

FREE!
Volume 10, Issue 8

MOAB AREA real estate

SEPTEMBER-OCTOBER 2026

MAGAZINE



**'Bringing the
community-fun vibes'**

Red Rock Arts Festival
returns September 25-27

Also inside... The area's most complete real estate listings | Top tips for Moab home sellers



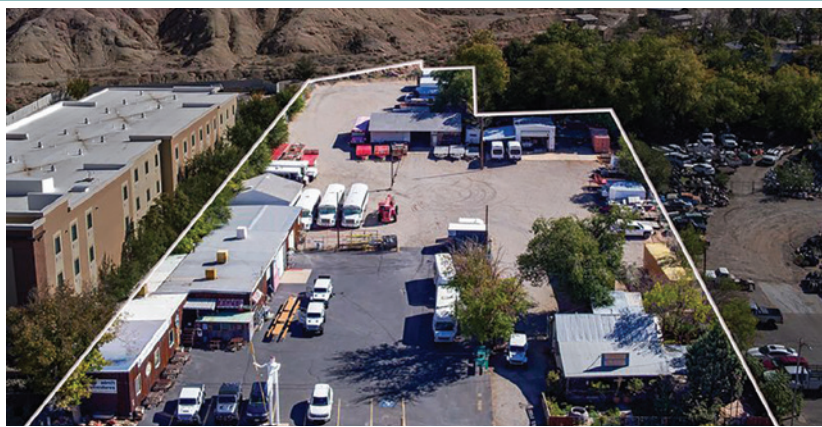
Closing cost credit or seller financing
MLS#1893696 | \$259,000
Moab Living | KW Success (See page 26)



Unique property with stream
MLS#2118875 | \$589,000
Realtypath (Moab) (See page 39)



Beauty in Castle Valley
MLS#2179965 | \$1,250,000
Moab Premier Properties (See page 2)



MAIN ST. EXCELLENT LOCATION FOR TOURIST OUTFITTER OR DEVELOPMENT

1.92 acres & 197 ft. of Hwy. frontage of C-3 Zoned property with buildings, without business. Adjacent property available, too!

Price: \$3,750,000 | MLS#2151788



LOCATION! LOCATION! LOCATION!

90 S. Main retail with east-facing frontage, afternoon shade, rear parking, prime downtown shopping location.

Price: \$ 1,200,000 | MLS#2150261

NEW PRICE REDUCTION



LOVELY BRICK HOME ON SPACIOUS CORNER LOT

Close to schools and downtown, custom 5-bed, 3-bath home with hardwood floors, 3,731 sq. ft., 2-car garage.

Price: \$850,000 at just \$228 per sq. ft.
MLS#2074164



LARGE HOME WITH 5 BEDROOMS (3 LEVELS)

Castle Valley home & property with spectacular/unobstructed views in nicer neighborhood w/no junk. Superb location. Great water culinary & irrig. Best dirt in valley. 3356 sq. ft. home cheapest price per sq. ft. Small indoor pool house/sunroom/greenhouse needs little TLC. Fireplace. Small outbuilding with roll-up door. New perimeter fence. Stucco nurture colors. Deck off of upstairs, large deck at main level with views of Castle Rock.

Price: \$850,000 | MLS#2093650



BEAUTY IN CASTLE VALLEY— 113 PACE LANE

Energy efficient home on one level with 3 beds and 2 baths, 3 car garage, in ground swimming pool & detached shop/garage. Pristine water well and at end of cul-de-sac.

Price: \$ 1,250,000 | MLS#2179965

NEW LISTING!



LOVELY CASTLE VALLEY HOME

Stucco exterior and metal roof for easy maintenance. Courtyard stucco wall with textured and colored concrete floor. Lovely flagstone patio on Westerly side. A-1 pristine water well.

Price: \$700,000 | MLS#2148311



CASTLE VALLEY SPLENDOR

Lot 437 Rimrock Lane on 6 acres with well and ditch shares. Ready to farm and build. Dynamic views!

