Community Sponsorships

Sage Art Gallery - Soiree - 4/7

Rocky Mountain Elk Foundation - 4/15

VOA - Sheridan Empty Bowl - 4/13

Trees for Trash - 5/6

Battle of the Big Horns - Livestock Jackpot - 5/27 &5/28

110 YEARS

ERA REAL ESTATE Carroll Realty CO., INC.

Sheridan WYOMING'S REAL ESTATE GUIDE

NEW LISTINGS

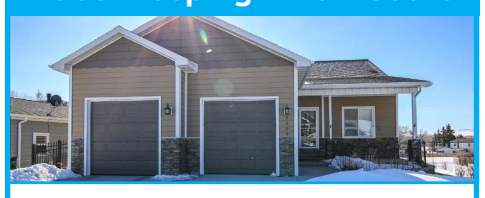
72 Saddle Crest Drive

RR
3.15 Acres
$399,000
MLS 23-159
Kessner, Dearcorn & Rader REAL ESTATE GROUP
Jami Kessner
307-399-9613

1775 Pheasant Draw Road

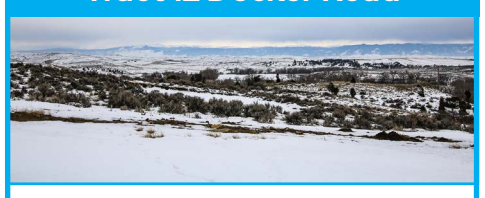
3 Beds
2 Baths
1,884 sq.ft.
$659,850
MLS 23-145
Ryan Franklin Real Estate LLC
Ryan Franklin
307-751-2366

2509 Weeping Willow Court



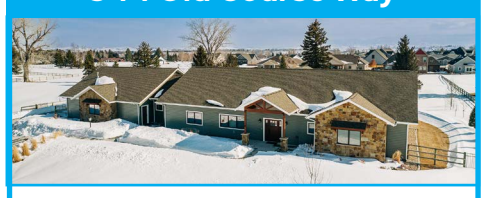
5 Beds
3 Baths
2,808 sq. ft.
$650,000
MLS 23-158
Doris Moeller
307-752-6100

Tract 12 Decker Road



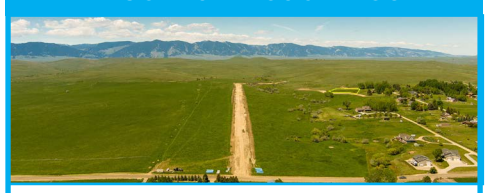
AG
84.93 Acres
$460,000
MLS 23-150
Cassie Madden Brandl
307-575-1443

544 Old Course Way



4 Beds
2.5 Baths
4,336 sq.ft.
$1,399,000
MLS 23-171
Kessner, Dearcorn & Rader REAL ESTATE GROUP
Jami Kessner
307-399-9613

TBD Convair Road - Lot 47



UR
3.63 Acres
$259,000
MLS 23-121
Kim Hall
520-227-5543

47 Goose Lane

4 Beds
2 Baths
2,688 sq.ft.
$465,000
MLS 23-120
Kessner, Dearcorn & Rader REAL ESTATE GROUP
Jami Kessner
307-399-9613

808 Avoca Avenue #18

2 Beds
1 Bath
960 sq.ft.
$52,000
MLS 23-105
Lisa Hansen
Lisa Hansen
307-3763-3964

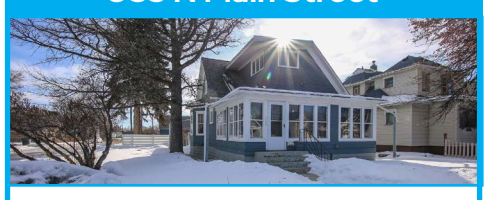
2100 Pheasant Draw Road

4 Beds
5 Baths
5,390 sq.ft.
$2,750,000
MLS 23-152
Jess Hattervig
307-751-2366
Ryan Franklin
307-751-2366

TBD Decker Road

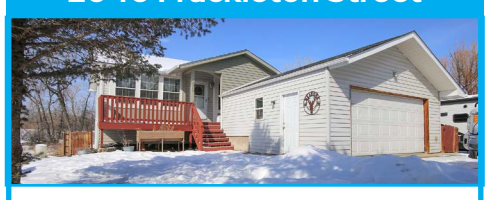
AG
91.87 Acres
$475,000
MLS 23-92
Cassie Madden Brandl
307-575-1443

