offers the perfect year-round mountain getaway or full-time home. \$430,000

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307.421.0347

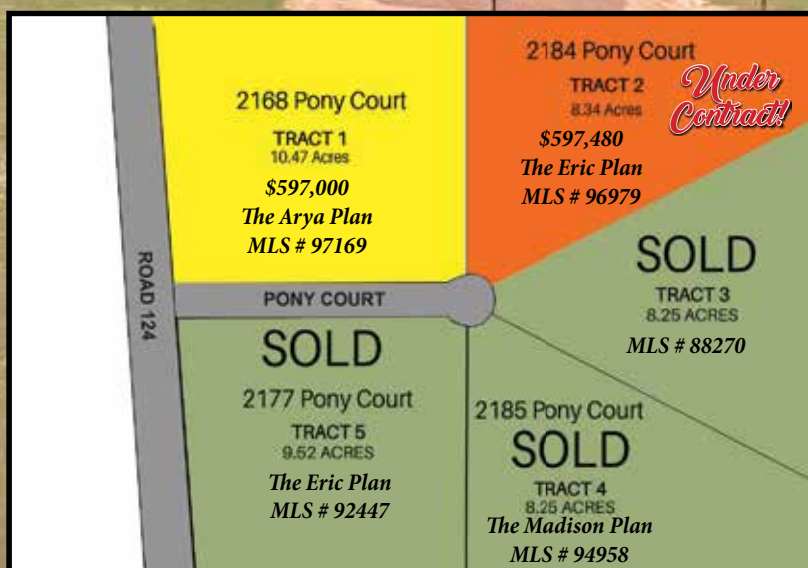
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**#1 PROPERTIES**



**608 E FOX FARM RD****\$350,000**

Charming log & stone ranch on 1/2 acre with 3 beds, 2 baths, hardwood floors, fireplace, finished basement, RV parking, guest house, garage, covered porch, and new walk-in tub.

**1106 ASHFORD DR****\$305,900**

Ranch-style home in Winchester Hills near the WY-CO border. One-level with 4 bedrooms, 2 baths, country kitchen, laundry, fenced yard, and covered patio. Garage partly converted to bedroom, easily reverted.

**8420 E PERSHING BLVD****\$850,000**

Attention builders! Three 5+ acre tracts on E. Pershing with mountain and city views. Close to town. Tract 1 includes wells, septic, mature trees, barn, and a fire-damaged home. Buy individually or together—great for families or new builds.

**1713 PIONEER AVE****\$599,900**

Historic downtown Cheyenne location. Over 8100 sq foot. Multiple use building with a very open floor plan. 2 bathrooms & laundry area with washer & dryer hook-ups. This building has lots of potential!!



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**THOMASEE**  
ASSOCIATE BROKER, CRS

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TWENTY-FOUR HOUR NUMBER

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CELL

I ♥  
referrals!

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in today's market?*

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**#1 PROPERTIES**

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6106 YELLOWSTONE RD • 6020 YELLOWSTONE RD • 1660 DELL RANGE BLVD



**5715 LAKOTA LANE - \$460,000**

Desirable Meadows ranch townhome with open layout, gourmet kitchen, finished basement, spacious suites, 2-car garage, and inviting outdoor spaces."

**1771 NEWTON DRIVE - \$395,000**

Spacious ranch with large great room, functional kitchen, flexible primary suite, finished basement, detached garage, and fenced backyard.

**5710 MICA BLUFF - \$719,900**

Beautiful Pinnacle plan in The Bluffs with 3 bedrooms, open layout, custom finishes, 3-car garage, fenced yard, and covered deck.

**2269 HUGH GLASS TRAIL - \$790,000**

Custom Bear Paw Ranch home with stunning landscaping, walkout basement, gourmet kitchen, stone fireplace, bonus room, and breathtaking sunsets.

**1679 ROAD 143 - \$775,000**

Gentleman's ranch on 40 acres with 5-bedroom home, income potential, large barn, outbuilding, and option for 40 more.

**3212 MORRISON COURT - \$315,000**

Charming 3-bedroom, 2-bath ranch near Prairie View Golf. Fresh paint, new carpet, office, fireplace, fenced yard, patio, and garage.

**LOT 6 SUMMIT VIEW COURT - \$225,000**

Centennial lots near National Forest with recreation year-round, private water, underground electric, and custom builder ready for your dream home.

**5801 MICA BLUFF - \$740,000**

Exceptional Mica Bluff home with custom kitchen, quartz finishes, spacious bedrooms, finished basement, oversized 3-car garage, and lush landscaping.