Price: \$550,000 | MLS#2122104



OLD AIRPORT SUBDIVISION AT OLD LASAL

All with water well drilled and seller financing: 15 % down payment, 15 years at 6 % interest
Lot 1-\$140,350 | 2-\$142,100 | 4-\$171,500 | 5-\$160,450
6-\$121,800 | 7-\$141,400 | 8-\$142,450

MLS#2120018 thru 2120024



JANIE TUFT

435.260.1572
janietuft@gmail.com
478 S. Mill Creek Dr., Moab
moabpremier.com



SPRING DRAW AT OLD LASAL

Lot 2 Seller Financing: 15% down payment, 15 years at 6% interest.

Price: \$170,700 | MLS#2120004

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Graphic design: **Kristal Franklin**
Advertising sales: **Andrew Mirrington**
Contributors: **Rachel Fixsen, Sharon Sullivan**
Photographer: **Murice D. Miller**
Contributing editor: **Julia Myers**
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P.O. Box 1328, Moab, UT 84532
(303) 817-7569
andrewmirrington@gmail.com
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Top: A vendor displays her handcrafted bolo ties at a previous Red Rock Arts Festival. [Photo by Robert Sterry]

Bottom: There are simple steps home sellers can take to give their home an edge in the market. Local Realtors share their best advice for a successful sale in this month's Moab Area Real Estate Magazine. [Courtesy photo]

Magazine front cover: A moment from the Red Rock Arts Festival's Paint in the Park event in 2025. This year's festival returns Sept. 25-27 with an array of events, including a street fest, live music, vendors, workshops and more. [Photo by Scotty Rogers]

Kim Kirks
REALTOR®



1369 LEGACY DRIVE
5.49 AC HDHO Zoning
\$825,000 | MLS 2181088



2610 LONG STREET, GREEN RIVER
72.63 AC | Development Parcel or Farm
\$2,500,000 | MLS 2090339



343 TAYLOR LANE, CASTLE VALLEY
7.2 AC
\$350,000 | MLS 2132374



1479 S WEST KAYENTA DR
5.22 AC
\$330,000 | MLS 2120739



2204 S ARENA ROJA
0.30 AC
\$269,000 | MLS 2144397

IF YOU ARE LOOKING FOR A REALTOR, TALK TO KIM.

"Kim was the listing agent for our home. When working with Kim; you have the advantage of a Realtor who knows, understands, and uses technology to market your home properly. She hires the best photographers. She wisely suggested that we use a professional stager so our home was presented in the best possible light. Its important in a competitive and a slower than usual market to present well. In addition, Kim is honest, forthright and takes the time to make sure you understand the selling process. She held multiple open houses, and with the help of her company; Berkshire Hathaway HomeServices, created marketing materials above and beyond what an average agent could produce. Real estate can be stressful; we definitely recommend that you work with an experienced professional who will walk you through the process and get results. Kim Kirks is the agent for you."

— Lynda D.



I've worn many hats—from wildland firefighter to property manager—but my true passion is helping people achieve their real estate goals while strengthening the Moab community one connection at a time. Whether you're buying your first home, a vacation retreat, or an investment property, I'll take the time to understand your vision and guide you at your pace. Let's connect and turn your goals into reality.