955 N Main Street



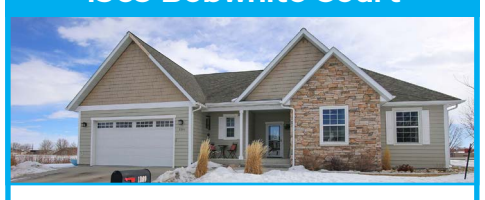
3 Beds
2 Baths
2,254 sq.ft.
$349,000
MLS 23-141
Kessner, Dearcorn & Rader REAL ESTATE GROUP
Liz Dearcorn
307-763-2614

2040 Frackleton Street



4 Beds
2 Baths
2,016 sq.ft.
$369,900
MLS 23-124
Cassie Madden Brandl
307-575-1443

1369 Bobwhite Court



3 Beds
2 Baths
1,672 sq.ft.
$489,000
MLS 23-134
JH
Jess Hattervig
307-751-2366

31 W 7th Street

1,221 sq.ft.
$219,000
MLS 23-131
Ryan Franklin Real Estate LLC
Ryan Franklin
307-751-2366

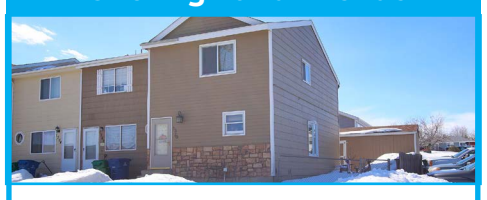
1897 Paintbrush Drive

4 Beds
3 Baths
2,516 sq.ft.
$569,000
MLS 23-79
Liz Dearcorn
307-763-2614
Jami Kessner
307-399-9613

1323 Avon Street

3 Beds
3 Baths
1,650 sq.ft.
$635,000
MLS 23-62
Kessner, Dearcorn & Rader REAL ESTATE GROUP
Jami Kessner
307-399-9613

1370 Highland Avenue



3 Beds
1.5 Baths
1,296 sq.ft.
$260,000
MLS 23-197
Cyndee Jacobson
307-751-5030

Summary Statistics

Data Provided By Flexmls

	Mar - 23	Mar - 22	%Change	2023 YTD	2022 YTD	%Change
Absorption Rate	2.68	1.33	101.50	2.55	1.29	97.67
Average List Price	$741,041	$831,601	-10.89	$651,864	$579,708	12.45
Median List Price	$519,950	$575,000	-9.57	$489,000	$395,000	2.83
Median Sale Price	$375,640	$355,000	5.81	$386,500	$353,500	9.34
Average DOM	64	33	93.94	57	36	58.33
Median DOM	30	15	100	34	14	142.86

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Rentals ERA REAL ESTATE Carroll Realty CO., INC.

PROPERTY MANAGEMENT

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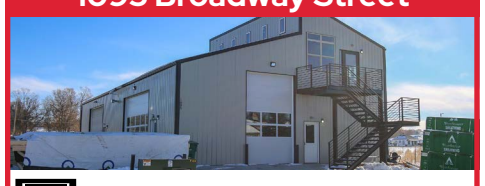
COMMERCIAL

