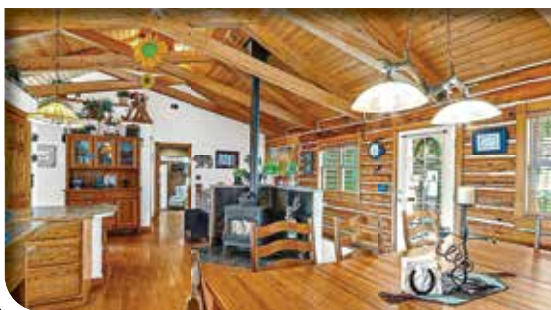


Preview REAL ESTATE GUIDE

Volume 44 | Number 2
FEBRUARY 2026

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Preview

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FEBRUARY 2026
REAL ESTATE GUIDE

ON THE COVER...



COLDWELL BANKER
THE PROPERTY
EXCHANGE

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**4530 MCKENNA ROAD**

Torrington, Goshen County, Wyoming
 6.80± acres with fully custom 6,000 sq. ft. with 4 bedrooms, 4 bathrooms, 3-car garage, 140 trees, beautiful outdoor patio space, & MORE!

\$1,200,000

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

**SPIEGELBERG SPRINGS RANCH**

Laramie, Albany County, Wyoming
 6,284± total acres; 5,019± deeded, & 1,265± State lease. Live water, 89± acre private lake. New improvements. Year-round access.

\$6,500,000

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

**DOUGLAS QUARRY AND RANCH**

Douglas, Converse County, Wyoming
 1,331.44± deeded acres with current quarry operations on approximately 35± acres.

\$12,995,000

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

**SIoux COUNTY IRRIGATED GRASS**

Morrill, Sioux County, Nebraska
 159± deeded acres w/ 80± flood-irrigated acres. Newly seeded alfalfa on approx. 45± acres. Fenced and cross-fenced

\$460,000

Logan Schlinz at (307) 575-5236

**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

**ANTELOPE CREEK COW CAMP**

Laramie, Albany County, Wyoming
 172± deeded acres. Excellent hunting property with live water and 748 sq. ft. cabin.

\$985,000

Mark McNamee at (307) 760-9510

**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

**HENDRICKS ACREAGE**

Torrington, Goshen County, Wyoming
 24.35± acres with 4 bedrooms and 3.5 bathrooms with 2 car garage. Two wells plus 9± acres of Pathfinder water rights to supply the expansive sprinkler system.

\$940,000

Michael McNamee at (307) 534-5156

**AFDAHL HORSE PROPERTY**

Torrington, Goshen County, Wyoming
 6.23± acres w/ 3BD, 2BA home, 1,440 sq. ft barn, 130x300 roping arena, hay storage and grazing acreage.

Reduced to \$445,000

Michael McNamee at (307) 534-5156

**JR RANCH**

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

Reduced to \$845,000

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

**ROAD 56 HAY FARM**

Torrington, Goshen County, Wyoming
 285.64± deeded acres; 140± acres of flood irrigation and 125± acres under two Reinke pivots. Goshen Irrigation District water rights.

\$1,199,000

Michael McNamee at (307) 534-5156



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NEW PRICE \$729,900

7209 HAWTHORNE DR.
 5 Bed | 4 Bath | 2-Car Garage

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. Several upgrades include added central air, new paint, new roof and gutters, upgraded electrical and much more. Home is meticulously designed, with plenty of room for family and friends. You will enjoy an eat-in kitchen, separate dining area, two living areas, bonus room, an enclosed sunroom with an electric heater usable year around and just steps away from the 5-person hot tub. Hot tub sits on a Trex deck. Backyard has a Trex deck, two utility sheds and brand-new white vinyl fencing with solar lights and iron gates. Landscaping is beautiful with large trees for shade and privacy. Along with this charming brick exterior, a convenient oversized 2-car garage and ample light plus a charging station for your electric vehicles, and offers double off-street RV parking. This home offers comfort, sophistication and curb appeal. Schedule a showing today and prepare to be captivated by all that this Western Hills gem has to offer.
DANA DIEKROEGER 307-421-7593



UNDER CONTRACT \$330,000

1502 WILLOW DR.
 3 Bed | 2 Bath

Step into this charming ranch-style home! Including three bedrooms and two bathrooms, this home is a must see. Upon entering, you'll be greeted by a spacious living room with lots of natural light and hardwood floors. The main floor also features a dining area and two bedrooms. The basement is finished with a large family room, a bedroom, a remodeled bathroom, and spacious laundry room. The backyard is a serene spot for outdoor entertaining with a covered patio and alley access. Call to schedule your showing today!

