



**C** LARK  
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Land Brokers, LLC

SPECIALIZING IN RESIDENTIAL  
& COMMERCIAL PROPERTIES  
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*Licensed in Wyoming*

# *Residential Properties*



**203 EAST 5<sup>TH</sup> STREET – Lusk, Wyoming:** This stately, two-story home is located on a large, corner lot and is full of elegance and function. Features such as the large main level living room with marble fireplace, formal dining room and fully-equipped kitchen with dinette are just highlights of what this property has to offer. Two bedrooms, a full bath, den, and laundry area adds to the functionality of the main level. The upper level offers a large master bedroom with bath, a sitting room, and an additional bedroom, along with a full bathroom with a jetted tub. Plumbing, electrical, many of the interior fixtures, tile, and the living room and dining room carpet have all been installed within the past four years. The exterior of the home in steel siding and asphalt shingles, a flagstone front patio, a storage shed, and beautiful mature landscaping surround this property. **Price: \$169,000**



**220 EAST 9<sup>TH</sup> STREET – Lusk, Wyoming:** Don't let this property pass you by! This 1970 double-wide modular on a full basement has a total of four bedrooms, three bathrooms, new siding and metal roof, and large deck off the dining area with handicap-accessible elevator. The main floor has a comfortable living room with computer area and spiral staircase leading to basement, kitchen with appliances, dining area, laundry area, small bedroom, master bed and bath, as well as handicap-accessible bathroom. The completely remodeled basement has a large family room, two bedrooms, bathroom and storage area as well as an outside entrance. The 30' x 40' detached garage, built in 2002, is heated and well insulated with pull-down attic access. **Priced to sell! \$138,000**



**402 SOUTH MAIN STREET – Lusk, Wyoming:** This lovely two-story home with over 1,800 square feet of living space is located in the heart of Lusk, Wyoming. Numerous upgrades to this sizable home include NEW roof, wiring, furnace, interior paint, updated kitchen and bathrooms! Front foyer entrance leads to the living room with original fireplace and hard wood floors. The formal dining room is directly off the kitchen and can be separated from the living room by the unique pocket doors. The main floor bathroom and laundry is conveniently located directly off of the kitchen. Three nice-sized bedrooms, additional bath and storage closet can be located on the second floor of the home. In addition to the main residence, there is a two-bedroom apartment that can be used for supplemental income. Also included is a one-year Home Warranty of up to \$400 as well as a 3% closing cost concession to Buyers on day of closing. **PRICE REDUCED TO \$114,900**



**521 ELM STREET – Lusk, Wyoming:** This 2,167 square foot, 1 ½ story home sits on an 8,400 square foot lot close to the county library and the grade school. The main level of this home includes two bedrooms, one bath, large living room, kitchen with new laminate flooring, and an indoor patio that has an indoor/outdoor grill. The upper level has great income potential with a kitchenette, two more bedrooms, and full bath along with tons of storage. The 960 square foot basement houses the laundry area, furnace and hot water heater, additional bath and lots of storage room. New vinyl siding, several new windows, new living room carpet and interior paint, an attached single car garage, patio and deck, greenhouse, and storage shed are just a few of the many highlights of this home. **Price: \$130,000**

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**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**



**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**



**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 Reduced to \$112,000**



**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**

# Recreational Properties



**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**



**COUNTY LINE ROAD PARCEL – Lusk, Goshen County, Wyoming:** Located approximately 11 miles southwest of Lusk, Wyoming, this scenic parcel consisting of 40.43 deeded acres offers 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. **Price: \$36,000**

# Commercial Properties



**ORIN JUNCTION TRUCK STOP – Converse County, Wyoming:** This flourishing business is located along US Highway 20 and Interstate 25, which is the north-south corridor through Wyoming. A well-maintained 4,160 sq. ft. metal building built in 1998 has a convenience store with 10-door cooler, newly-remodeled restaurant with seating for up to 20 patrons, laundry area, showers, and sitting room. Over three acres of parking with covered fuel pumps, all of which have recently been updated with a fully-accredited credit card system. **MOTIVATED SELLERS!! Price: \$450,000**



**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**



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