



PORTERHOUSE & LAND AUCTION

Opening: Wednesday, October 23 | 8 AM

Closing: Wednesday, October 30 | 10 AM ^{MDT} 2024

TIMED
ONLINE

Preview Dates: Sunday, September 29 & Saturday, October 5 from 10 AM - 3 PM MDT

Auctioneer's Note: Located some 17-miles from present day Cheyenne, WY, an area settled by rugged pioneers following the path of the transcontinental railroad all those years ago, this property brings you back to a time of open prairie, large expansive blue skies tamed by the distant silhouette of the Rocky Mountains. Situated along County Rd 207 southeast of Cheyenne, this parcel stands tall in the wind kissed prairie of Laramie County offering a custom built log home as you first enter through the personalized ranch gate. Beyond the stunning home lies endless opportunities for all types of buyers. Several post-frame buildings provide for several different business or personal opportunities, from running or starting a business, to offering storage to individuals or businesses to having that space to start your next hobby. These outbuildings are sure to add to anyone's experience of owning this property. All of this coupled with several hundred feet of dog runs and horse or livestock stalls along 159± total acres of running room, this is an opportunity you don't want to miss. Bid your price today and take home a property spent years in the making. You'd have to look pretty hard to find a property equipped like this one where one minute you can breathe in the comforting scent of leather at the Wrangler on your way to Cheyenne Frontier Days, and the next minute you're on your way home from a day of horseback riding at Curt Gowdy State Park or enjoying a peaceful night on the prairie taking your dogs for a walk down that wide peaceful road that passes by the front of the ranch. Come place your brand on this ranch and make the Porterhouse your home.

159± Acres



Bill & Valerie Porter

Contact Jeanine Perry at Red Diamond Realty, (970) 573-2814; Kevin Perry at Red Diamond Realty, (970) 673-2625; Martin Peterson at Steffes Group, (320) 905-5325 or visit SteffesGroup.com.

Red Diamond Realty | 3001 Henderson Drive, Suite M, Cheyenne, WY 82001 | (970) 573-2814 | RedDiamond.RealEstate
Steffes Group, Inc. | 14083 51st St NW, Williston, ND 58801 | (701) 237-9173 | SteffesGroup.com

Jeanine Perry RE-14786; Kevin Perry RE-15877

The Terms and Conditions of Sale are set forth in the Buyer's Prospectus and the Earnest Money Receipt and Purchase Agreement (the "Purchase Agreement").

The information set forth is believed to be accurate. However, the owner of the properties Red Diamond Realty and Steffes Group make no warranties or guaranties expressed or implied. Information contained in this document was collected from sources deemed to be reliable and is true and correct to the best of the writer's knowledge. Auctioneers and owners will not be held responsible for advertising discrepancies or inaccuracies.

All ANNOUNCEMENTS ON AUCTION DAY TAKE PRECEDENCE OVER PREVIOUSLY ADVERTISED INFORMATION.

Prospective buyers are advised to consult with an attorney of their choice with respect to the purchase of any real property including but not limited to, seeking legal advice from their own attorney regarding disclosures and disclaimers set forth below.



Red Diamond Realty along with their employees are seller's agents and are licensed in the state where the property is located. We strongly recommend buyers secure buyer representation, at their expense, in all real estate transactions.

The sale of this property IS NOT contingent on the Buyer securing financing or any other Buyer contingencies.

THE AUCTION BEGINS ON WEDNESDAY, OCTOBER 23 AND WILL END AT 10 AM WEDNESDAY, OCTOBER 30, 2024.

All bidders must register their name, address, and telephone number in order to receive a bidding number, or all bidders must register with SteffesGroup.com as an online bidder to participate in the auction sale online.

The successful bidder will be required to sign an Earnest Money Receipt and Purchase Agreement at the close of the real estate auction. A total deposit of 10% of the contract sale price will be required. Those funds will be placed in a Real Estate Trust Account as good faith money until closing.

Down payment is due on the day the bidding closes and signing of the contracts will take place through email and electronic document signatures. In the event the auction bidding closes after 3:00pm, the earnest money will be due the following business day.

The contract signing will take place at Red Diamond Realty, 3001 Henderson Dr. Unit M, Cheyenne, WY 82001.

If the winning bidder is unable to come to the Red Diamond office for signing of the contract, contact Jeanine Perry (970) 573-2814. Arrangements will be made to email a copy of the contract for signature.

