



C LARK
& **A**SSOCIATES
Land Brokers, LLC

SPECIALIZING IN RESIDENTIAL
& COMMERCIAL PROPERTIES
CALL TANDY DOCKERY
(307) 334-2025 or (307) 340-1138
PO Box 47 Lusk, WY 82225
www.clarklandbrokers.com
Licensed in Wyoming

Residential & Recreational Properties



REED RANCHETTE – Lusk, Niobrara County, Wyoming: Beautiful 2,238 sq. ft. home on 10 acres just three miles from Lusk. Here is your chance at "country living!" The newly remodeled kitchen includes hickory cabinets and floors, stainless steel appliances, convection oven, pantry area, lots of upgrades, and is open to the large dining area and living room. This home also offers three large bedrooms, two bathrooms, large den/office area, main level laundry, two attractive wood-burning fireplaces, and updated windows, furnace, water heater, rain gutters, and shingles. Additional features include garden shed, older pole barn, beautiful views, and an attached 572 sq. ft. two-car garage with automatic garage door opener. Several mature pine and spruce trees surround the home. **Price: \$250,000**



POWERS RANCHETTE ACREAGES – Lusk, Niobrara County, Wyoming: The Powers Ranchette Acreages are located approximately six miles north of Lusk, Wyoming. These parcels are situated along a well-maintained county road and have several home sites that have a beautiful view of the Rawhide Buttes to the south. Electrical power, provided by Niobrara Electric Association, is located on the north end of Parcel 2 and adjacent to the property on the north of Parcel 1. There are currently no improvements on the property. The Powers Ranchette Acreages would make ideal horse property or small cattle operation within close vicinity of Lusk.

Parcel 1: 120 acres @ \$600/acre = \$72,000
Parcel 2: 320 acres @ \$600/acre = \$192,000



502 SOUTH MAIN STREET – Lusk, Wyoming: This beautiful three bedroom, three and a half bath home is located on a large corner lot across from the Niobrara County Library and within walking distance to both the elementary/junior high school and the high school. Updates enhance the home without compromising its character and charm. It features a deep oak fireplace mantel and original hardwood floors. The main level includes a foyer, comfortable living room with fireplace, kitchen, formal dining room, master bedroom and bath, laundry with half bath as well as an entrance to the over-sized one car garage. The second floor hosts two additional bedrooms, each with their own bath, and a large storage closet. The basement has a small storage room where the central air/heating unit and on-demand water heater are located. Added bonuses to this property include off-street parking, covered front porch, and commercial/residential zoning. **Price: \$165,000**



COUNTY LINE ROAD PARCELS – Lusk, Goshen County, Wyoming: Located approximately 11 miles southwest of Lusk, Wyoming, these scenic parcels offer up-close and personal views of the beautiful Rawhide Buttes. The rolling grass covered prairie offers excellent locations for a home and easy access directly off the maintained county road. Power is within a quarter-mile of the property and a newly drilled well is located on the north parcel.

Option A: 80.94 deeded acres - \$80,000
Option B (North Parcel): 40.51 deeded acres - \$44,000
Option C (South Parcel): 40.43 deeded acres - \$36,000



SHINE 40 ACRES – Niobrara County, Wyoming: This 40 acre property is located just a few minutes from Lusk, Wyoming. To access the property, travel four miles north on US Highway 85, and then two miles east on Kirtley Road, a well-maintained gravel county road to the edge of the property. There are currently no improvements on the property. However, the rolling grass-covered pasture offers excellent locations for a home with views of the Rawhide Buttes to the south and Laramie Peak to the southwest. Power is available and is provided by Niobrara Electric Association. Antelope, mule deer, whitetail deer, sage grouse, turkeys, and coyotes frequent the property. **Price: \$39,000**