DEVAN GABLE 907-306-8179

NEW PRICE \$1,650,000

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, qualifies for USDA farm financing and is 100% solar powered.

JEANETTE KAHLER 303-917-5483

NEW LISTING \$535,000

600 MANOR LN.

6 Bed | 3 Bath | 2-Car Garage

All-brick home. Updated kitchen with counter space, breakfast nook, and a built-in coffee bar. The main floor has two separate living areas. Fireplace in the front sitting room. Large hot tub and a fire pit outside. The main level features three bedrooms and two fully updated bathrooms. The master suite has an ensuite bathroom with a large walk-in shower, heated tile floors, undercabinet outlets, and an auto-defogging mirror. Downstairs has three more bedrooms, updated full bathroom and living area with a projector, plumbing already in place for a wet bar and a dedicated game room.

BRITTNEY KOTUNOK 307-262-9647

NEW LISTING \$699,000

TBD CHILKOOT PASS

3 Bed | 2 Bath | 3-Car Garage

Expertly designed & quality built by Triple Dot Homes offers The Big Horn with over 3,400 sq. ft. of high-end craftsmanship & design on a spacious 5.25 acre lot. Thoughtfully designed with vaulted ceilings & an open floor plan. Signature finishes include hardwood flooring, granite countertops, a stone fireplace with live-edge mantel, solid alder doors, & custom blacksmith handrails. Energy-efficient features include vinyl casement windows, central A/C, & a high-efficiency furnace. The oversized garage is insulated, drywalled & prepped for a heater. Enjoy outdoor living on the covered porch. Buyers have the opportunity to personalize interior finishes & color selections if secured early. Don't miss your chance to make this home truly your own!

TRACY WILSON 307-630-8686

NEW PRICE \$2,975,000

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 \$480,000

3726 CHUCK WAGON RD.

3 Bed | 3 Bath | 2-Car Garage

Looking for a home with 5 acres, 3 bedrooms, 3 baths and a basement to finish your way? Here it is! Freshly painted interior with vaulted ceilings and a 2-car garage add to the charm of this property! Call to see it today!

BRITTNEY KOTUNOK 307-262-9647

NEW LISTING \$965,000

363 LAWMAN LN.
 CARPENTER, WY

4 Bed | 4 Bath | 3-Car Garage

This is the perfect home in Wyoming, with unlimited views, room for toys, lots of animals, barns, outbuildings, & fenced 80 acres! Four bedroom home, 2 primary bedrooms & bathrooms, vaulted ceilings with a ton of windows. Formal & informal dining area. Walk in pantry & mud room area off of the wrap around deck. Walk out basement is ready to customize. Real hardwood floors, pellet stove & a large sunroom off the living room, for an additional bedroom or office. Main floor primary bedroom, upstairs is a loft area, another primary bedroom, gun safe area & two additional bedrooms, detached oversized 2-car garage, outbuilding with possible indoor RV storage with an additional bathroom. Second outbuilding was designed for a barn, multiple uses possible. All just 20 minutes from Cheyenne.

DANA DIEKROEGER 307-421-7593

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 \$560,000

3815 BLUE SAGE RD.

3 Bed | 3 Bath | 3-Car Garage

Custom-built home in Saddle Ridge subdivision on a corner lot. Over 1,900 sq. ft. of main floor living space, primary bedroom, 5-piece master bath with a walk-in closet, 2 more bedrooms, large living room, gas fireplace, vaulted ceilings, open floor plan. Real hardwood floors and granite countertops. Spacious basement over 1,600 sq. ft., 2 more additional bedrooms, full bathroom and media room, basement is in the finishing stages. Fenced backyard is a gardener's delight, fountain and pond that has fish and turtles in it. Heated sunroom and a shed off the sunroom with electricity can be used as a hobby/craft room.