KIM KIRKS
REALTOR®

(801) 369-9184

kkirks@bhhsutah.com

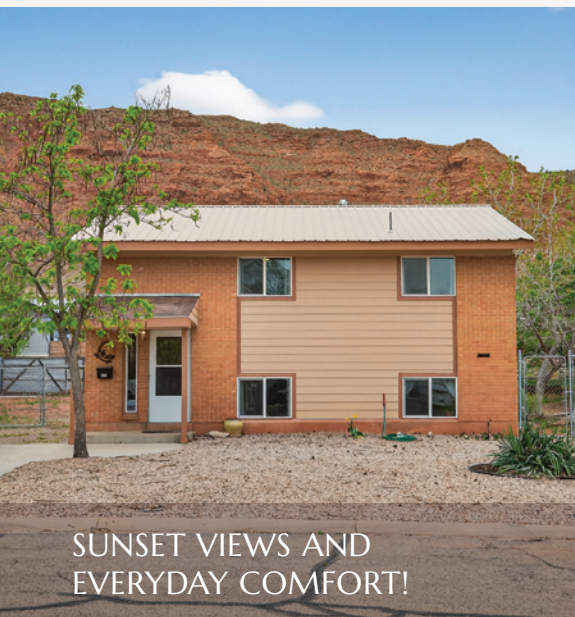
@moabhavenrealtor

Scan to View My Listings ►



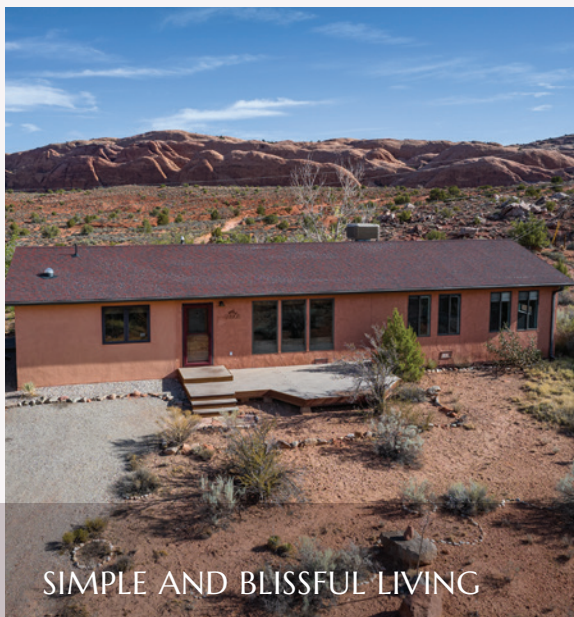
50 E Center Street | Moab, Utah

MOAB AND SURROUNDING AREA REAL ESTATE LIVE WHERE ADVENTURE BEGINS...



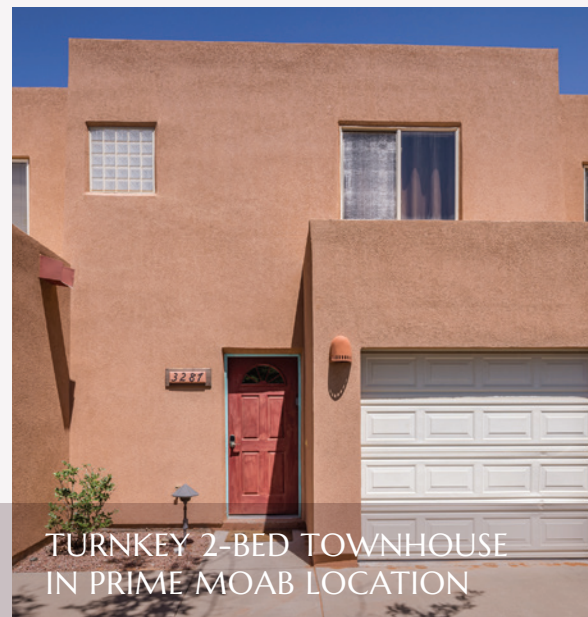
SUNSET VIEWS AND
EVERYDAY COMFORT!

430 Ute Cir
4 BD | 2 BA | 1,494 SF
\$535,000 | MLS 2147679



SIMPLE AND BLISSFUL LIVING

1687 Highland Drive
3 BD | 3 BA | 1,536 SF
\$675,000 | MLS 2181618



TURNKEY 2-BED TOWNHOUSE
IN PRIME MOAB LOCATION

3287 Fairway Loop
2 BD | 2 BA | 1,160 SF
\$524,900 | MLS 2171127

This 4-bedroom, 2-bath split-level home features 1,494 sq ft of bright, comfortable living space, featuring views of the Moab Rim and fully a fenced backyard.

