

# SHAMROCK REALTY



**Richard Road Cathcart Subdivision**  
Wonderful lots, flexible PUD zoning. Good access from South Greeley Highway and Speedway Drive. Owners are ready to deal!  
**Jacob Kallal**  
**307-421-5151**

- Lot 1:** 5.03 acres, corner lot ..... \$450,000.
- Lot 2:** 4.42 acres, good frontage off of South Greeley Hwy .... \$295,000.
- Lot 3:** 2.81 acres, good frontage off of South Greeley Hwy .... \$242,000.
- Lot 5:** 2.44 acres, access off of S. Greeley Hwy thru Robert Avenue and Richard Road ..... \$139,000.



**New Listing**

**1398 Black Cloud Road**

Beautiful country home and 40 acres set up and horse ready. Property sits right off of County Rd. 214 - School Bus will drop at the door. Custom-built 2006 with many added features, must see. Outbuilding - 60x40, 3-car attached garage, 48x12 horse shelter & corral, 12x12 chicken shed & fenced area, fenced garden area, all 40 acres fenced. High ceilings with exposed beams and open feeling, fireplace and pellet stove. Bonus room 20x12, an exercise room 30x10 in basement. Two big bedrooms and a full bath.  
**\$409,900 • Kevin True • 307-630-8290**



**511 West 5th Street**

Home & vacant lot at 416 Lawson being sold as a package. 416 has power & some utilities, needs to be verified with the city of Pine Bluffs. Home needs lots of repairs and is being sold "AS IS". Owner will not separate.

**\$42,500 • Jacob Kallal • 307-421-5151**



**Price Reduced**

**2615 Sagebrush Avenue**

Beautiful townhouse. Great location. Move-in ready. Pride of ownership really shows here. This is clean and ready for new owners. Much larger than it appears from the street, also has the 2-car garage with alley access and extra parking in the rear. Fully finished basement, all egress windows and a bonus workshop to keep the garage tidy. Patio has privacy, also deck on the side. Central air conditioning.

**\$184,000 • Kevin True • 307-630-8290**



**Price Reduced Short Sale**

**3982 County Road 214 • 40 Acres**

Nice newer modular home with 40 acres. Has big kitchen & dining room. Two bedrooms & bath at one end with the master bedroom & bath at the other. Huge master bedroom & 5-piece bath, garden tub, shower & walk-in closet. Full unfinished basement. Backyard is fenced & has a 20x12 barn nearby.

**\$219,000 • Kevin True • 307-630-8290**



**692 Jenny Lynn Road**

No covenants and borders the City of Cheyenne Belvoir Ranch. Wonderful Karsten manufactured home with a large oversized 2-car detached garage. Lots of upgrades, propane fireplace and pellet stove, stamped concrete back porch and game cleaning station.

**\$355,000 • Kevin True • 307-630-8290**



**Price Reduced**

**4605 College Drive • \$650,000**

Large 3 bedroom, 3 bath home on a 0.89 acre lot. Large indoor swimming pool with an open floor plan. On the corner of College and Dell Range, county lot on well and septic. **Please call Jacob Kallal for a private showing at 307-421-5151.**



**Price Reduced**

**325 & 327 E. Prosser Rd. • \$399,000**

5.27 acres with 2 homes. 325 is rented for \$800 per month and 327 is rented for \$400 per month. Being sold for residential or commercial development. Owner will consider any and all offers and would like to have a quick closing.

**Jacob Kallal • 307-421-5151**

**36 Acres Ready For Development!**

Currently being used as an Auto Auction and Fireworks stand. 2.3 acres on the corner of South Greeley and College. Could be split off and sold separately. Owner would also sell Auto Auction business separately or with 36 acres of land. This property has great exposure on South Greeley Highway and College Drive. Owner will look at all offers and proposals. Bring any and all offers.

**Jacob Kallal • 307-421-5151**



**Commercial For Rent**

**American National Bank**

**3rd Floor** - 1,335 sq. ft. on the 3rd floor in the American National Bank building. This office space is being rented furnished with desks and several other pieces of office furniture. Three to 4 offices with 1 as a conference room and large open work area. Gross lease \$1,610.13/mo. All utilities & janitorial included.



**Commercial For Rent**

**611 West 20th Street**

Very neat & clean office with large kitchen area, 1 large reception area that could be used as an office or conference room, 1 large office & 2 bathrooms on the first floor. Second floor has 3 large offices with lots of storage room in each office, 1 office has a private entrance that leads to a 2nd floor porch. There is also a bathroom on the 2nd floor. **\$1,800/mo.** plus gas, electric & janitorial. Full A/C & off-street parking.



**Commercial For Rent**

**623 West 20th Street**

Very neat & clean office. Main floor has 2 bathrooms & 4 large offices. Second floor has 2 offices & a large work area & 1 bathroom. Basement has 3 offices, 1 bath, a secure storage room & a large kitchen area with break room. Building has A/C on the 2nd floor but not on the 1st floor or basement. Rent is **\$2,200/mo.** plus gas, electric & janitorial.



**Commercial For Rent**

**620 W. 19th Street**

Very neat and clean, former doctor's office, new and updated. Small sunroom, large waiting room, 7 large offices, several have sinks, nurses station, large kitchen/break room and file storage area. 400 sq. ft. of upstairs storage and unfinished basement. Rent is \$2,700 per mo. + gas, electric and janitorial. Building has full A/C. Off-street parking.

**Jacob Kallal • 307-421-5151**



**www.shamrockrealtywy.com • TOLL-FREE 1-888-278-9656**  
• Becky Tomjack, Cheyenne 307-214-8785 • Jacob Kallal, Cheyenne 307-421-5151  
• Will Kallal, Cheyenne 307-631-3033 • Kevin True, Cheyenne 307-630-8290

