

ISSUE 33 | MAY 2022 | FREE

# PLATTE COUNTY'S resource

Real Estate, Recreation & Resources

## PREMIERE PROPERTY LISTINGS

*Lovely Wyoming...  
Looking for a Property for your Home  
or Business? Start Here.*

## SPRING SPRUCE-UP

*10 Affordable  
Ways To Spruce Up  
Your Home This Spring*

## LOCAL RESOURCES

*Mortgage Services,  
Home Services, Decor,  
Recreation & Service Pros*

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May 1, 2022

Dear Readers,

Welcome to May! Warm is on the way...and I for one cannot WAIT! This year felt like the forever winter. Don't get me wrong, I love the cold weather and the snow...but this year it stayed a little longer. The wind, now there is something to talk about. I love watching people argue on Facebook about the wind - it is cheap entertainment!

Mother's Day is on the way this month, and please remember to take the time to honor your Mother! A Mother's love runs deeper than any other love I can think of (besides God's love) - if you don't believe me, look at every species and watch the connection. Step between a calf and its mama, or a bear and her cubs, or an eagle and its babies - you'll get a quick lesson on Mama's love. Think about the times that your mom stood in the gap for you - even when you might have been wrong. Honor her, love her, and say you're sorry if you need to. They won't be around forever.

We are stepping into the expanded version of **resource** and the feedback I'm getting is positive. Exciting things are happening in our county and I'm excited about them. New restaurants (so I hear), the theater is open again, new venues are almost ready, and new businesses popping up, excited to continue welcoming new advertisers into the pages of **resource**. It's a great publication if you want a county-wide presence. We are also online on Facebook and at [reddandelioncreative.com](http://reddandelioncreative.com). With the craziness that this past month held, I didn't get out to see many people but we'd love to have you join us.

We offer very reasonable rates for our advertising space and we'd love to have you join on. You can call us at 307-331-3830 for more information or questions. We have several different advertising plans that you can choose from and I'm always happy to work with you to promote your business.

I wish you a wonderful May filled with celebrating our moms, the embrace of the sun, and the joy of getting our yards ready for a summer of COLOR. I can't wait for all the beauty to spring forth.

*Ruth*

Ruth Moyte'  
Owner  
Red Dandelion Creative, Inc.



## MEET YOUR TEAM



**Mona Sherard**  
**Broker**  
 rlsherard@gmail.com  
 307-331-0025



**Cindy Shaffer**  
**Associate Broker**  
 cindyshaffer400@gmail.com  
 307-331-8226





**90 13th Street  
Wheatland, Wyoming**

Call: Mona Sherard - 331.0025

This ranch style home is located close to the Park, swimming pool and golf course in a great area. The home has three bedrooms, two baths, one car attached garage and a one car, car port. The sun drenched kitchen is large and open. There is a full basement that is completely finished.



**303 Park Avenue  
Wheatland, Wyoming**

Call: Mona Sherard - 307-331-0025

THIS IS A GEM!! This brick ranch-style home is only a block from the park, has new widows, new roof, new exterior doors, new furnace, new baths and kitchen. There are 2BR on the main floor and one in the basement (no egress window). The basement bedroom has its own beautiful new bathroom. There is a shed with overhead door, electricity and concrete floor. This WILL NOT last long. Call Mona today!



**441 Lone Tree  
Chugwater, Wyoming**

Call: Mona 307.331.0025

This 1919 farmhouse sits in a serene setting approximately 3 miles east of Chugwater on 40 acres. There is an arena, barn, corrals and other outbuildings. The mature trees shade the lawn. The house has 3 bedrooms, 2.5 bathrooms and nice open living space. The property is perfect for horses. More acreage is available. \$450,000



**907 16th St.  
Wheatland, Wyoming**

Call: Mona Sherard - 307-331-0025

Great potential! This home needs some repairs and updating. Lots of square footage for a family located on 4 city lots with a huge fenced backyard and room to build an additional shop. Home features 5 BR and 2 Baths, and huge room for a business. 3-car garage features work space and upper level storage space. \$250,000.



**1006 18th Street  
Wheatland, Wyoming**

Call: 307-322-2222

Cute one-level home located on a large lot. Home has newer windows and the kitchen cabinets and counter tops have been updated. Wood laminate flooring in the kitchen, living room, and dining area. Bedrooms have large closets. Covered patio on the front of the home. Storage shed in the back yard. Perfect home for 1st time homebuyer. \$174,500

Looking for a rental home? Check with us, we may have vacancies.