DANA DIEKROEGER 307-421-7593

NEW PRICE \$1,065,000

1472 SCENIC RIDGE DR.

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 \$720,000

263 TWO RIVERS RD. LARAMIE, WY

4 Bed | 3 Bath | 4-Car Garage

This unique property located just north of Laramie has it all! The 35-acre, fully fenced property features a 1,620 sq. ft., 3 bedroom, 2 bathroom modular with an open floor plan, large pantry, and 3 walk-in closets. Master bath features dual sinks, large soaking tub, and a separate shower. In addition, there is a 1,191 sq. ft. custom built separate house, attached with a heated breezeway, which features an enclosed sunroom, open floor plan, 1 bedroom, 1 bathroom, and a 1-stall garage. It's not a log cabin, but it feels like one inside. This could make an excellent income property! The 24x48 ft. heated shop sits between the homes and has tons of parking and shop space! The homes share a well with the neighbors to the west with good water. The land also features 2 additional drilled and cased wells, ready for livestock, as well as a large chicken coop. There is also an area separately fenced off for horses near the north well head. The views of the Laramie and Snowy Range mountains are amazing!

BRITTNEY KOTUNOK 307-262-9647



NEW LISTING \$289,000

543 W. 3RD ST.

3 Bed | 3 Bath | 2-Car Garage

Beautiful, well-maintained town home in South Park. Three bedrooms up with a primary 5-piece bath and walk-in closet. Laundry is on the upper level as well, fenced backyard with central air. Complete with brand new roof!

DANA DIEKROEGER 307-421-7593



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 Plaza 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.

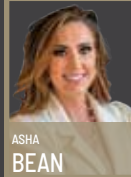
LINDA WEPPIER 307-630-0955



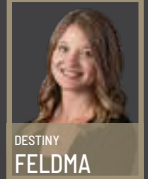
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NEW LISTING \$950,000

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 \$625,000

1410 CARBON AVE. 4-Plex

Fantastic opportunity to own a fully updated four-plex with solid rental income! Each unit has been thoughtfully renovated with modern finishes, making this a low-maintenance, high-performing asset. All units are currently rented, providing excellent cash flow from day one. Whether you're a seasoned investor or just getting started, this property checks all the boxes. 7-9% CAP rate!

ASHA BEAN 307-286-0269



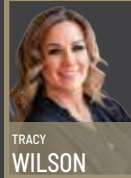
NEW LISTING \$65,000

TBD POPLAR DR.

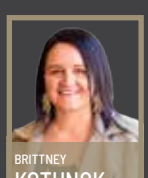
Rock River, WY | 70.20 Acres

Discover wide-open freedom on this expansive 70 acre parcel just minutes from Wheatland Reservoir #3. With direct access to a nearby boat ramp, this property offers the perfect base for fishing, boating, and year-round recreation. Whether you're looking to build a getaway cabin or set up a seasonal camp, this lot comes prepared with electricity on the land! The land is home to abundant wildlife; deer, antelope, and even the occasional elk freely roam the property, providing exceptional opportunities for nature lovers.

DESTINY FELDMAN 720-545-8739



TRACY
WILSON



BRITTNEY
KOTUNOK



NEW PRICE \$375,000

COMMERCIAL/INDUSTRIAL 1257 N. 4TH ST., LARAMIE .80 Acres

Great opportunity! .80 Acre lot with metal building, office, mezzanine storage and tons of space for parking vehicles or equipment. Seller is also open to NNN lease, \$4,800/month. Zoned B2.

TRENILLE YOUNG 307-262-9617

ASHA BEAN 307-286-0269



NEW LISTING \$300,000

1507 STILLWATER AVE. #B Commercial Space

Fantastic opportunity to start or expand your business in a thriving complex surrounded by other successful businesses. This 1,042 sq. ft. space offers excellent visibility and flexibility, featuring a reception area, small lobby/waiting area, storage area, and a large open flex space ready to suit your needs. The possibilities are endless in this versatile, well-located property. Perfect for a variety of business uses!

ASHA BEAN 307-286-0269



NEW LISTINGS

TRACT 1 AND 2 BATTLE CREEK BLVD.

Tract 1 39.04 Acres \$210,000

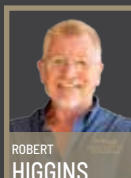
Lot is complete with a well and power on property, electric fence, animal pens/chicken coop, 100' wind break, hay storage and shelter.