1095 Broadway Street

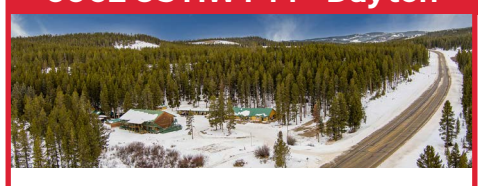


3 Overhead Doors
Bathrooms
Offices
3,665 sq.ft.

$649,000
MLS 22-1220

Ryan Franklin
307-751-2366

6002 US HWY 14 - Dayton

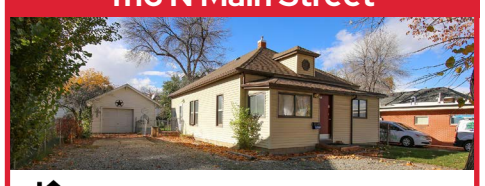


Restaurant
Bar
40 + Rooms
26 Leased Acres

$1,099,000
MLS 22-46

Liz Dearcorn
307-763-2614
Ryan Franklin
307-751-2366

1116 N Main Street



916 sq. ft.
1 Bathrooms
Detached Garage
2 Bedrooms
.16 Acres

$275,000
MLS 22-1095

Ryan Franklin
307-751-2366

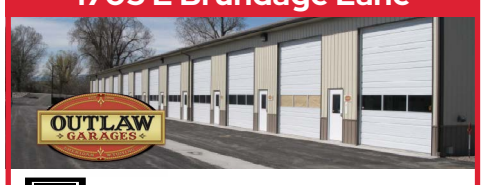
907 Bellevue Avenue

Kitchen
Multiple Bathrooms
10,000 sq. ft.
Multiple Offices
.45 Acres

$750,000
MLS 21-1370

Ryan Franklin
307-751-2366
Jess Hattervig
307-751-6924

1705 E Brundage Lane

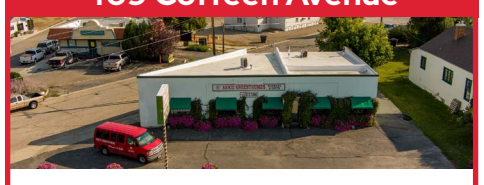


16' x 14' Door
24' x 50'
Public Bathroom
Gated

$160,000

Ryan Franklin
307-751-2366

409 Coffeen Avenue

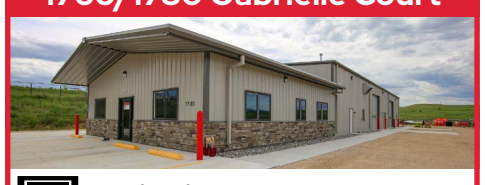


Bathroom
1,866 sq. ft.
.12 Acres

$425,000
MLS 21-1172

Julie Huebner
307-461-1243
Ryan Franklin
307-751-2366

1760/1780 Gabrielle Court

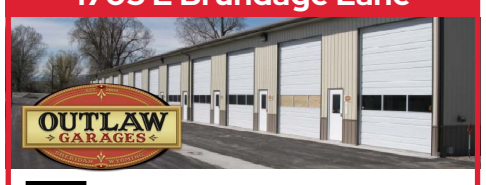


3-14'x14'Doors
2 Bathrooms
8,600 sq. ft.
2 Acres
Multiple Offices

$2,000,000
MLS

Ryan Franklin
307-751-2366

1705 E Brundage Lane



12' x 14' Door
24' x 50'
Public Bathroom
Gated

$150,000

Ryan Franklin
307-751-2366

Wilcox ABSTRACT & TITLE 307

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307 W Burkitt St. Sheridan, WY 82801

Title Insurance

Bonded Closings

Abstract

1031 Exchanges

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RESIDENTIAL

503 Falcon Ridge Court

3 Beds
3 Baths
2,266 sq.ft.

$465,000
MLS 22-1163

Kim Hall
520-227-5543

RURAL RESIDENTIAL

5 Sherri View Drive

3 Bedrooms
2 Bathrooms
3,332 sq. ft.
2.14 Acres
1,800 sq.ft. Shop

$750,000
MLS 22-1149

Kim Hall
520-227-5543
Jane Clark
307-751-5576

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ERA Carroll Realty Co., Inc. Real Estate

