

# THE REAL ESTATE GUIDE

307-672-8911

eracrc.com

307-684-9531

buffalorealtyllc.com

## STORY HOUSE VILLAGE

Building the Future...

One Story at a Time

A sustainable new community for all generations in Sheridan, WY



Story House Village lies beneath Wyoming's beautiful Big Horn Mountains, Story House Village will shine a new light on western culture while protecting and preserving its natural beauty.

Our Story Begins with Phase One  
Phase One: 30 acres on the southernmost portion of Story House Village along Wyarno Road, creating stunning, unblocked views of the surrounding plains and mountain ranges. 8 pads divided into roughly 100 lots will be a combination of multi-family apartments, single family homes, and mixed-use commercial properties.

A Development with a vision  
Story House Village is a multi-generational mixed-use planned community seeking to cultivate imagination, inspire health, and stretch the ideas of reciprocity and equality in all human acts.



**ERA** **Carroll Realty**  
REAL ESTATE CO., INC.

Kim Hall 520-227-5543  
David Cook 307-461-5046  
Alicia Carrel 307-752-6997  
pinnacle@eracrc.com

**PINNACLE**  
Home & Land Group

[storyhousevillagesheridan.com](http://storyhousevillagesheridan.com)

**293 S Main Street**

**\$599,000** 24-1117 Buffalo  
 🏠 3,633 sq.ft 🛏️ 3  
 🚗 2 Stall Attached 🗑️ 2  
 Callie Munsick 307-217-2255

**460 W 5th Street**

**\$399,000** 25-154 Sheridan  
 🏠 2,342 sq.ft 🛏️ 5  
 🚗 2 Stall Detached 🗑️ 1.75  
 David Cook 307-461-5046

**368 N Bozeman Avenue**

**\$399,000** 25-179 Buffalo  
 🏠 2,344 sq.ft 🛏️ 6  
 🚗 1 Stall Detached 🗑️ 3  
 Dolly Belus 307-751-8261

**155 Keays Street**

**\$495,000** 25-1 Buffalo  
 🏠 3,506 sq.ft 🛏️ 4  
 🚗 2 Stall Attached 🗑️ 2.75  
 Kinzee Lund 307-217-1170

**1701 Sagebrush Drive**

**\$510,000** 25-237 Sheridan  
 🏠 2,432 sq.ft 🛏️ 4  
 🚗 2 Stall Attached 🗑️ 3  
 Kim Hall 520-227-5543

**975 N Main Street**

**\$375,000** 25-138 Buffalo  
 🏠 3,090 sq.ft 🛏️ 5  
 🚗 2 Stall Attached 🗑️ 3  
 Kitty Merrill 307-684-9531

**1106 Ash Avenue**

**\$385,351** 25-132 Sheridan  
 🏠 2,441 sq.ft 🛏️ 3  
 🚗 Attached Carport 🗑️ 1.25  
 Jennifer Collins 307-683-7050

**1737 Yankee Avenue**

**\$410,000** 25-124 Sheridan  
 🏠 1,456 sq.ft 🛏️ 3  
 🚗 2 Stall Attached 🗑️ 2  
 Julie Miesse 307-752-1066

**580 N Lobban Avenue**

**\$385,000** 24-599 Buffalo  
 🏠 3,664 sq.ft 🛏️ 3  
 🚗 1 Stall Detached 🗑️ 1.5  
 Dolly Belus 307-751-8261

**5901 Coffeen Avenue Lot 63**

**NO REAL ESTATE**  
**\$29,500** 25-87 Sheridan  
 🏠 840 sq.ft 🛏️ 2  
 🗑️ 1  
 Greg Hansen 307-763-2466

**601 E Parmelee Street Lot 11**

**NO REAL ESTATE**  
**\$98,000** 25-31 Buffalo  
 🏠 1,000 sq.ft 🛏️ 3  
 🗑️ 2  
 Callie Munsick 307-217-2255

**603 Klondike Drive**

**\$399,000** 24-1171 Buffalo  
 🏠 2,640 sq.ft 🛏️ 3  