Tract 2 40.05 Acres \$110,000

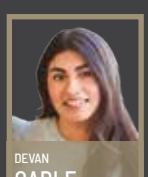
Lot has electricity available on-site and is fully fenced!

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

BRITTNEY KOTUNOK 307-262-9647



ROBERT
HIGGINS



DEVAN
GABLE



REBECCA
HIGGINS



JEANETTE
KHALER



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



Photo of previous build. Finishes, colors and some features are subject to change.

NEW PRICE \$699,000

1856 GOLDEN LARK TRL. 3 Bed | 2 Bath | 3-Car Garage

Experience refined rural living in the The Alpine by Triple Dot Homes — a custom home nestled on 5.25 acres. With over 3,500 sq. ft. of space, this home blends rustic charm with modern luxury. High-end finishes include hardwood flooring, granite countertops, a stone fireplace with a live-edge mantel, and solid alder doors. Craftsmanship shines through with custom blacksmith handrails and energy-efficient vinyl casement windows. Designed for comfort and sustainability, this home features central A/C, a high efficiency furnace and a fully insulated and drywalled garage with a heater rough-in.

TRACY WILSON 307-630-8686



NEW PRICE \$297,500

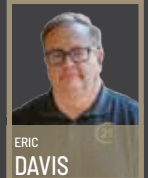
4318 E. 8TH ST. 3 Bed | 1 Bath | 2-Car Garage

Welcome to this lovely property featuring hardwood floors, cozy fireplace and warm ambiance. This home is all one-level with 3 bedrooms, 1 bath and a 2-car garage. The back door opens to a spacious patio ideal for entertaining and relaxing. This is one you don't want to miss! Please call the listing agent for more details!

TRENILLE YOUNG 307-262-9617



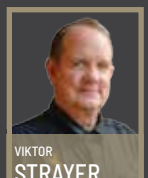
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**5907 Townsend Place**

4 Bed | 4 Bath | 1-Car | \$700,000

Beautifully updated log home on a spacious, tree-filled lot featuring a versatile 20x30' outbuilding, two irrigation wells, and city water.



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New Listings Coming Soon**4007 Greenway Street #210**

3,616SF | \$18.00/SF

Office space located in the prestigious Banner Capital Bank building. Excellent visibility!

**Tracts 6, 7, & 8 Road 136**

5.29 Acres | \$100,000/Tract

No covenants or HOA—offering complete freedom to build, farm, or simply enjoy quiet country living under the wide Wyoming sky.

**TBD Klipstein Road**

30 Acres | \$300,000

Just outside city limits offering no covenants, stunning views, and endless potential for a dream home, family compound, or future development.

**1400 Dell Range Boulevard**

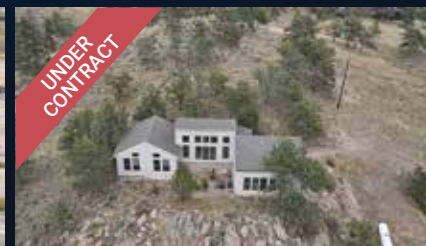
37,000SF | \$10.00/SF

Prime retail space on Cheyenne's busiest street, Dell Range Blvd, offering high visibility, flexible design, and unbeatable proximity to major retailers and dining.

**TBD West Lincolnway**

1.93 Acres | \$1,095,000

Prime commercial lot in the new Hitching Post Plaza with West Lincolnway frontage, high visibility near I-80 and I-25, and versatile Community Business zoning. Newly developed area, perfect for multitude of opportunities—retail, hospitality or restaurant. DTC 9,300.

**11 Harriman Drive**

2 Bed | 2 Baths | 5.95 Acres | \$375,000

Secluded Colorado/Wyoming border retreat with stunning views, abundant wildlife, and a partially finished home offering the chance to customize.



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\$303,000



- 4 bedrooms, 1 bath
- 2-car detached garage
- 2,034 total sq. ft. • 4.28 acres

2334 McCann
\$85,500



- 3 bedrooms
- 2 baths
- 1,344 total sq. ft.