Kerby Carlisle-Grant (720) 480-0890

This clean, 3-bedroom, 3-bathroom desert home offers effortless single-level living and incredible views. Highlighting an expansive covered back patio, xeriscaping, and privacy fence on .8 acres.

Angela Houghton (435) 260-0700

This fully furnished townhouse in a highly sought-after area of Moab is nightly rental approved, perfect for a low-maintenance second home or income-generating rental.

Nikole Andersen (801) 750-5280



NIKOLE
ANDERSEN
(801) 750-5280



ANGELA
HOUGHTON
(435) 260-0700



KIM
KIRKS
(801) 369-9184



SHANNON
MEREDITH
(435) 260-7484



JESSIQUA
ZUFELT
(435) 210-1171



JANET
THOMAS
(435) 760-0316



KERBY
CARLISLE-GRANT
(720) 480-0890



JACQUELYN
GUSTAFSON
(801) 870-4228



TARALYN
SMITH
(435) 938-1552



SHAUNA
WILLIAMS
(641) 638-1157



DOM
BAUER
(970) 312-1931



KRISTINA
MARTIN
(435) 210-1562

FROM SUNRISE HIKES IN ARCHES NATIONAL PARK TO SUNSET
VIEWS OVER CANYONLANDS NATIONAL PARK, DISCOVER
PROPERTIES SURROUNDED BY ENDLESS EXPLORATION.



2927 S East Bench Road
3 BD | 3 BA | 1,851 SF | 10.74 AC
\$2,850,000 | MLS 2121786
Kerby Carlisle-Grant (720) 480-0890



1521 S Highway 191
.89 Acre HC Zoning
\$875,000 | MLS 2179016
Jessiqua Zufelt (435) 210-1171



195 E 200 N
3 BD | 3 BA | 1,593 SF | 2.03 Acres
\$899,000 | MLS 1886992
Kerby Carlisle-Grant (720) 480-0890



12343 Sandflats Rd
3 BD | 3 BA | 1,692 SF
\$891,000 | MLS 2087124
Shannon Meredith (435) 260-7484



112 Badgers Bend
3 BD | 4 BA | 2,154 SF
\$2,950,000 | MLS 2171706
Jacquelyn Gustafson (801) 870-4228



314 Pueblo Ct
2 BD | 3 BA | 1,136 SF
\$449,000 | MLS 2156721
Angela Houghton (435) 260-0700

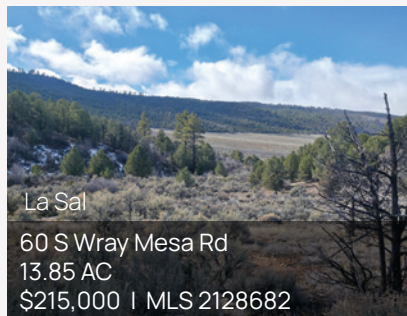


10 Pioneer Dr
2 BD | 1 BA | 920 SF | 0.33 Acres
\$380,000 | MLS 2111733
Shannon Meredith (435) 260-7484



La Sal
112 S Cottontail Ave
39 Acres
\$425,000 | MLS 2108731

Angela Houghton (435) 260-0700



La Sal
60 S Wray Mesa Rd
13.85 AC
\$215,000 | MLS 2128682

Dominic Bauer (970) 312-1931



Green River
2220 N Long Street
11.96 Acres | A-1 Zoning
\$250,000 | MLS 2090353

Kim Kirks (801) 369-9184



1261 Rubican Trl, M19
.08 Acres RV Pad
\$245,000 | MLS 2097836

Kerby Carlisle-Grant (720) 480-0890



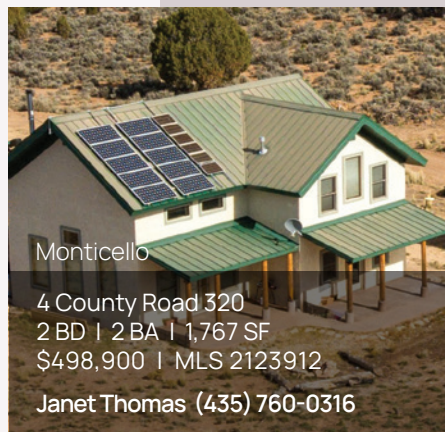
1261 N Main Rubicon Trail #R54
0.08 AC
\$225,000 | MLS 2183248
Kim Kirks (801) 369-9184