 🚗 2 Stall Attached 🗑️ 2  
 Catie Lohse 307-351-3043

**793 N Adams Avenue**

**\$225,000** 25-213 Buffalo  
 🏠 2,080 sq.ft 🛏️ 2  
 🗑️ 2  
 Dolly Belus 307-751-8261

**489 S Burritt Avenue**

**\$219,900** 25-46 Buffalo  
 🏠 1,132 sq.ft 🛏️ 3  
 🗑️ 1  
 Cristy Kinghorn 307-620-0037

**TBD Aspen Lane**

**\$99,500** 24-377 Story  
 🌳 .53 Acre  
 Alicia Carrel 307-752-6997

**9 Highview Court**

**\$395,000** 24-875 Buffalo  
 🌳 5.10 Acres  
 Cristy Kinghorn 307-620-0037

**68 High Camp Lane**

**\$295,000** 24-1295 Buffalo  
 🌳 1 Acre  
 Kim Hall 520-227-5543

**9 Somerset Circle**

**\$250,000** 25-282 Sheridan  
 🌳 .66 Acre  
 Dolly Belus 307-751-8261

**18 Convair Road**

**\$249,000** 25-142 Sheridan  
 🌳 3.63 Acres  
 Kim Hall 520-227-5543

**10 Highview Court**

**\$350,000** 23-780 Buffalo  
 🌳 8.46 Acres  
 Cristy Kinghorn 307-620-0037

**63 Sand Creek Drive**

**\$198,000** 24-522 Buffalo  
 🌳 4.91 Acres  
 Dolly Belus 307-751-8261

**Tract 3 & 4 Mallard Road**

**\$209,900** 23-326 Sheridan  
 🌳 6.55 Acres  
 Dan Casey 307-752-1453

**Tract 3 Mallard Road**

**\$104,900** 23-324 Sheridan  
 🌳 2.91 Acres  
 Dan Casey 307-752-1453

**Tract 4 Mallard Road**

**\$119,900** 23-325 Sheridan  
 🌳 3.64 Acres  
 Dan Casey 307-752-1453

**239 Thompson Creek Road**

**\$425,000** 24-631 Clearmont  
 🌳 319 Acres  
 Katie Crawford 307-620-5900



Rural Residential



Commercial



Distinctive Properties



239 Thompson Creek Road



**\$350,000** 24-630 Clearmont

259 Acres

Katie Crawford 307-620-5900

239 Thompson Creek Road



**\$580,000** 24-629 Clearmont

193 Acres 2  
 1,782 sq.ft 2

Katie Crawford 307-620-5900

239 Thompson Creek Road



**\$1,200,000** 24-628 Clearmont

769.2 Acres 2  
 1,782 sq.ft 2

Katie Crawford 307-620-5900

TBD Dow Road



**\$1,899,000** 25-145 Sheridan

160 Acres

Kade Kinghorn 307-620-0525

161 Bighorn Drive



**\$399,000** 25-284 Buffalo

39.34 Acres

Tristan Geis 307-217-2331

170 Powder River Lane



**\$850,000** 24-331 Buffalo

45.5 Acres 2  
 1,344 sq.ft 1

Dolly Belus 307-751-8261

49 Barn Road



**\$849,900** 25-227 Buffalo

36 Acres 5  
 3,524 sq.ft 3

Cristy Kinghorn 307-620-0037

478 Upper French Creek Road



**\$895,000** 25-115 Buffalo

4.24 Acres 4  
 2,219 sq.ft 2

Kitty Merrill 307-684-9531

1375 Fort Street



**\$1,500,000** 25-285 Buffalo

4.84 Acres 18,432 sq.ft

Cristy Kinghorn 307-620-0037

1866 Skyline Drive



**\$1,995,000** 25-283 Sheridan

33.78 Acres 3  
 1,428 sq.ft 1

Katie Crawford 307-620-5900

502 Nolan Avenue



**\$269,900** 24-1325 Kaycee

1.34 Acres 3,000 sq.ft

Cristy Kinghorn 307-620-0037

810 Main Street



**\$449,999** 23-812 Dayton

.64 Acres 1,794 sq.ft

Callie Munsick 307-217-2255

925 W Fetterman Street



**\$1,200,000** 24-869 Buffalo

2.74 Acres 3  