105 N. Lawton St., Ft. Laramie
\$132,900



- 2 bedrooms, 1.5 baths
- 1-car detached garage
- 1,208 sq. ft.

221 Cactus Dr. Torrington
\$329,900



- 5 bedrooms, 3 baths
- 2-car garage
- 3.5 acres

2142 W. C St. Torrington
\$142,500



- 3 bedrooms, 2 baths
- 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.

236 Hwy 10, Jelm WY
\$575,000



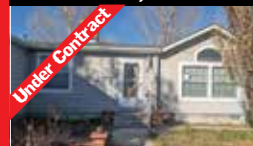
- 7 bedrooms, 5 baths, 2 story
- 2-car garage • On 9.79 acres
- 5,913 sq. ft.

2001 Goodnight Trl.
\$503,000



- 5 bedrooms
- 3 baths
- 2,280 sq. ft.

710 E. Allison
\$284,900



- 3 bedrooms, 2 baths
- 2-car garage
- 1,512 sq. ft.

2804 E. 10th
\$322,500



- 3 bedrooms, 2 baths
- 2-car garage
- 1,736 total sq. ft.

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6800 Brave Ct.
\$470,000



Low maintenance living in The Pointe! Beautiful 3 bedroom, 2 bath home with 2-car attached garage on a corner lot in a cul-de-sac in one of Cheyenne's most desirable neighborhoods. Gorgeous cherrywood kitchen cabinets with pantry, hardwood floors and central air. Spacious primary suite features a walk-in closet and private bath. Unfinished

basement offers room to expand. HOA covers exterior maintenance, lawn care and snow removal, perfect for those who want convenience and comfort. Call today to see this wonderful home. #99056

414 & 414½ E. 22nd St.
\$469,950



Historic home or duplex. Five bedrooms, 3 bathrooms. Listed on the National Register of Historic Places! Beautifully updated while preserving its classic charm. Use as a single-family home or duplex, 3 bedrooms, 2 baths main and 2 bedrooms, 1 bath back unit. Hardwood floors, parlor, formal dining, large laundry, off-street parking. A must-see blend of history and modern comfort. #98895/98897

2114 Rollins Ave.
\$338,000



Up/Down centrally located, remodeled duplex. Each unit has 2 bedrooms, 1 bathroom, living room and a 1-car garage.

Plus additional 1-car garage and oversized 1-car garage that rent separately. #99019

6231 Kemp Hill • \$695,000



Live your best life in this spectacular 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 that 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 offer off-street parking on quiet cul-de-sac. #99552

2712 Warren Ave.
\$268,000



Super cute and fully remodeled 3 bedroom, 1 bath home offering charm and modern updates throughout.

Features include low maintenance metal siding, fenced front yard, enclosed front entry porch, updated kitchen and bath, coffee bar, newer paint, flooring and fixtures. Basement storage plus storage shed. New roof to be installed prior to closing. Move-in ready and east to maintain – don't miss this one. #99430

910 E. 17th St.
\$355,000



Exceptional 5 bedroom, 2 bath brick residence offering a blend of classic craftsmanship and thoughtful modern updates. This distinguished home features hardwood

floors, 2 fireplaces and fully renovated kitchen and bathrooms. A fenced backyard provides privacy and space for outdoor living, complemented by a detached 1-car garage. #98353

751 Ave. C #19
\$40,000



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

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 30'x40' outbuilding perfect for 4 or more cars, storage or a workshop. #98401

1720, 1750, 1780 Westland Rd. • \$4,000,000



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1750 Westland Rd. 1-story 9,840 sq. ft. main entrance located off of the parking lot in the back of the building. 1780- Westland Rd. 2-story building, 12,202 sq. ft. 1st floor 6,140 sq. ft., 2nd floor 6,062 sq. ft. Elevator and 2 staircases. All buildings are accessible and have separate men's and women's restrooms, 2 buildings have full kitchens. #95602

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TBD Deming Dr.

1.13 Acres. #73346

\$250,000

TBD Wills Rd.