CIRCLE OF SUCCESS 2022 SILVER COMPANY

2022 Leaders' Circle
Congratulations
Jami Kessner
Kessner, Dearcorn & Rader Real Estate Group
Ranked #18 Team in Volume

2022 Leaders' Circle
Congratulations
Liz Dearcorn
Kessner, Dearcorn & Rader Real Estate Group
Ranked #18 Team in Volume

2022 Leaders' Circle
Congratulations
Kaycee Rader
Kessner, Dearcorn & Rader Real Estate Group
Ranked #18 Team in Volume

2022 Leaders' Circle
Congratulations
Alicia Carrel

2022 Leaders' Circle
Congratulations
Jess Hattervig

2022 Leaders' Circle
Congratulations
Ryan Franklin

2022 Leaders' Circle
Congratulations
Haley King

2022 Circle of Achievement
Congratulations
Becky Sanders

2022 Circle of Achievement
Congratulations
Kim Hall

2022 Circle of Honor
Congratulations
Cassie Madden Brandl

2022 Circle of Honor
Congratulations
Cyndee Jacobson

2022 Circle of Honor
Congratulations
David Cook

2022 Circle of Honor
Congratulations
Doris Moeller

2022 Circle of Honor
Congratulations
Greg Hansen

2022 Circle of Honor
Congratulations
Julie Huebner

2022 Circle of Honor
Congratulations
Kyla Allen

2022 Circle of Honor
Congratulations
Lisa Hansen

2022 Circle of Honor
Congratulations
Misty Gardner

Sheridan County Title Insurance Agency
672.6478 632 Coffeen Ave.

Orange you glad your agent recommends SCTIA?