Cindy Shaffer  
307.331.8226

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### **T2-4 Garland Land Drive Wheatland, Wyoming**

Call: Mona Sherard - 307-331-0025

Stunning views of the Laramie Peak mountain range and only minutes from Sandy Beach at Glendo Reservoir. 35-acre tracts with no covenants. Only four left - so get yours today. Garland Land Drive is being constructed and power lines are yet to be put in. SOLD: 1, 2, 3, and 4. \$95,000



### **0 North Park Road Wheatland, Wyoming**

Call: Mona Sherard - 307-331-0025

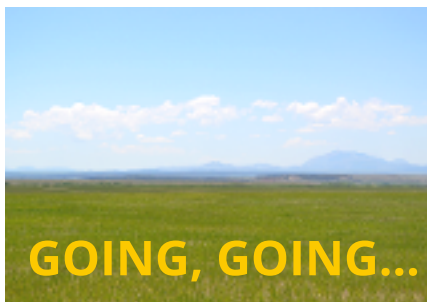
Lot 2-Now \$145,000 2.34 Acres - Lot 3-Now \$170,000 4.90 Acres - Lot 4-Now \$220,000 5.04 Acres - Light industrial zoned lots now shovel-ready! Utilities are in place. Great access to I-25, situated in Wheatland, WY. Only 70 miles north of Cheyenne, WY and 60 miles South of Douglas. Perfectly located for your new or existing business.



### **503 Lone Tree Chugwater, Wyoming**

Call: Mona - 307.331.0025

35 acres just minutes east of Chugwater. There is a 1200 square foot building with concrete floors, insulated, one walk-in door and one overhead door. This could be the start of your new home. Electricity is close by. More acreage is available. \$135,000



### **Prairie View Estates Lots 1-20 Glendo, Wyoming**

Call: Mona Sherard - 307-331-0025

Lots at Glendo Lake!! 3.25 miles from Sandy Beach and 5.5 miles from Indian Point boat ramp. 40+/- acre lots with beautiful views of the Laramie Peak and surrounding mountains. Enjoy your own spot after a day at the lake. NO COVENANTS. Electricity will be at every lot. SOLD LOTS: 1, 2, 3, (11 Under Contract) 13, 14, 17, 18



### **Clearfield Ranch Sub Division Platte County, Wyoming**

Call: Mona Sherard- 307-331-0025

No better time than now to build your dream home! No better place than a lot at Clearfield Ranch Subdivision. Majestic mountain views and only 10 minutes from downtown Wheatland. Lots are 1.5 to 3.77 acres. Roads and utilities in place. Let's get started! Tract 4 Sold. \$36,000



### **TBD Lone Tree - LAND Chugwater, Wyoming**

Call: Mona Sherard- 307-331-0025

This 153 acres is located just east of Chugwater. Electricity runs on the adjacent road. This is currently planted in grass. The past 6 years the fields were planted in organic wheat. Perfect for a small farm or future home site. \$153,000



## 907-16TH ST. WHEATLAND, WY

**SHERARD**  
REALTY, INC.

1000 JOHNSON STREET  
WHEATLAND, WYOMING 83201  
(307) 322-2222

**GREAT POTENTIAL! THIS HOME NEEDS SOME REPAIRS AND UPDATING. LOTS OF SQUARE FOOTAGE FOR A FAMILY LOCATED ON 4 CITY LOTS WITH A HUGE FENCED BACKYARD AND ROOM TO BUILD AN ADDITIONAL SHOP. HOME FEATURES 5 BR AND 2 BATHS, AND HUGE ROOM FOR A BUSINESS. 3-CAR GARAGE FEATURES LARGE WORK SPACE AND UPPER-LEVEL STORAGE SPACE. UPDATE IT YOUR WAY! \$250,000  
CALL MONA SHERARD (307) 331-0025/(307) 322-2222**

**THIS 1919 FARMHOUSE SITS IN A SERENE SETTING APPROXIMATELY 3 MILES EAST OF CHUGWATER ON 40 ACRES. THERE IS AN ARENA, BARN, CORRALS, AND OTHER OUTBUILDINGS. THE MATURE TREES SHADE THE LAWN. THE HOUSE HAS 3 BEDROOMS, 2.5 BATHROOMS, AND A NICE OPEN LIVING SPACE. THE PROPERTY IS PERFECT FOR HORSES. MORE ACREAGE IS AVAILABLE. \$450,000 CALL MONA SHERARD (307) 331-0025/(307) 322-2222**

## 441 LONE TREE CHUGWATER, WY

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1000 JOHNSON STREET  
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(307) 322-2222





# **10 AFFORDABLE WAYS TO SPRUCE UP YOUR HOME THIS SPRING**

.....