**TRACTS 1, 2, 3 & 4 RD 143****\$125,000 EACH****821 BRITTANY DRIVE - \$660,000**

Western Hills home with spacious living, gourmet kitchen, stunning primary suite, finished basement, serene backyard, updates throughout, and inviting charm.

**4013 COBBLESTONE COURT - \$360,000**

Charming Victorian cobblestone with 2 bedrooms, 3 baths, cozy fireplace, exquisite primary suite, dual decks, and HOA-maintained convenience.

**4723 LINDEN WAY - \$388,500**

Beautifully maintained home with updated kitchen, baths, windows, and flooring plus serene backyard with waterscape, trees, and relaxing charm.

**LOT 7 SUMMIT VIEW COURT - \$225,000**

Centennial lots near National Forest with recreation year-round, private water, underground electric, and custom builder ready for your dream home.

**808 E LAUGHLIN ROAD - \$647,500**

Close-in rural home with 5 bedrooms, office option, 5-car garage, four-seasons room, stunning views, sunsets, and modern comforts.

**LOT 5 SKYLINE DRIVE - \$130,000**

Sundance Ridge II townhome lot with city and mountain views, 7,415 sf, potential for walk-out basement and 3-car garage.

**5702 MICA BLUFF - \$775,000**

Dan Gregg Boulder Plan in The Bluffs: 3BR, 2BA, 3-car garage, custom finishes, landscaped corner lot, covered deck, March 2026.



*Scott & Lisa*  
**FOSTER**  
**WWW.LIVEINCHEYENNE.COM**

SCOTT'S PHONE NUMBER  
**307.631.4289**  
LISA'S PHONE NUMBER  
**307.630.9000**  
FOSTERTEAM@CHEYENNEHOMES.COM



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in Cheyenne for  
rural living!*



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*Breathtaking Wyoming  
views*

*Excellent close-in  
subdivision minutes  
north of Cheyenne*

*Rolling prairie landscape*

*Easy access directly off  
I-25 and Horse Creek  
Road*

*High-speed internet  
service*

*Amazing build-all lots  
available*

*Natural gas service*

*Paved roads*



*Roxanne Garaventa* **307.421.9431**

**#1 PROPERTIES**

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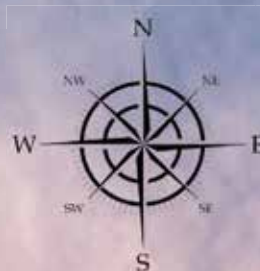


# THE RESERVE

at Horse Creek



**New lots  
available  
now!**



Telephone Road

\$139,900

\$143,900

\$145,900

\$149,900

\$154,900

\$159,900

\$162,900

\$167,900

Horse Creek Road

*Larry*  
SUTHERLAND

307.630.0528

[larry@cheyennehomes.com](mailto:larry@cheyennehomes.com)

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**#1 PROPERTIES**

Breathtaking Views!

Paved Roads

High Speed Internet Service

Natural Gas and Electricity provided by Black Hills Energy

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

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**#1 PROPERTIES**



# Buying a home is a great way to build long-term wealth.

## There are some other important dividends, too.



If you've been waiting for the right time to buy a home, you should know the facts about homeownership. Right now, interest rates are still at historic lows, conventional financing is available, and FHA-insured mortgage applications are on the rise. The more you know, the more you'll realize it's a decision you shouldn't postpone any longer.

**On average, the value of a home nearly doubles every ten years.** That's a return most investments can't match. During the past three decades, home values have increased an average of 6.6% per year. And because most buyers invest only a small part of their home's total value in a down payment, their return on that initial investment is much greater, thanks to the power of leverage.

**The average homeowner today has 36 times the wealth of the average renter.** Homeownership is key to climbing up the economic ladder. When you own a home, you're essentially paying yourself and building up equity. Not to mention the tax deductions only owners can claim, such as property taxes and mortgage interest.

**Sixty percent of the average homeowner's wealth is their home's equity.** Very few people look back and regret their decision to purchase a home. Historically speaking, homeowners that are in it for

the long haul will build equity. In fact, home equity is the largest single source of household wealth for most Americans.

Of course, a home is much more than a way to accumulate wealth. It's a place to enjoy your lifestyle and loved ones. What other investment can claim that?

The best way to evaluate your situation and options is to contact a REALTOR® – a member of the national and your local association of REALTORS®. They can provide solid advice on local market conditions and can help you find the home you've always wanted.

The experts at #1 Properties are knowledgeable and experienced, and would be happy to help you learn more about the housing market and current data. Give us a call or find us at [cheyennehomes.com](http://cheyennehomes.com)!

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