Agents

DAVID
Cook
307-461-5046

KELLY
Blea
307-752-6142

MISTY
Gardner
307-752-9335

DAN
Casey
307-752-1453

GREG
Hansen
307-763-2466

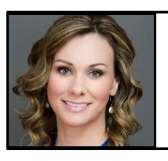
DANIEL
Kopman
575-517-5304

RYAN
Franklin
307-751-2366

JESS
Hattervig
307-751-6924

JANE
Clark
307-751-5576

KYLA
Allen
307-751-3032



KAYCEE
Rader
307-421-0650

JAMI
Kessner
307-399-9613

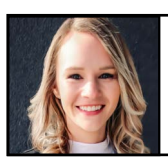
ALICIA
Carrel
307-752-6997

LISA
Hansen
307-763-3964

CASSIE
Madden Brandl
307-575-1443

DORIS
Moeller
307-752-6100

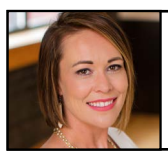
KIM
Hall
520-227-5543



JULIE
Miesse
307-752-1066

CYNDEE
Jacobson
307-751-5030

JULIE
Huebner
307-461-1243



LIZ
Dearcorn
307-763-2614

BECKY
Sanders
307-763-3500

BILL
Rawlings
307-672-8911

SAM
Mavrakis
307-751-7861

HALEY
King
307-752-7055

PROPERTY MANAGEMENT

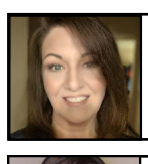
NIKI
Crackenberger

OWNERS/BROKERS

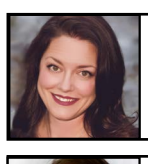
TOM
Belus
307-751-5525

JANELLE
Crivello
307-751-3492

OFFICE STAFF

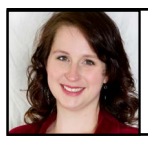


MICHELE
Trujillo



MANDY
Warner

DIANA
Crider



CHARLOTTE
Brown

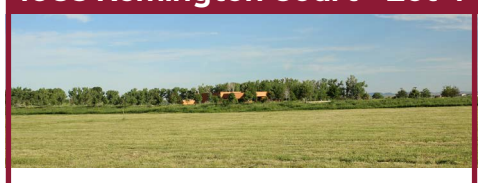
VACANT LAND

929 Arlington Boulevard

.21 Acres
R2
$37,000
MLS 21-1347

Lisa Hansen
Lisa Hansen
307-763-3964

1085 Remington Court - Lot 4



2.28 Acres
Gateway
$395,000
MLS 19-360

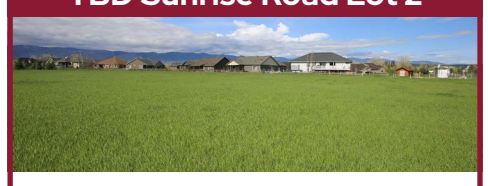
Ryan Franklin Real Estate LLC
Ryan Franklin
307-751-2366

TBD Thunderbird Drive - Lot 2

.38 Acres
PUD
$155,000
MLS 23-34

Kessner, Dearcorn & Rader REAL ESTATE GROUP
Kaycee Rader
307-421-0650

TBD Sunrise Road Lot 2



2.31 Acres
Rural Residential
$255,000
MLS 22-525

Alicia "Lisa" Carrel
Alicia "Lisa" Carrel
307-752-6997

1015 Remington Court - Lot 5

1.6 Acres
Gateway
$295,000
MLS 19-361

Ryan Franklin Real Estate LLC
Ryan Franklin
307-751-2366

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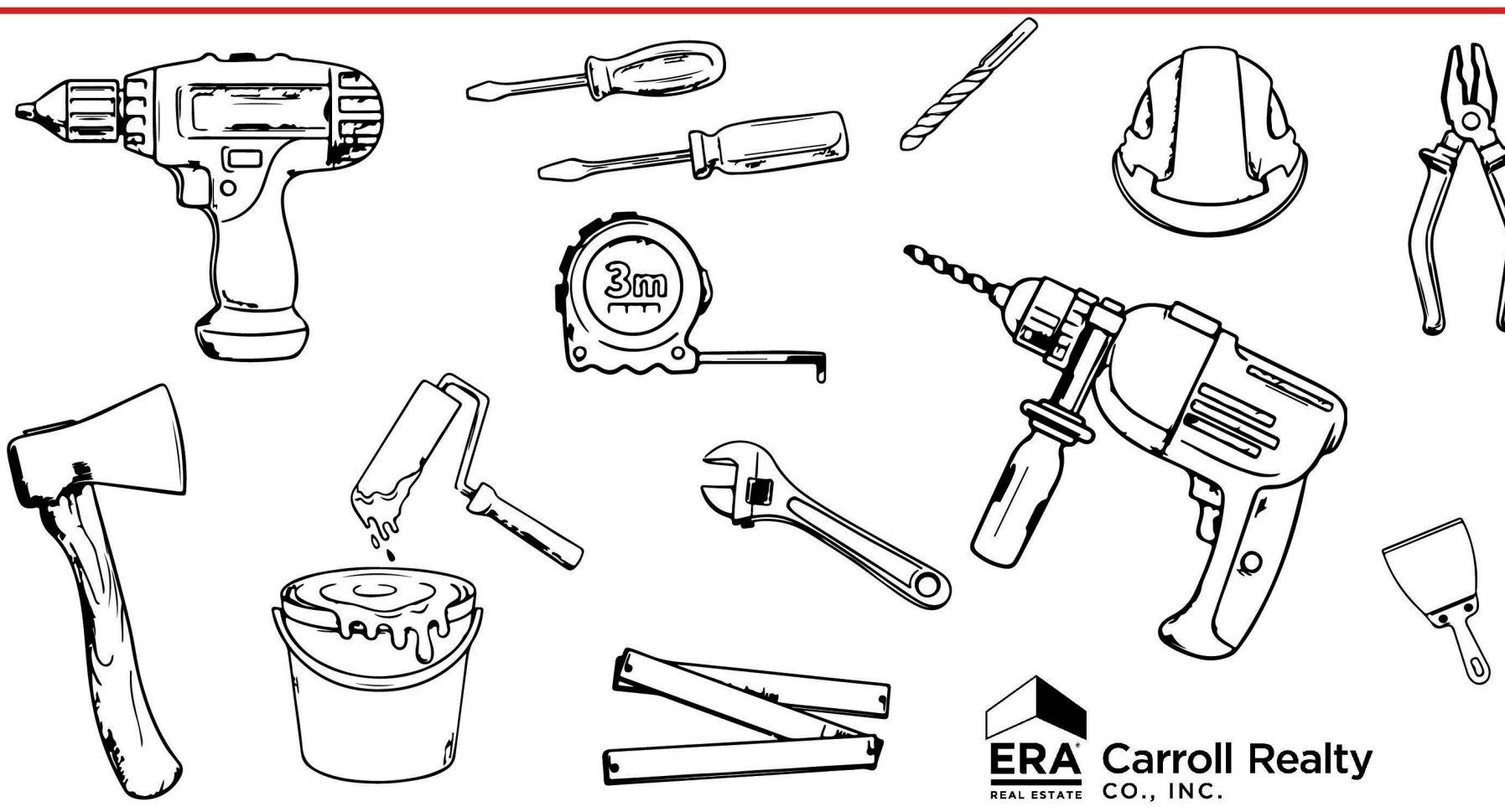
1143 Rumsey Avenue | Cody, WY 82414
307-300-0035



