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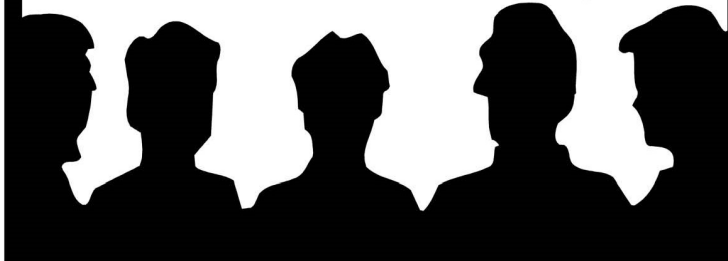
### **Sitting on the fence?**

Not sure how to time the sale of your Sand Creek property?

Buyer motivation can be unpredictable, so let's not get caught missing the best time to show your property.

Give me a call and we'll talk about the benefits and game plan for 2025!

Bill McClelland, Broker



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**307-742-6335**

**www.all-in-one-plumbing.com**

**370 N 3rd St, Laramie WY 82072**



Kathy Mahaffey comes from a Farming Background since childhood in Fremont County, Wyoming. Her Grandparents immigrated from Germany to Scottsbluff Nebr, (raising sugar beets) then Loveland CO, later, Torrington Wyo and finally homesteading in the Missouri Valley (Between Shoshoni and Riverton).



I am an Independent Small Business. I have a Broker's License in Colorado and Wyoming. For almost 4 decades, 25 of those years I was affiliated with RE/MAX. I can say that I do have experience in Single Family, Income Producing Properties as well as Land, Farm and Ranches.

My Oldest Sister introduced us to Sand Creek. She was an original owner from the 70's. She sold...We bought!! We now have our 40 acres and have a little cabin! Proud to say she is now with The House of Representatives in Utah. Giving Back

I do have several designations through my Real Estate Career which means that I believe in Education. I am currently a candidate for My ALC Designation. This means a lot. Only 1% of the Brokers across the nation receive this. Part of this is Education, a Million Dollars in Land Sales, Letters and then Going before a Board in Chicago. This usually takes years. I am pleased to say that it has not taken me that long. I am in a waiting state at this time.

You are welcome to call me at any time if you are looking to Sell or Purchase property anywhere in Colorado or Wyo. I have sold several parcels in Sand Creek. I take my profession seriously and will do my best. I belong to several Multiple Listing Services including Laramie Wy, Cheyenne WY, Fort Collins-Denver CO. NAR,CAR,WAR. I am a REALTOR. I have a Code of Ethics. Respectfully, Kathy



**Kathy Mahaffey Real Estate Services, LLC | 970-689-5566 | ColoradoBroker2020@gmail.com**





Have questions about the real estate market in Northern Colorado? Is it the right time for you to buy or sell? We welcome your call and are happy to answer your questions.

Steady as it goes. The current land sales in Sand Creek Park, range in price from \$78,000 to \$200,000. Cabin sales over the past year sold from \$275,000 up to \$445,000. 10 sales in 2024!

With a love for the outdoors and respect for this beautiful area, we are honored to help you through this process... give us a call for more details.

NorthWest Real Estate, family owned business since 1998, serving Larimer County, CO.



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