Purchasers who are unable to close because of insufficient funds will be in default and the deposit money will be forfeited. Balance of the purchase price must be paid in full at closing on or before: **Friday, December 13, 2024.**

Closing will take place at Seller's closing attorney office, or a professional closing company agreeable to both buyer and seller.

Seller will provide up-to-date merchantable abstract(s) or (ii) an ALTA title insurance commitment ("Title Commitment") for issuance to Buyer of an ALTA Owner's Policy of Title Insurance ("Title Policy") in the amount of the purchase price. In the event Seller elects to furnish a Title Commitment, Seller shall pay for 50% of the cost of the premium for the Title Policy, and Buyer shall pay for 50% of the cost of the premium for the Title Policy.

Property will be conveyed by a **Warranty Deed.**

2024 Taxes: Prorated to Close Date.

Subsequent taxes and or special assessments, if any, to be paid by buyer. Real Estate Taxes are subject to reassessment under new owner.

Closing Agent Fee will be shared equally between Buyer and Seller.

The auction sale is for registered bidders and their guests. All bidding is open to the public and the property is offered for sale to qualified purchasers without regard to sex, race, color, religion, natural origin or handicap.

Please note the bidding will not close and property will not be sold until everyone has had the opportunity to make his or her highest and best bid.

THE PROPERTY WILL BE SOLD AS IS WITH NO WARRANTIES EXPRESSED OR IMPLIED.

ABSOLUTE TERMS

THE PROPERTY WILL BE SOLD ABSOLUTE REGARDLESS OF PRICE AFTER THE OPENING BID.

PROPERTY SOLD WITHOUT WARRANTY

All dimensions and descriptions are approximations only based upon the best information available and are subject to possible variation. Sketches may not be drawn to scale and photographs may not depict the current condition of the property. Bidders should inspect the property and review all the pertinent documents and information available, as each bidder is responsible for evaluation of the property and shall not rely upon the Seller, Broker or Auctioneer, their Employees or Agents. The property will be sold AS IS and without any warranties or representations, expressed or implied.

SUCCESSFUL BIDDER

The successful bidder of the property shall be determined by competitive bidding. Should any dispute arise between bidders, the auctioneer shall have the right to make the final decision either to determine the successful bidder or to re-offer the property that is in dispute. The auction will be recorded and the auctioneer's records shall be conclusive in all respects.

SELLER'S PERFORMANCE

The Seller has agreed to the terms of the sale as published. However, the Broker and Auctioneer make no warranties or guarantees as to the Seller's performance.

AGENCY DISCLOSURE

Red Diamond Realty powered by Steffes Group is representing the Seller.

POSSESSION

Possession will be at closing or completion of current crop harvest, whichever is later, unless otherwise agreed to in writing and agreeable by buyer and seller.

MINERAL RIGHTS

All mineral rights, if any, held by Seller will be transferred upon closing. However, the Seller does not warrant the amount or adequacy of the mineral rights.

ENVIRONMENTAL DISCLAIMER

The Seller, Broker and Auctioneers do not warrant with respect to the existence or nonexistence of

any pollutants, contaminants or hazardous waste prohibited by federal, state or local law. Buyer is responsible for inspection of the property prior to purchase for conditions including but not limited to water quality, and environmental conditions that may affect the usability or value of the property. No warranties are made as to the existence or nonexistence of water wells on the property, or the condition of any well.

EASEMENTS AND SURVEY

This real estate is selling subject to any and all covenants, restrictions, encroachments and easements, any results that an accurate survey may show, as well as all applicable zoning laws.

BUYER DEFAULT

When using our online auction services, you are making a firm commitment to purchase said item(s) and are entering into a legal and binding contract. Bids may not be cancelled or retracted for any reason.

Non-paying bidders or fraudulent bidding will subject you to legal recourse and possible criminal charges including any fraud and/or interstate commerce violations.

INTERNET RISK

You acknowledge that the internet may be an unreliable and error-prone network. Steffes Group will not guarantee that bids placed online will always be transmitted to or received by the auctioneer in a timely fashion. You agree to hold Steffes Group, Inc. and its employees harmless for any interruptions in online bidding. At the sole discretion of the Company, the auction may be suspended, postponed, or cancelled if internet service is unstable or disrupts the online portion of any event that is simulcast as an Internet Auction.

Further, the auctioneer has the sole discretion to accept or refuse any bid. Steffes Group retains the right, at our sole discretion, to add, delete, or change some or all of our online services and the terms and conditions governing their online auctions at any time without notice.