ERA Carroll Realty REAL ESTATE CO., INC.

Coloring Contest!

Color your Tools and turn in to ERA Carroll Realty for a chance to WIN a Prize from **Landon's Greenhouse**!

Categories are Ages 3-4, 5-6, 7-8 & 9-10

12 Winner's!
1st, 2nd, 3rd for each age group!

Bring in this completed coloring page by **May 8, 2023** to be entered into the contest!

Age_____

Child First Name_____

Parent/Gaurdian Name

_____

Parent/Gaurdian Phone Number

_____

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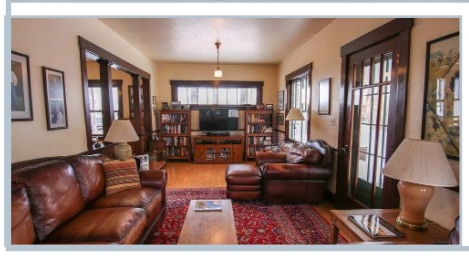
DISTINCTIVE PROPERTIES



45 Kruse Creek Road

Horse Property

2,064 sq. ft.

2 Stall Detached Garage

6 Stall Horse Barn

Kruse Creek Frontage

40 Acres

1 ½ Miles to the Big Horn Polo Fields

$2,600,000
MLS 23-65
MLS 23-66

Jane Clark
307-751-5576

Misty Gardner
307-752-9335

355 Kingfisher Avenue

6 Bedrooms

5 Bathrooms

7,692 sq. ft.