**BY: RUTH MOYTE**

**IT'S THE TIME OF YEAR WHEN  
PEOPLE ARE OUT SPRUCING UP  
THEIR HOMES. WHETHER  
PREPARING TO SELL THE HOME  
OR WORKING TO IMPROVE IT FOR  
YOUR OWN SATISFACTION, HERE  
ARE TEN COST-EFFECTIVE WAYS  
TO GET IT DONE.**

.....



**1. Edge and mulch the front beds.** This step alone will give your property a neater appearance.

**2. Clean out the old.** Prune, weed, and clean out your front or back yard to create a usable space. Cut back landscaping plants to below windows and porch railings to give your home a clean-cut appearance. Each year cut back plants by clipping about 6 to 12-inches below where you want the hedge to end up eventually. You can do it yourself or hire a local landscaping company.

**3. Light your pathways and driveways.** Landscape lighting adds ambiance and also helps prevent accidents and discourage intruders. Lighting gives your home a warm and welcoming touch as well as accentuating your home's architectural features. Consider LED lighting for energy savings.

**4. Add architectural interest.** Painting the trim, shutters, window boxes, and columns goes a long way to improving the appearance. Be sure to check out Facebook Marketplace and resale shops to find great deals on used items.

**5. Refinish or repaint the front door.** Painting or refinishing the front door can cost very little and only takes a few hours to do. Give your home a modern appeal by trying a new shade (that complements your home) to make your entrance pop.

**6. Painting is one of the best ways to spruce up a drab exterior.** Touch up trim and window frames. Peeling and chipped paint lends a sad, run-down air to your home.

**7. Repair and repaint the fence.** For a low maintenance option, consider vinyl fencing that does not need to be painted every year or two.

**8. Consider a new or refurbished garage door.** Do your garage doors stand out in the wrong way? Garage doors should complement the visual beauty of your home – not detract from it.

**9. Update the front porch.** When your porch looks good, it sets the tone for the rest of the yard.

**10. Add pops of color with flowers.** Check out regional information and what grows best. Colorful flowers, shrubs and trees can make a huge difference in the appearance of your home.

The point is that **small touches** can make a **huge difference** and will go a long way in either increasing your living enjoyment or attracting potential buyers - and you can't go wrong with either one.



**Clean Out**



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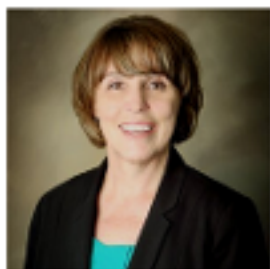
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acres with historic 1875 water rights,  
two miles of Laramie River frontage.  
Multiple homes

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Scott Leach at (307) 331-9095



### RENEGADE RANCH

Ungie, Goshen County, Wyoming  
9,714± total acres; 6,414± deeded,  
1,400± State lease & 1,900± BLM  
acres. Hardy grass and ample water.

**\$6,500,000**

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

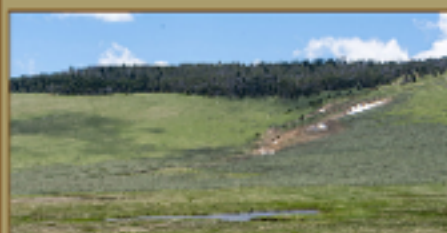


### BLACK MOUNTAIN COMMERCIAL LOT

Wheatland, Platte County, Wyoming  
2.94± deeded acres, prime Interstate-26  
frontage. Access to all city utilities including  
sewer, water, electric and natural gas.

**\$400,000**

Kiersten Leach at (307) 351-1403  
or Scott Leach at (307) 331-9095



### SPRING CREEK MOUNTAIN PASTURE

Casper,  
Natrona & Washakie Counties, Wyoming  
2,036± total acres; 1,080± deeded &  
956± BLM acres. 3+ miles of Spring  
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**\$2,100,000**

Travis Githens at (307) 315-1274  
or Cory Clark at (307) 334-2025



### LOCK TRUCKING COMMERCIAL PROPERTY

Wheatland, Platte County, Wyoming  
3.46± deeded acres w/ large shop, truck  
scale, wash bay and office space

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Jon Keil at (307) 331-2833  
or Kiersten Leach at (307) 351-1403



### TEA KETTLE RANCH

Torrington, Goshen County, Wyoming  
19,998± total acres; 19,358± deeded  
acres and 640± State lease acres. Ex-  
cellent water infrastructure and grazing.