.32 Acres. #98277

\$175,000

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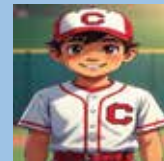


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Cheyenne Baseball League (CBL)



2026 Player Registration is now open!

Ends 3/14/2026 for all but the Rookies Division (ages 4-6, ends 5/1/2026)

Babe Ruth ages 13-18:
Fee for the season \$300.00
Cal Ripken ages 4-12:
Rookies ages 4-6 Fee \$125.00
AA and AAA ages 7-10 Fee \$150.00
Majors ages 11-12 Fee \$175.00

Mustangs 13-18: (By Invitation Only) Fee for Season \$650.00

12U Mustangs: (By Invitation Only) Fee for Season \$250.00

2026 Player Evaluation

Our player evaluation for the 2026 season will take place on Sat., Feb. 28th at the Event Center at Archer, located east of Cheyenne (exit 370 on I-80). Please go to our CBL website (see code/link above) for specific information.

League	Divisions (Ages)	League	Divisions (Ages)
Babe Ruth (formerly “CYL”)	Juniors (13-14)	Cal Ripken (formerly “CJL”)	Rookies (4-6)
	Seniors (15-18)		AA (7-8)
Mustangs Travel Teams	14U, 16U, 18U		AAA (9-10)
			Majors (11-12)
		Mustangs Travel Team	12U



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Come home to exceptional quality in a light and open environment with zen-like energy in this new Prairie Modern design. Zero wasted space gives you perfectly curated living with the style you deserve. A beautifully designed kitchen offers the perfect atmosphere to create fabulous meals and invites conversation and easy gathering. The living room has a fantastic natural gas fireplace, Main floor laundry, comfortable primary retreat and private guest room. Beautifully landscaped and fenced. Full unfinished basement for storage and growth. Live beautifully with a modern edge. Gas is serviced through Black Hills Energy. Electric is serviced through High West Energy. 3 house plans to choose from and additional lots available!



4056
SADDLEBACK
LANE

\$539,900



Larry Sutherland
307.630.0528
larry@cheyennehomes.com

Kim Sutherland
307.630.1488
kim@cheyennehomes.com

Stefanie Illingworth
307.421.5378
stefanie@cheyennehomes.com



New in Saddle Ridge!

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

cheyennehomes.com | 307.634.2222

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

#1 PROPERTIES





4022 E 7TH STREET



offered at \$277,000
5BR | 2BA
99366.mistiewoods.com

214 GRAY ROCKS ROAD



offered at \$685,000
4BR | 4BA
98160.mistiewoods.com

5338 HACKER CIRCLE



offered at \$465,000
4BR | 3BA
99577.mistiewoods.com

926 MIRACLE PARKWAY



offered at \$599,900
6BR | BA
98434.mistiewoods.com

2200 ARROWLEAF DRIVE



offered at \$635,000
5BR | 3BA
98274.mistiewoods.com

17415 ANNA LOOP



offered at \$589,900
6BR | 3BA
98839.mistiewoods.com

4320 RIDGE ROAD



offered at \$225,000
3BR | 2BA
99528.mistiewoods.com

2324 BLUE NORTHER LANE



offered at \$431,700
3BR | 2BA
98143.mistiewoods.com

TRACT 29 BARNWOOD BOULEVARD



offered at \$85,000
40.18 Acres
99221.mistiewoods.com

TRACT 14 OLD FAITHFULWAY



offered at \$180,000
8.31 Acres
99319.mistiewoods.com

2316 BLUE NORTHER LANE



offered at \$421,400
3BR | 2BA
99394.mistiewoods.com

4807 SUNSET MOUNTAIN ROAD



offered at \$739,900
4BR | 3BA
98761.mistiewoods.com

MISTIE Woods
(307) 214.7055
MISTIEWOODS@CHEYENNEHOMES.COM
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DAN GREGG CONSTRUCTION

ESTABLISHED
1996

Dan is currently building beautiful custom & semi-custom homes at The Bluffs subdivision and on acreage lots. The Bluffs is a desirable neighborhood featuring maintenance-free homes and fully landscaped front and back yards. Call today to learn more about the superior quality and craftsmanship that goes into Dan Gregg Construction's stylish and impressive homes.



5702 MICA BLUFF \$775,000

Dan Gregg Construction presents the Boulder plan with 3BR, 2BA, and a finished 3 car garage. Located on a large corner lot, this turnkey home will be completed by March 2026 and features a custom kitchen, solid surface counters, high end LVP flooring, and custom tile throughout. The maintenance free exterior includes stone and stucco, ABC Seamless gutters, full landscaping, and a covered TREX deck. Call for details.



under contract!