6 Stall Attached

4,000 sq.ft. Shop

Theater Room

House Only 14 acres
Land Only 21 Acres
Together 35 Acres

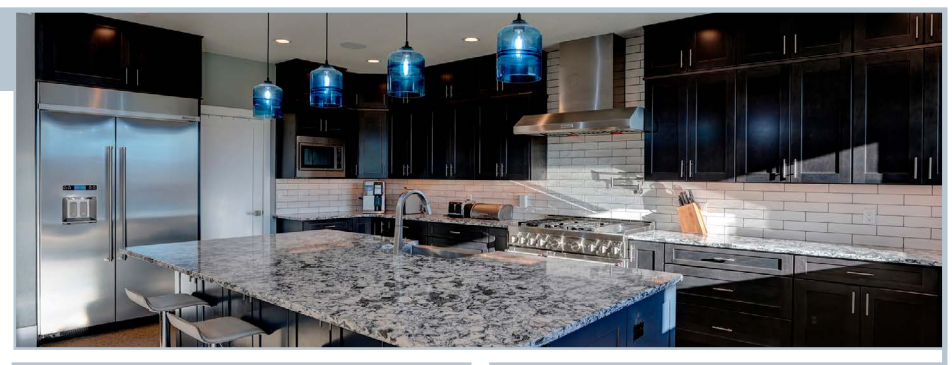
House Only
$2,970,000
MLS 22-1087

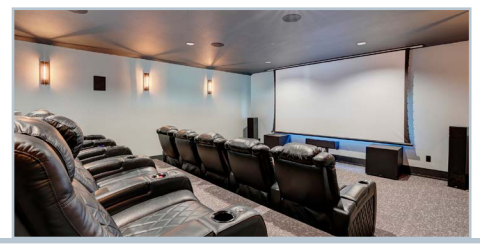
Land Only
$747,000
MLS 23-63

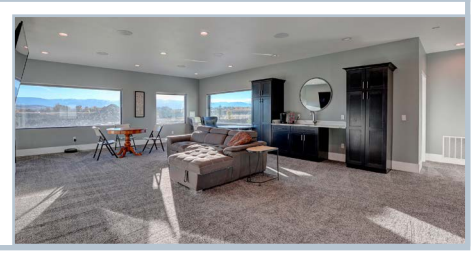
House & Land
$3,717,000
MLS 23-64

Kessner, Dearcorn & Rader
REAL ESTATE GROUP

Jami Kessner
307-399-9613







3 Piccard Road

6 Bedrooms

4 Bathrooms

3,900 sq. ft.

2 Stall Attached

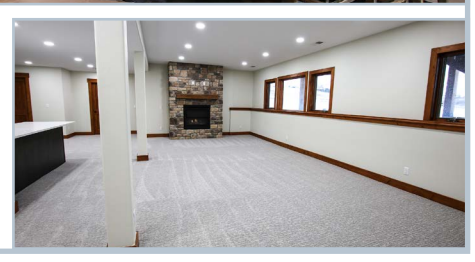
2 Acres

$1,289,500
MLS 22-1179

Alicia "Lisa" Carrel
307-752-6997

Ryan Franklin
307-751-2366

Jess Hattervig
307-751-6924



39 French Creek Road

4 Bedrooms

5 Bathrooms

2,146 sq. ft.

4 Stall Attached

768 sq.ft. Shop

720 sq. ft.

28.69 Acres

$1,425,000
MLS 22-1110

Kessner, Dearcorn & Rader
REAL ESTATE GROUP

Kaycee Rader
307-421-0650

2100 Pheasant Draw Road

4 Bedrooms

5 Bathrooms

5,390 sq. ft.

3 Stall Attached

9.66 Acres

2,160 sq. ft. Shop

$2,750,000
MLS 23-152

Ryan Franklin
307-751-2366

Jess Hattervig
307-751-6924

544 Old Course Way

4 Bedrooms

2.5 Bathrooms

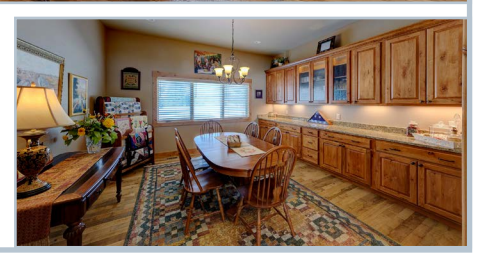
4,336 sq. ft.

3 Stall Attached

Gated Community

2 Acres

$1,399,000
MLS 23-171

Kessner, Dearcorn & Rader
REAL ESTATE GROUP

Jami Kessner
307-399-9613