BIDDING PROCEDURE

As a buyer you have two objectives to accomplish:

1. Purchasing the property.
2. Purchasing the property at a price you can afford.

How is this accomplished?

1. Estimate comparative value.
2. Experienced buyers always decide what to pay before the bidding begins.
3. Inspect the property carefully.
4. Compare with other properties available in the area.
5. Check the selling price of previously sold properties.
6. Discuss your buying plans with a lender. Have your financing arrangements made in advance.
7. This sale is not subject to financing.

AVOID OVER OR UNDER BIDDING

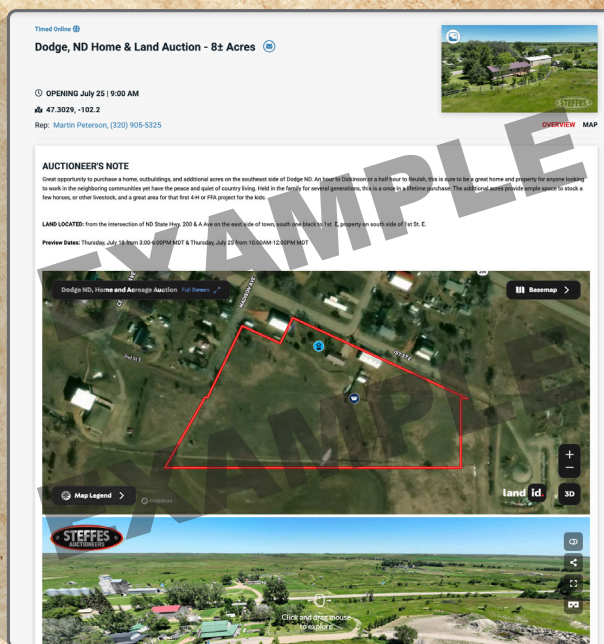
- Always bid on a property toward a price.
- Establish that price before the bidding begins. By doing this you will avoid getting caught up in the auction excitement and pay a price that is too high for the market or one that you cannot afford. It will also make you confident to bid to your established fair market value. Many bidders who do not plan ahead end up with regrets after the auction because they were too nervous or uncertain about their judgment to bid.

THE BIDDING STRATEGY

- Research and know the value of the property.
- Have your financing arranged before the auction.
- Establish your highest and best bid before the bidding begins.
- Make your bids promptly to force other bidders up or out without delay.

Please note the bidding will not close until there has been no bidding activity for a period of 4 minutes. This is accomplished through the bid extension feature of our website. Bids placed within the last 4 minutes of the auction will extend the auction an additional 4 minutes. Bid extensions continue and the auction does not end until there are no bids for 4 minutes. Our goal is to realize the highest return to the seller, and satisfy all interested parties.

This is an AUCTION! To the Highest Bidder. The bidding will not close and property will not be sold until everyone has had the opportunity to make their highest and best bid. PLEASE NOTE THIS IS A SAMPLE FOR THE TIMED ONLINE BIDDING PLATFORM AND DOES NOT REPRESENT THIS AUCTION SALE!



Lots with this symbol are linked together throughout the entire auction and will close together.

SEPTEMBER & OCTOBER 2024

S	M	T	W	TH	F	S
PREVIEW 29	30	1	2	3	4	PREVIEW 5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	OPENS 23 CLOSES 30	24	25	26
27	28	29		31		

CHEYENNE, WY - LARAMIE COUNTY

Land Located: From exit 367 of I-80 on the east side of Cheyenne, WY, south & east on Campstool Rd. 9.3 miles to the Intersection of Campstool Rd. and Co. Rd. 207, then continue east 0.8 miles, property is on north side of the road. **(OR)** From exit 377 of I-80 9.6 miles east of Exit 367, then south on Missile Rd. 4.2 miles to its intersection with Co. Rd. 207, then west 1 mile, property on north side of the road