**\$13,195,000**

Michael McNamee at (307) 534-5156  
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### ATKINSON ACRES

Wheatland, Platte County, Wyoming  
380± deeded acres with views of the  
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walls, electricity, corrals and water  
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**\$950,000**

Scott Leach at (307) 331-9095  
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### KITE RANCH

Wheatland, Albany County, Wyoming  
Historic 36,001± total acres; 8,561  
deeded, 3,738± State lease & 23,702  
BLM acres. Over 5 miles of Laramie  
River frontage. Excellent summer graz-  
ing and live water.

**\$9,700,000**

Scott Leach at (307) 331-9095



### FULLER UPLAND FARM

Torrington, Goshen County, Wyoming  
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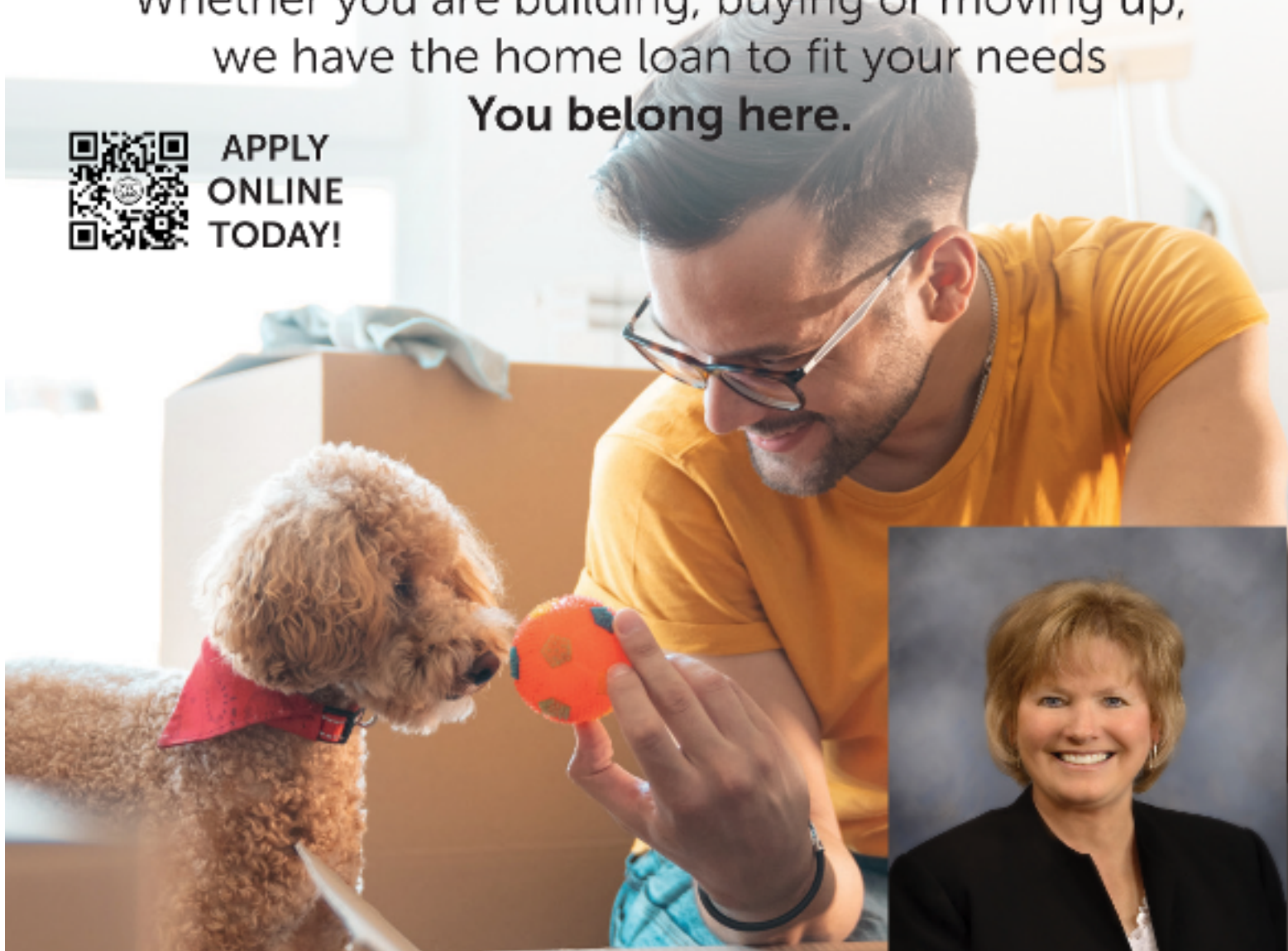
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