517 SOUTH MAIN STREET – Lusk, Wyoming: This 1,316 sq. ft. home was built in 1935 and features the original hardwood flooring and crystal door-knobs bringing a beautiful nostalgia and charm that cannot be found in new construction. There are three bedrooms, 1½ bathrooms, living room with wood-burning stove, dining room, kitchen, sunken family room and a large open basement. A workshop with separate entrance provides endless possibilities for this property. Located on Main Street and zoned commercial/residential makes this a perfect spot for a home business. Don't miss out on this wonderful opportunity! **Price Reduced to \$75,000**



513 SOUTH ELM STREET – Lusk, Wyoming: This 8,400 sq. ft. lot located in close proximity to downtown businesses and the grade school features a lovely 1,208 sq. ft. home with two bedrooms, one bath, living room, dining room, and kitchen on the main level. The full basement offers three more bedrooms, a laundry room, family room with wood burning stove, and additional bath, all making this a nice family-size home. The enclosed front porch and the well-insulated open attic give this home tons storage area. A one-car detached garage and carport along with a large fenced-in yard complete with basketball court are all an added bonus with this property. **Price: \$97,500**



115 WEST FIFTH STREET – Lusk, Wyoming: Possibilities are endless with this 2,142 sq. ft. home with four bedrooms, 2½ bathrooms, and three-car garage. Built in 1918 and full of character, this home features a large upper-level master suite as well as a garage which has been converted into a styling salon. The main level consists of a nice size living room, kitchen with all appliances, dining area, two bedrooms, and breakfast nook. The 1,053 sq. ft. basement houses an additional bedroom or office, bathroom, laundry room equipped with washer and dryer, work room with sink, storage room, and furnace room. This property is centrally located and within walking distance of the grade school, high school and downtown businesses. **Price: \$125,000**



117 EAST 7TH STREET – Lusk, Wyoming: Nice home on large corner lot with great views to the south. This well maintained 1996 mobile home offers 1,512 sq. ft. and features three bedrooms, two bathrooms, large family room and kitchen complete with new appliances, main level laundry, and a detached two car garage. Located close to the grade school and downtown areas. **Price: \$85,000**



25 CEDAR STREET – Glendo, Wyoming: This residence overlooks beautiful Glendo State Park and Reservoir giving it an amazing view. The 2,010 sq. ft. home is an outdoorsman's dream with pine and cedar trees lining almost two acres of property and water activities just minutes away. Whether it is used as a weekend retreat or a year-round home, the practical layout and scenery are only a start to the many features of this lakeside property. The main level of the home includes three bedrooms, two baths, a comfortable-sized kitchen, dining area, and large living room with a rock fireplace. Floor to ceiling windows flank each side of fireplace and provide a magnificent view of the Park. A wrap-around Trex deck provides plenty of outdoor living space. Knotty hickory kitchen cabinets and flooring add to the rustic touch of this beautiful home while central heating and air conditioning will keep you comfortable year round. The full, walk-out, basement is ready to be finished with room for an additional bedroom, recreational room, hobby room, and already plumbed-in bathroom. The 810 sq. ft. double car garage, which also has a basement entry, is the perfect spot to store your water toys year-round. Included with property is space to park an RV with electrical, water and sewer hook ups, which is nestled in the pine and cedar trees. **Price Reduced to \$399,000**

Commercial Properties



THE WATERHOLE – Douglas, Wyoming: The Waterhole is a thriving liquor establishment located along one of the main thoroughfares in Douglas, Wyoming at the corner of 9th and Richards Street. The building was constructed in 1978 and consists of 4,500 square feet on three lots totaling 19,200 sq. ft. Numerous upgrades have been made to the building by the current owners such as new carpeting, tile, air-conditioning, bathroom remodel, and a security system.