1590 S Highway 191
1 Acre Commercial
\$725,000 | MLS 2174718
Kerby Carlisle-Grant (720) 480-0890



2331 Mesa Rd D12 / 2331 Mesa Rd D5
3 BD | 2.5 BA | 1,610 SF | \$929,000
3 BD | 3.5 BA | 1,610 SF | \$849,000
Nikole Andersen (801) 750-5280



Monticello
4 County Road 320
2 BD | 2 BA | 1,767 SF
\$498,900 | MLS 2123912
Janet Thomas (435) 760-0316



3853 S Red Valley Circle #17-A4
2 BD | 3 BA | 1,380 SF
\$519,000 | MLS 2117422
Nikole Andersen (801) 750-5280



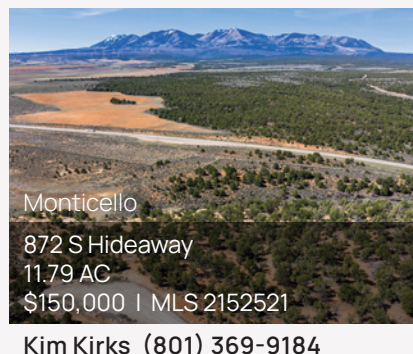
2182 Salida Del Sol
5 BD | 3.5 BA | 3,716 SF
\$1,395,000 | MLS 2137630
Shannon Meredith (435) 260-7484



1261 N Main Rubicon Trl #R55
0.09 Acres
\$239,900 | MLS 2176215
Kerby Carlisle-Grant (720) 480-0890



La Sal
113 Libson Valley Road
3 BD | 2 BA | 2,951 SF
\$199,000 | MLS 2176756
Jessicca Zufelt (435) 210-1171



Monticello
872 S Hideaway
11.79 AC
\$150,000 | MLS 2152521
Kim Kirks (801) 369-9184



32 W Austin Ct
1.32 Acres
\$88,000 | MLS 2129994
Kerby Carlisle-Grant (720) 480-0890



49 W Ryan Ct, Moab
1.33 Acres
\$89,000 | MLS 2128948
Shannon Meredith (435) 260-7484



32 S Elk Mountain Ave
3.78 Acres
\$88,000 | MLS 2108720
Angela Houghton (435) 260-0700



THE BLAKE WALKER GROUP

THE BLAKE WALKER GROUP

was founded by Heidi Blake and Landen Walker after years of working together in real estate. Today, the team includes seven experienced agents with more than 50 years of combined industry expertise. The group offers comprehensive services including investment property specialization, residential sales, licensed commercial representation, and long-term property management. As trusted local experts, the Blake Walker Group is your go-to real estate team for Moab and the surrounding areas.



Heidi Blake
435-260-8185



Landen Walker
435-260-2801



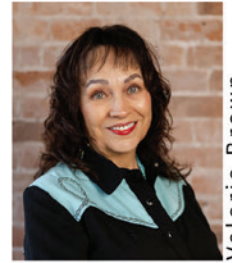
Kali Bischoff
435-260-9906



Reina Every
435-260-1542



Gina Giffin
303-419-1192



Valerie Brown
435-260-2808



MLS 2172398

180 Shafer Lane, Castle Valley, Utah
Heidi Blake, 435-260-8185



MLS 2179800

11830 South Hwy. 191 Moab, UT
Kali Bischoff, 435-260-9906



MLS 2181963

65 North Clark Street, Green River, Utah
Heidi Blake, 435-260-8185



MLS 2145952

16 West Cobble Lane, Bluff, Utah
Reina Every, 435-260-1542

BERKSHIRE HATHAWAY | **UTAH PROPERTIES**
HOME SERVICES

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4491 South Vista Verde
Gina Giffin, 303-419-1192