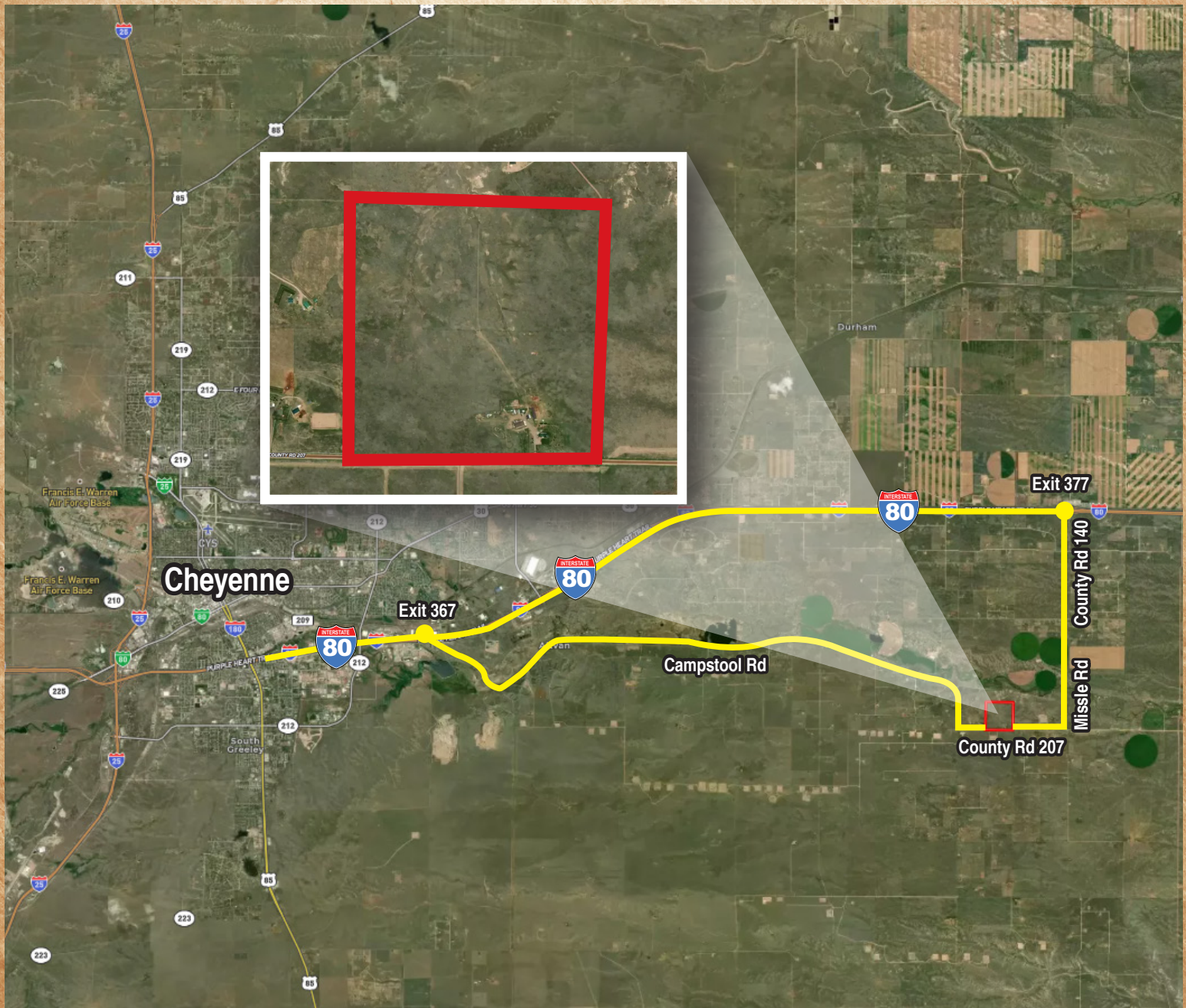
Description: 159± acres in Section 9-13-64

Total Acres: 159±

Home Address: 3888 County Road 207, Cheyenne, WY 82007

PID #'s: 13640940000400, 13640940000300, 13640940000200, 13640940000100

Taxes (2023): \$3,553.27



*Lines are approximate

CHEYENNE, WY - LARAMIE COUNTY

TOP ATTRIBUTES OF HOME & PROPERTY:

· CUSTOM BUILT LOG HOME · HORSE & LIVESTOCK STALLS · CUSTOM BUILD COLD AIR RETURNS · JETTED TUB · CULTURED STONE ACCENTS · ROCK & LOG BAR · FINISHED BASEMENT

4,682 sq. ft. Custom Built Log Home w/1,020 sq. ft. Attached Double Stall Garage Details: 6-Bedroom, 5-Bathroom, 400 sq. ft. concrete patio front of house, 336 sq. ft. concrete patio rear of house.