The Waterhole has historically been one of the area's most popular gathering spots. Disc jockeys, comedy acts, pool and dart leagues, karaoke, made-to-order meals from the grill, and a sport's bar theme including nine flat screen televisions, a jukebox, and mega-touch video games all make for a great atmosphere and help account for the solid customer base. With a flourishing package retail business, The Waterhole averages the third highest retail sales in the Casper Beverage Region. The liquor license is included in the sale. Don't miss the opportunity to own your own business with proven income potential! **Price: \$800,000**



102 SOUTH MAIN STREET – Lusk, Wyoming: This enormous 11,205 sq. ft. commercial building is located on a 19,000 sq. ft. corner lot. Built in 1948, this building has huge income potential with a large garage that has two auto service bays, 12 ft. overhead doors and servicing pits, a smaller garage, a small office area and a large showroom with two additional offices, all with separate entrances. This building also includes living quarters in the upper portion of the building. There are three bedrooms, one bath, living room, dining room, remodeled kitchen, family room and lots of extra storage space. Endless possibilities!!! **Price Reduced to \$124,900**



COMMERCIAL LOTS – Lusk, Wyoming:

Great Investment opportunity! 120,000 sq. ft. or 2¾ acres of industrial/commercially zoned lots in northwest Lusk for sale.

Price: \$90,000



C LARK
& **A**SSOCIATES
Land Brokers, LLC

*Specializing in Farm, Ranch
& Recreational Properties*

www.clarklandbrokers.com

Licensed in WY, MT, SD, ND, NE, CO, OR & NM.



Cory Clark
Broker

Cell: (307) 351-9556
clark@clarklandbrokers.com
Licensed in WY, CO, SD, ND, NE, MT,
NM & OR

LUSK, WY OFFICE

736 South Main Street
P. O. Box 47
Lusk, WY 82225
Office: (307) 334-2025
Fax: (307) 334-0901



Mark McNamee
Associate Broker/Auctioneer
(307) 760-9510
mcnamee@clarklandbrokers.com
Licensed in WY, NE & CO

LARAMIE, WY OFFICE

2760 Riverside Drive
P. O. Box 2272
Laramie, WY 82073
Office: (307) 742-9939
Fax: (307) 742-2781



Denver Gilbert
Associate Broker
(406) 697-3961
denver@clarklandbrokers.com
Licensed in WY, MT, SD & ND

BILLINGS, MT OFFICE

6806 Alexander Road
Billings, MT 59105
Office/Cell: (406) 697-3961
Fax: (406) 252-0044

ASSOCIATE BROKERS & SALES ASSOCIATES

Tandy Dockery
Associate Broker
(307) 334-2025
tandy@clarklandbrokers.com
Licensed in WY

Mike Hollister
Associate Broker
(605) 863-0205
mdh2020@rap.midco.net
Licensed in WY

Shane McGuire
Associate Broker
(308) 225-2211
shane@clarklandbrokers.com
Licensed in WY

Scott Leach
Sales Associate
(307) 331-9095
ssrope@yahoo.com
Licensed in WY

Lynn Sandvick
Sales Associate
(406) 696-2883
lynn@clarklandbrokers.com
Licensed in MT

Chad Reisig
Sales Associate
(406) 665-6058
chad@clarklandbrokers.com
Licensed in WY & MT

Susan Fullmer
Sales Associate
Certified Residential Appraiser
(307) 532-1520
susan@clarklandbrokers.com
Licensed in WY

Alfred M. Hansen
Sales Associate
(701) 290-9693
alfred@clarklandbrokers.com
Licensed in ND

Jerry Wilkinson
Sales Associate
(307) 680-1561
jerry@clarklandbrokers.com
Licensed in WY

Casey R. Hunter
Sales Associate
(307) 467-5780
casey@clarklandbrokers.com
Licensed in WY

Ryan T. Rochlitz
Sales Associate
(307) 286-3307
ryan@clarklandbrokers.com
Licensed in WY

This information and any other information contained in the Listing Agreements has been obtained from sources deemed to be reliable by Clark & Associates Land Brokers, LLC; however, the accuracy of this information is not guaranteed or warranted by either Clark & Associates Land Brokers, LLC or the sellers. Prospective buyers are charged with making and are expected to conduct their own independent investigation of the information contained herein. These offerings are subject to prior sale, price change, correction or withdrawal without notice.

www.clarklandbrokers.com