 1,560 sq.ft 2

Cristy Kinghorn 307-620-0037

235 S Main Street Unit A & C



**\$450,000** 24-1124 Buffalo

.60 Acres 11,062 sq.ft

Cristy Kinghorn 307-620-0037

343 N Main Street

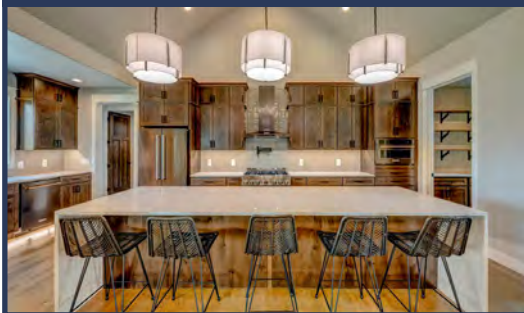


**\$429,000** 23-83 Buffalo

.31 Acres 1,313 sq.ft

Cristy Kinghorn 307-620-0037

63 Sand Creek Ranch Road



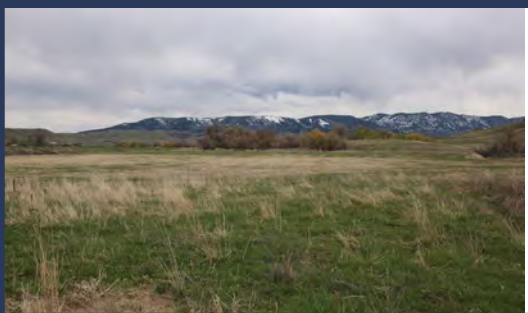
Kim Hall 520-227-5543

**\$1,199,000** 25-215 Buffalo

3,121 sq.ft 3  
 3 Stall Attached 3.5



TBD McCormick Road Katie Crawford 307-620-5900/Jane Clark 307-751-5576



**\$1,844,700** 25-113 Big Horn

13.75 Acres



New Clients Welcome!

Two locations for your Property Management needs. Partner with us to protect your investment. Conveniently located in Sheridan and Buffalo, WY. Our team is here to give your property the care it deserves.

307-684-9531 - Buffalo

307-672-8911 - Sheridan

eracrentals.com

Kim Hall 520-227-5543  
 David Cook 307-461-5046  
 Alicia Carrel 307-752-6997

pinnacle@eracrc.com  
 thehavensatsandcreek.com

# THE HAVENS AT SAND CREEK



**PINNACLE**  
 Home & Land Group

Discover this exceptional, one of a kind, community nestled in northern Wyoming, strategically located between Sheridan and Buffalo at the foot of the breathtaking Bighorn Mountains. Experience the joy of living on a one-acre or larger homesite within a genuine conservation-oriented ranch— without the burdens of traditional ranch management! Here, you'll find a harmonious blend of expansive open spaces, herds of wildlife, sustainable agriculture, and family life, all designed to flourish together for generations to come. With 737 acres of the 836-acre ranch dedicated to irrigated hay production, this green oasis will never be further subdivided.



Greg Hansen  
 307-763-2466



Julie Huebner  
 307-461-1243



Doris Moeller  
 307-752-6100



Kim Hall  
 520-227-5543



Tricia Lindberg  
 307-751-6847



Jennifer Collins  
 307-683-7050



Alicia Carrel  
 307-752-6997



David Cook  
 307-461-5046



Katie Crawford  
 307-620-5900



Julie Miesse  
 307-752-1066



Jane Clark  
 307-751-5576



Brandon LaBounty  
 307-763-6672



Dan Casey  
 307-752-1453



Bill Rawlings  
 307-672-8911

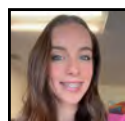
**PROPERTY MANAGEMENT**



Ronni Schultz



Giana Clifford



Kylee Nuckolls



Tom Belus



Janelle Crivello

**OFFICE STAFF**



Mandy Williamson



Anna Romero



Kinzee Lund



Cristy Kinghorn  
 307-620-0037



Dolly Belus  
 307-751-8261



Kitty Merrill  
 307-620-0644



Tristan Geis  
 307-217-2331



Callie Munsick  
 307-217-2255



Kade Kinghorn  
 307-620-0525



Ryan Hayden  
 307-229-0474



Catie Lohse  
 307-351-3043



Shon Schroefel  
 307-217-2453

***We're about more than real estate...We're about family, friendship and community.***