Main Floor: 2,138 sq. ft., tiled floors, gutters, down spouts.

- 216 sq. ft. laundry room with (2) washer and dryer sets (included), cabinets & countertop
- 350 sq. ft. kitchen, 5-burner gas range, GE under/lower oven, GE Advantium Oven, GE Dishwasher, hickory cabinets, center island/bar (4) wood chairs, with overhead pan rack, open area w/small round table and chair set.
- 150 sq. ft. dining room, large wood table w/(6) wood chairs.
- 432 sq. ft. living room, gas fireplace, vaulted ceilings
- 360 sq. ft. primary bedroom, 110 sq. ft. 4-piece bath: tub, shower (stone walls), single bay sink and stool, (2) 40 sq. ft. walk in closets.
- 24 sq. ft. half bath/powder room near kitchen, pedestal sink, stool, and mirror

Basement: 2,138 sq. ft., 36" wide stairs, tiled floors

- 165 sq. ft. secondary primary bedroom, 110 sq. ft. dressing room, 72 sq. ft. 5-piece bath, jetted tub, shower, double bay sink and stool, (2) walk in closets.
- 231 sq. ft. family room
- 231 sq. ft. bedroom, (2) closets, walk in closet (all content excluded)
- 156 sq. ft. bedroom, large closet
- 40 sq. ft. bath: tub/shower, single bay sink and stool
- 110 sq. ft. bonus room (weight equipment excluded)
- (2) 50 gal. water heaters, water softener, Lennox furnace. (thermostat for each level of home)

Upper Level: 406 sq. ft., wood flooring

- 176 sq. ft. bedroom
- 156 sq. ft. bedroom
- 55 sq. ft. bath: tub/shower, single bay sink, stool
- 116 sq. ft. sitting loft

Attached Double Stall Garage: 1,020 sq. ft., new exterior concrete pad

- Secondary entry to basement
- Finished with insulated sheetrock ceiling
- 8'x16' insulated O/H door with electric opener



CHEYENNE, WY - LARAMIE COUNTY**Outbuildings:**

Shop: 5,000 sq. ft. red iron building insulated side walls and roof

- Concrete floors
- 9,000 lb. Cap. Rotary Lift (included)
- (2) 12'x14' O/H doors with lift primary openers
- (4) Space-Ray infrared gas heaters
- Quincy air compressor (excluded)
- Utility room, water heater
- 1,500 sq. ft. mezzanine along north wall (4) separate rooms below.
- 384 sq. ft. storage room
- (2) exterior walk-through doors
- Bath: double bay sink, stool
- Shared septic with barn (located SE of shop)

Barn: 2,688 sq. ft., dirt floors

- 840 sq. ft. tack room concrete floors, finished, heated, power, water, bath.
- Hay storage bay with 5'x8' O/H door.
- Additional Hay / Equipment storage bay with 5'x8' O/H door.
- (6) stalls with 5'x7' exterior openings to stall runs furthest north run has larger pen and access to two openings in barn, power, and water.

North Garage: 960 sq. ft. (Post Frame Structure)

- Heated, insulated, spray foam ceiling, wall A/C unit
- Concrete floors
- 16'x6' O/H door w/opener
- Water accessible

South Garage: 960 sq. ft. (Post Frame Structure)

- Unfinished
- Concrete floors
- 12'x8' O/H door
- Power

Kennel: 888 sq. ft.

- 120 sq. ft. insulated shed (center)
- (2) 384 sq. ft. lean-to
- Fenced area with water

General Property Notes:

- (2) 500 gal. propane tanks, 1 near north garage, 1 near Shop (Leased)
- 1,000 gal. propane tank by House (Leased)
- Modern well approx. 250' deep, presser tank and controls near well
- (2) RV Hook Ups
- House septic tank (east of home)
- Exterior sprinkler system surrounding home
- (3) yard hydrants
- Electrical service provided by High West Energy

Please Note: All personal property excluded unless otherwise stated and will be removed prior to real estate closing.