27 Lidia Circle
Landen Walker, 435-260-2801



65 North McElhaney Drive
Valerie Brown, 435-260-2808



160 South Joe Wilson Drive
Reina Every, 435-260-1542



247 North Bobbie Lane, LaSal, Utah
Valerie Brown, 435-260-2808



SCAN FOR
MORE INFO

AGENT SPOTLIGHT VALERIE BROWN

REALTOR 435-260-2808



FORMER TOURING AND
RECORDING MUSIC ARTIST



20+ YEARS OF
EXPERIENCE

LOVES RIVER RAFTING, HIKING
AND EXPLORING ROCK ART.

DISTINGUISHED SERVICE
AWARD RECIPIENT

I find it gratifying to help my
real estate clients fulfill their
dreams of land and home
ownership in this amazing area.





THE BLAKE WALKER GROUP

Heidi Blake
Associate Broker
435-260-8185



4635 East Sunny Acres Drive - Moab, Utah

MLS# 2171064

Heidi Blake, 435-260-8185

This well-maintained 4-bedroom, 2.5-bathroom home offers a spacious layout designed for both everyday living and entertaining. Inside, you'll find generous living areas filled with natural light, gas fireplace, a functional floor plan, and comfortable bedrooms that provide plenty of space for family and guests. The home's inviting atmosphere makes it easy to imagine settling in and making it your own. Outside, the property truly shines with a large 1500 square foot shop/garage. Whether you're a hobbyist, need extra storage, or simply appreciate additional workspace, this impressive shop is a standout feature.



4297 Beeman Drive - Moab, Utah

MLS# 2171954

Heidi Blake, 435-260-8185

Beautifully remodeled 4-bedroom, 2-bath home offers the perfect blend of comfort, style, and space. The stunning custom kitchen features gorgeous leathered granite countertops, stainless appliances, abundant custom cabinetry and a large pantry for storage. The large center island serves as the perfect gathering place for family and friends. The spacious layout and updated finishes are seen throughout the 4 comfortable bedrooms. The 2 bathrooms are magical, one with a stunning walk-in shower and one with a massive tub. The home sits perfectly on a full acre with breathtaking views out the expansive windows of both the iconic red rock Moab Rim and the majestic La Sal Mountains.



BERKSHIRE HATHAWAY | UTAH PROPERTIES
HOME SERVICES

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jumbos, condo hotels*, conventional, FHA, VA,
and Reverse Mortgage*.
Your LOCAL
mortgage specialist.



LOVING · LIVING · LENDING



THE MOAB LIFESTYLE!



LISA LUNDQUIST
Senior Loan Officer NMLS# 268664
435.659.1390 | lisal@vfund.com
1389 Center Dr. Suite 200, Office 221, Park City, UT

Veritas Funding NMLS#252108 is an Equal Housing Lender. This is not an offer of credit or commitment to lend. *Veritas Funding brokers these loans.

VERITASFUNDING

‘BRINGING *the community-fun* VIBES’

Red Rock Arts Festival returns September 25-27

Written by Rachel Fixsen

Moab’s Red Rock Arts Festival celebrates music, theater, visual art and crafts, and adds hometown flavor with community participation. This year will see the return of Street Fest, on Saturday, Sept. 26, where 100 North is closed to traffic and packed with vendors and a stage, while the Moab Arts Center will host concurrent workshops and a gallery exhibit.

“On Sunday (the festival’s 3rd day), we’re going to be off site,” says Kelley McInerney, arts and special events director for Moab Arts. She and her staff wanted to make use of more of the city’s parks and facilities, and will try out a new “make-and-meander” format on the Mill Creek pathway. On Sunday afternoon, there will be a picnic theater performance at Rotary Park.