5801 MICA BLUFF - \$675,000

This inviting ranch-style home in Bison Crossing sits on 2.62 acres with over 75 mature trees, featuring 5 bedrooms, 3 bathrooms, a finished basement, and scenic views—offering space, comfort, and convenience just minutes from town.



SOLD

3251 FIR DRIVE - \$439,900

All-brick home with new roof, updated windows, hardwood and LVT floors, large kitchen, deck, main-floor laundry, basement family room, and office.



5226 DIVISON AVENUE - \$575,000

This wonderful ranch-style home in Bison Crossing sits on 2.62 acres with over 75 mature trees and a fenced half-acre—perfect for pets, play, or gardening. It features 5 bedrooms, 3 bathrooms, a 2-car garage, RV parking, and a finished basement with a spacious family room. Close to town yet offering wide-open views, abundant wildlife, and stunning Cheyenne sunsets, this location is ideal for Colorado commuters.



under contract!

422 DALCOUR DRIVE - \$425,000

This beautifully maintained northside home offers five bedrooms, three baths, and spacious flexible living areas near schools, shopping, and work, with updates throughout, RV parking potential, and a lovely backyard perfect for relaxing or entertaining.



1602 CROOK AVENUE - \$369,900

Updated 4 bedroom, 2 bathroom home with oversized heated garage, modern kitchen, and fully fenced backyard with covered patio and RV parking. Close to BLUE campus, Dell Range, Downtown, and Warren AFB.



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.



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.



9.54 ACRES PER TRACT

\$90,000 EACH

TRACTS 1,2,3,4 ROAD 143 -

Great 9.54 acre building lot just 25 minutes East of Cheyenne. The property is on paved County Road 143 in Hillsdale WY. Covenants apply but they are very reasonable. Stick-built or modular homes are allowed, but not mobile homes. Nice native grass, lots of solitude.



SOLD

1113 INDIANA ROAD - \$525,000

Scenic home on 6+ acres with 220-equipped garage, spacious kitchen, large bedrooms, office, upgraded laundry, attic potential, outbuildings, and easy access to school, dining, and outdoor recreation.



6224 NORTHVIEW DRIVE - \$624,900

1997 all-brick ranch with 3 bedrooms, 2 bathrooms, vaulted living room, kitchen with breakfast nook and deck, finished basement, and versatile garage. Well maintained.



TRACT 7 SUSIE COURT - \$149,000

5-acre northwest lot with space for a home and barn, year-round sunsets, quick I-25 access, and nearby schools. Call to start your plans.



Scott & Lisa
FOSTER
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#1 PROPERTIES





The Volk Team



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Wendy Volk

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THE ARYA PLAN

2168 Pony Court
\$597,900
3 BD | 2 BA | 2Car
2,710± Sq. Ft. on 10.47± Acres
March 2026 Completion
Photo of Previous Build



THE ERIC PLAN

1019 Blue Duck Trail
\$525,000
2 BD | 2 BA | 2Car
2,496± Sq. Ft. on 6.01± Acres
July 2026 Completion
Photo of Previous Build



THE GWEN PLAN

4253 Lonesome Dove Trail
\$518,000
2 BD | 2 BA | 2Car
1,206± Sq. Ft. on 7.08± Acres
August 2026 Completion
Photo Coming Soon