LARAMIE COUNTY
TAMMY L. DEISCH, Treasurer
2024 TAX BILL

1

(307)633-4225
www.laramiecounty.com/_departments/_treasurer/

P.O. BOX 125
 CHEYENNE, WY 82003

District 0204
Local Number 42210000300000
Acct. No. R0000970
State Number 13640940000300

Assessed Valuation

Real Estate Value	511
Improvements/Buildings Value	0
Personal Property Value	0
Veteran's Exemption Value	0
Total Valuation	511
Levy	68.710

Total Tax \$35.11

First Installment \$17.56

Delinquent after November 12, 2024

Second Installment \$17.55

Delinquent after May 12, 2025

Address changed? Notify the County Assessor at (307)633-4307

Legal Description

LOCATION: ROAD 207

SURVEY: CAMPSTOOL RANCHETTES: TRACT 3, BEING A POR OF THE SW1/4 SE1/4 SEC 9-13-64

If you have sold this property and are not responsible for payment, please forward this bill to the responsible party or to this office

DUE DATES AND PAYMENT INFORMATION

First installment is delinquent after November 12, 2024. Second installment is delinquent after May 12, 2025.

Any delinquent installment will bear interest at 18%.

Interest on first installment will be forgiven if TOTAL TAX is paid ON OR BEFORE December 31, 2024

Tax bills are always sent directly to taxpayers. Mortgage companies are provided tax information electronically.

Please contact your mortgage company directly if in doubt about payment responsibility.

THIS IS THE ONLY BILL YOU WILL RECEIVE!

TAX DOLLAR USE

TAXING AUTHORITY	LEVY	AMOUNT
GENERAL COUNTY	10.00	5.10
COUNTY LIBRARY	2.00	1.02
WEED & PEST	.50	.26
CONSERVATION DISTRICT	.50	.26
COMMUNITY COLLEGE	5.71	2.92
COUNTY SCHOOL FUND	6.00	3.06
SCHOOL DIST #2	26.00	13.28
STATE SCHOOL FUND	12.00	6.13
FIRE DISTRICT #4	3.00	1.54
EAST LANDFILL	3.00	1.54
TOTAL	68.71	35.11

PROPERTY TAX RELIEF PROGRAMS

Property Tax Relief	County Treasurer 633-4225
<i>Application deadline is on or before the 1st Monday in June each year.</i>	
Veterans Exemption	County Assessor 633-4307
<i>Veterans must apply after January 1st & before the 4th Monday in May.</i>	
Tax Rebate for Elderly & Disabled	Dept of Health 635-2435
<i>Applications must be postmarked no later than August 30, 2024</i>	

Please detach and return the installment coupons provided below with payment to:

Laramie County Treasurer
 P.O. Box 125
 Cheyenne, WY 82003

OR

PAY YOUR 2024 TAX ONLINE AT:
www.laramiecounty.com/_departments/_treasurer/



LARAMIE COUNTY

1

TAMMY L. DEISCH, Treasurer
2024 TAX BILL

(307)633-4225

www.laramiecounty.com/_departments/_treasurer/

P.O. BOX 125

CHEYENNE, WY 82003

District 0204
Local Number 42210000400000
Acct. No. R0000971
State Number 13640940000400

Assessed Valuation

Real Estate Value 1,780
 Improvements/Buildings Value 49,426
 Personal Property Value 0
 Veteran's Exemption Value 0
 Total Valuation 51,206
 Levy 68.710

Total Tax \$3,518.36

First Installment \$1,759.18

Delinquent after November 12, 2024

Second Installment \$1,759.18

Delinquent after May 12, 2025

Address changed? Notify the County Assessor at (307)633-4307

Legal Description

LOCATION: 3888 ROAD 207

SURVEY: CAMPSTOOL RANCHETTES: TRACT 4, BEING A POR OF THE SE1/4 SE1/4 SEC 9-13-64

If you have sold this property and are not responsible for payment, please forward this bill to the responsible party or to this office

DUE DATES AND PAYMENT INFORMATION

First installment is delinquent after November 12, 2024. Second installment is delinquent after May 12, 2025.

Any delinquent installment will bear interest at 18%.

Interest on first installment will be forgiven if TOTAL TAX is paid ON OR BEFORE December 31, 2024

Tax bills are always sent directly to taxpayers. Mortgage companies are provided tax information electronically.

Please contact your mortgage company directly if in doubt about payment responsibility.

THIS IS THE ONLY BILL YOU WILL RECEIVE!

TAX DOLLAR USE

PROPERTY TAX RELIEF PROGRAMS

TAXING AUTHORITY	LEVY	AMOUNT
GENERAL COUNTY	10.00	512.06
COUNTY LIBRARY	2.00	102.42
WEED & PEST	.50	25.60
CONSERVATION DISTRICT	.50	25.60
COMMUNITY COLLEGE	5.71	292.38
COUNTY SCHOOL FUND	6.00	307.24
SCHOOL DIST #2	26.00	1,331.34
STATE SCHOOL FUND	12.00	614.48
FIRE DISTRICT #4	3.00	153.62
EAST LANDFILL	3.00	153.62
TOTAL	68.71	3,518.36

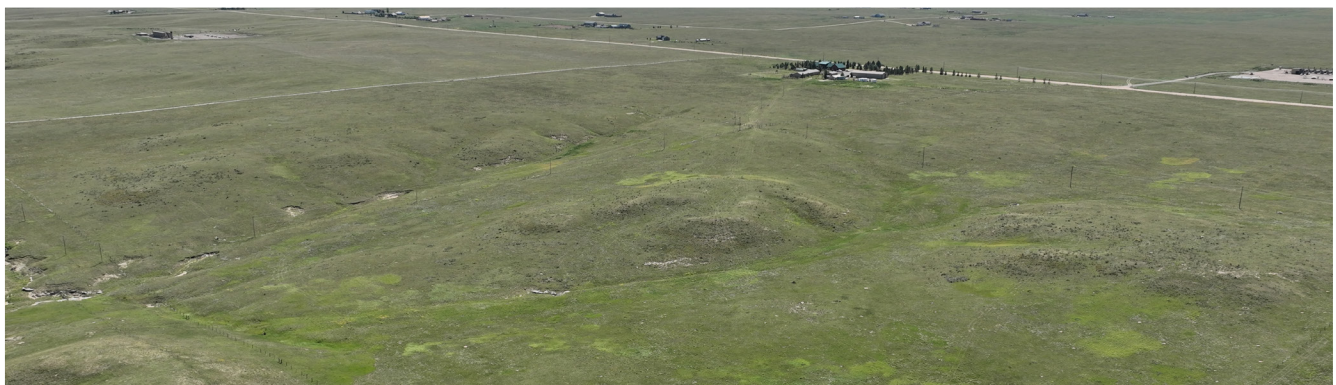
Property Tax Relief <i>Application deadline is on or before the 1st Monday in June each year.</i>	County Treasurer 633-4225
Veterans Exemption <i>Veterans must apply after January 1st & before the 4th Monday in May.</i>	County Assessor 633-4307
Tax Rebate for Elderly & Disabled <i>Applications must be postmarked no later than August 30, 2024</i>	Dept of Health 635-2435

Please detach and return the installment coupons provided below with payment to:

Laramie County Treasurer
 P.O. Box 125
 Cheyenne, WY 82003

OR

PAY YOUR 2024 TAX ONLINE AT:
www.laramiecounty.com/_departments/_treasurer/



LARAMIE COUNTY

1

TAMMY L. DEISCH, Treasurer
2024 TAX BILL

(307)633-4225

www.laramiecounty.com/_departments/_treasurer/

P.O. BOX 125

CHEYENNE, WY 82001

			Assessed Valuation	
District	Local Number	Acct. No.	Real Estate Value	442
0204	42210000500000	R0000968	Improvements/Buildings Value	0
	State Number		Personal Property Value	0
	13640940000100		Veteran's Exemption Value	0
			Total Valuation	442
			Levy	68.710
			Total Tax	\$30.37
			First Installment	\$15.19
			Delinquent after November 12, 2024	
			Second Installment	\$15.18
			Delinquent after May 12, 2025	

Address changed? Notify the County Assessor at (307)633-4307

Legal Description

LOCATION: ROAD 207

SURVEY: CAMPSTOOL RANCHETTES: TRACT 5, BEING A POR OF THE NE1/4 SE1/4 SEC 9-13-64

If you have sold this property and are not responsible for payment, please forward this bill to the responsible party or to this office

DUE DATES AND PAYMENT INFORMATION

First installment is delinquent after November 12, 2024. Second installment is delinquent after May 12, 2025.

Any delinquent installment will bear interest at 18%.

Interest on first installment will be forgiven if TOTAL TAX is paid ON OR BEFORE December 31, 2024

Tax bills are always sent directly to taxpayers. Mortgage companies are provided tax information electronically.

Please contact your mortgage company directly if in doubt about payment responsibility.

THIS IS THE ONLY BILL YOU WILL RECEIVE!