THE MADISON PLAN

304 Conroy Court
\$480,000
2 BD | 2 BA | 2Car
2,400± Sq. Ft. on 11± Acres
April 2026 Completion
Photo of Previous Build



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



THE MADISON PLAN

1022 Road 143
\$515,000
2 BD | 2 BA | 2Car
1,200± Sq. Ft. on 5.46± Acres
June 2026 Completion
Photo of Previous Build

#1 PROPERTIES

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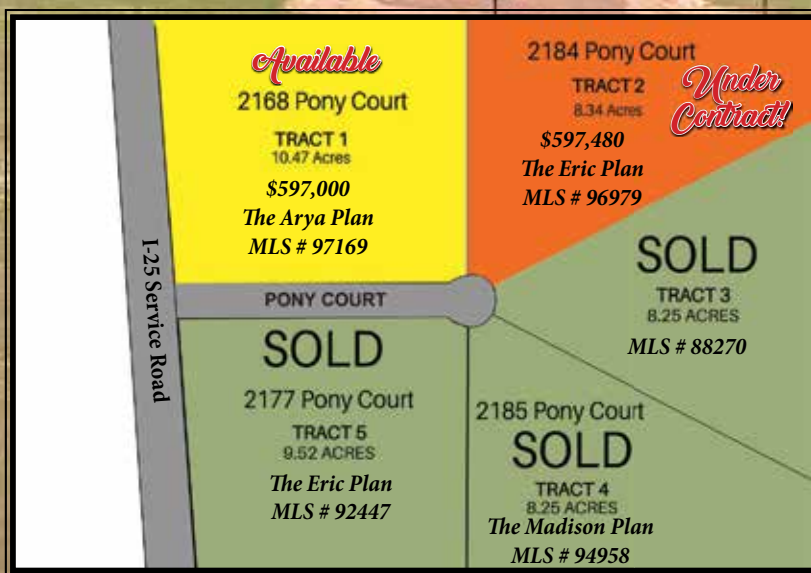
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AFFORDABLE NEW CONSTRUCTION ON ACREAGE!

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



Now Building In: LONESOME DOVE RANCHES | RED ROAN RANCH | BLUE ROAN RANCH | WALDEN ACRES



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cheyennehomes.com



3315 Moore Avenue

\$529,000

5 BD | 4 BA | 2Car
3,072± Sq. Ft.

This distinguished Colonial Revival home in Cheyenne's historic Avenues features five bedrooms, four baths, elegant 1930s craftsmanship, spacious living areas, a sunroom, and a private yard—blending timeless character, modern comfort, and rare multi-generational legacy.



Tract 2, Road 215

\$149,000

Vacant Land
13± Acres



8610 Trucker Trail, Unit B

For Lease

Commercial Land
5,210 ± Sq. Ft.

#1 PROPERTIES

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222 East 18th Street



Investment Property in Downtown Cheyenne

For Sale - Offered at \$4,750,000



Fully Leased Prime Class-A Commercial Office Building Available for Sale! 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.



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Cheyenne Power Park
6 Light Industrial Lots
5± Acres By Meta Project

Tract 1 - \$1,200,000
Tract 2 & 3 - \$950,000
Tract 9, 10 & 11 - \$600,000



Open commercial lot in Cheyenne's Southern Business Gateway near US-85 and I-25. Paved access, utilities stubbed, transformers installed, and PUD zoning for warehouse, manufacturing, storage, or limited residential use.

The Volk Team

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#1 PROPERTIES



**609 E PROSSER RD****\$79,900**

Well-kept 3-bed doublewide in one of Cheyenne's nicest parks near LCCC. Features a formal dining room with built-in hutch, breakfast nook, deluxe en suite, large deck, storage shed, and carport. Spacious primary bedroom with double-door entry.

3519 BIRCH PLACE**\$327,900**

Charming ranch near K-12 schools and shopping. Three main-level bedrooms, hardwoods, fireplace. Finished basement with family room, fourth bedroom and bath. Fenced yard, gazebo, RV parking, solar, updated systems.

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.

6967 WILD BILL COURT**\$399,900**

Well-maintained one-owner ranch twin home on a spacious cul-de-sac lot. Vaulted living room with gas fireplace, refinished oak floors, deluxe primary suite, main-floor laundry, two-car garage, covered patio.



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Marilyn
THOMASEE
ASSOCIATE BROKER, CRS

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your home's potential
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Call today for a free, no obligation comparative market analysis which will give you a professional estimate of your home's range of value!

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#1 PROPERTIES

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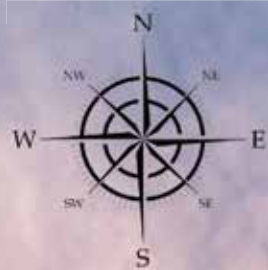
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THE RESERVE

at Horse Creek



- \$139,900
- \$143,900
- \$145,900
- \$149,900
- \$154,900
- \$159,900
- \$162,900
- \$167,900

Larry
SUTHERLAND

307.630.0528
larry@cheyennehomes.com

#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!

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