TAX DOLLAR USE			PROPERTY TAX RELIEF PROGRAMS	
TAXING AUTHORITY	LEVY	AMOUNT	Property Tax Relief	County Treasurer 633-4225
GENERAL COUNTY	10.00	4.42	Application deadline is on or before the 1st Monday in June each year.	
COUNTY LIBRARY	2.00	.88	Veterans Exemption	County Assessor 633-4307
WEED & PEST	.50	.22	Veterans must apply after January 1st & before the 4th Monday in May.	
CONSERVATION DISTRICT	.50	.22	Tax Rebate for Elderly & Disabled	Dept of Health 635-2435
COMMUNITY COLLEGE	5.71	2.54	Applications must be postmarked no later than August 30, 2024	
COUNTY SCHOOL FUND	6.00	2.66	Please detach and return the installment coupons provided below with payment to: Laramie County Treasurer P.O. Box 125 Cheyenne, WY 82003 OR PAY YOUR 2024 TAX ONLINE AT: www.laramiecounty.com/_departments/_treasurer/	
SCHOOL DIST #2	26.00	11.49		
STATE SCHOOL FUND	12.00	5.30		
FIRE DISTRICT #4	3.00	1.32		
EAST LANDFILL	3.00	1.32		
TOTAL	68.71	30.37		



LARAMIE COUNTY

1

(307)633-4225

TAMMY L. DEISCH, Treasurer
2024 TAX BILL

www.laramiecounty.com/_departments/_treasurer/

P.O. BOX 125

CHEYENNE, WY 82003

District 0204
Local Number 42210000600000
Acct. No. R0000969
State Number 13640940000200

Assessed Valuation

Real Estate Value 416
 Improvements/Buildings Value 0
 Personal Property Value 0
 Veteran's Exemption Value 0
 Total Valuation 416
 Levy 68.710

Total Tax \$28.58

First Installment \$14.29

Delinquent after November 12, 2024

Second Installment \$14.29

Delinquent after May 12, 2025

Address changed? Notify the County Assessor at (307)633-4307

Legal Description

LOCATION: ROAD 207

SURVEY: CAMPSTOOL RANCHETTES: TRACT 6, BEING A POR OF THE NW1/4 SE1/4 SEC 9-13-64

If you have sold this property and are not responsible for payment, please forward this bill to the responsible party or to this office

DUE DATES AND PAYMENT INFORMATION

First installment is delinquent after November 12, 2024. Second installment is delinquent after May 12, 2025.

Any delinquent installment will bear interest at 18%.

Interest on first installment will be forgiven if TOTAL TAX is paid ON OR BEFORE December 31, 2024

Tax bills are always sent directly to taxpayers. Mortgage companies are provided tax information electronically.

Please contact your mortgage company directly if in doubt about payment responsibility.

THIS IS THE ONLY BILL YOU WILL RECEIVE!

TAX DOLLAR USE

TAXING AUTHORITY	LEVY	AMOUNT
GENERAL COUNTY	10.00	4.16
COUNTY LIBRARY	2.00	.84
WEED & PEST	.50	.20
CONSERVATION DISTRICT	.50	.20
COMMUNITY COLLEGE	5.71	2.38
COUNTY SCHOOL FUND	6.00	2.50
SCHOOL DIST #2	26.00	10.82
STATE SCHOOL FUND	12.00	5.00
FIRE DISTRICT #4	3.00	1.24
EAST LANDFILL	3.00	1.24

PROPERTY TAX RELIEF PROGRAMS

Property Tax Relief County Treasurer 633-4225
 Application deadline is on or before the 1st Monday in June each year.
Veterans Exemption County Assessor 633-4307
 Veterans must apply after January 1st & before the 4th Monday in May.
Tax Rebate for Elderly & Disabled Dept of Health 635-2435
 Applications must be postmarked no later than August 30, 2024

Please detach and return the installment coupons provided below with payment to:

Laramie County Treasurer
 P.O. Box 125
 Cheyenne, WY 82003

OR

PAY YOUR 2024 TAX ONLINE AT:
 www.laramiecounty.com/_departments/_treasurer/

TOTAL 68.71 28.58











Kitchen



Dining Room



Living Room



Main Floor Primary Bedroom



Main Floor Primary Bathroom



Basement



Basement



Basement



Basement



Basement



CHEYENNE WYOMING

RedDiamond.RealEstate | (970) 573-2814 | 3001 Henderson Dr, Ste M, Cheyenne, WY 82001

SteffesGroup.com | (701) 237-9173 | 14083 51st St NW, Williston, ND 58801