The 2025 Street Fest at the Red Rock Arts Festival.
[Photo by Scotty Rogers]





SPEED
LIMIT
20

OFF-HIGHWAY
VEHICLES
15

VISUAL ART

Work from local multi-media artist Randy Goldtooth is already on display in the Moab Arts Center gallery, and will remain there through the festival. Detailed and colorful drawings, paintings, and mixed media work show Goldtooth's versatility.

Goldtooth grew up in Rock Point, Arizona on the Navajo Reservation. He and his brothers used to sit at a table after dark and try to outdraw each other by the light of a kerosene lamp. His grandmother, mother and aunt were all weavers, and he remembers staying at his grandmother's house and waking up in the small hours of the morning to the sound of her weaving.

"I guess it runs in the family," Goldtooth says of his artistic talent. He moved to Moab when he was a teenager and worked while also going to school. After high school he worked in restaurants, and drew a little bit here and there, but wasn't serious about it until around 2019. He moved from living with family, to a place of his own where he had more space to work and decided to devote serious effort into his art.

He's entirely self-taught, and likes to challenge himself by trying out



new mediums. His first attempt at watercolor was a painting of Delicate Arch with a Native chief in the background.

"Somebody bought it – I guess it came out pretty good, first try," he says.

He works on a few pieces at a time, putting one aside when he needs a break from it and switching to another, until he feels they're complete. He's meticulous about

details. Rock formations and animals like bison and ravens are motifs in the show – one piece is called "Missing Raven," so titled because Goldtooth had set it aside and forgotten about it, and came across it a couple years later while going through things in his house.

Goldtooth has been selling his work at Moab's Arts & Ag markets for a few years, but this is his first gallery show.





FRIDAY

The public is invited to contribute to the community mural on Friday, September 25.

"We loved the community mural we did in 2024," McInerney says. "It was really fun to have people just stumble upon it, or know it was going on and come to paint. It's a fun way to add to our public art collection, and have that community participation."

This year's mural will be on a wall along the path near the middle and high schools. A Grand County High School art teacher is coordinating with students to design it. Independent images will be arranged like a mosaic to create a complete piece, and community members are invited to help paint it in.

"The theme is things that are relevant to Moab that the kids relate

to – whether that's bikes or rock features or local flora and fauna," McInerney says.

On Friday evening, Moab Arts will host Bingo, with art-themed prizes, including some donated items.

"A lot of stuff we're doing is a little bit 'throwback,'" McInerney says, including the Bingo. "We're just trying to bring that community-fun vibe."

Opposite page top: Work by local multi-media artist Randy Goldtooth will be on display prior to and during the festival. [Photo from Facebook] **Bottom, left:** Off Grid Studio's Celine Gordon, at the "Grounded Color: Earth Pigment Workshop" that she led at a previous Red Rock Arts Festival. [Photo by Murice D. Miller] **Middle:** A participant at a rock-wrapping workshop displays her creation. [Photo by Murice D. Miller] **Right:** The "Intuitive Painting Exploration Workshop" at the 2025 festival. [Photo by Murice D. Miller] **This page:** Festival-goers are invited to help paint a community mural on Friday, Sept. 25. A community mural, seen here, was painted along Moab's Mill Creek Pathway during the festival in 2024. [Photo by Robert Sterry]



SATURDAY

Around 30 vendors have registered for booths at Saturday's Street Fest to offer their art, crafts, jewelry and activities. Local favorites, regional and traveling vendors, and a few who have never been to the festival before are signed up.

Live music is scheduled through the afternoon and into the evening. Folk/Americana duo Desert Heartstrings, from Springville, UT, will bring their harmonies and folk instruments to kick things off at 12:30, followed by Moab's own Taiko Dan drumming group.

Tae Popour of Tae & The Neighborly says she and her band love touring, and they're excited for their circuit of the West that includes Moab.

"I particularly love the more mountainous, more interesting landscapes, since I'm from the flat lands of Wisconsin," she says. The band hails from Green Bay, and includes Andy Welsch, Daniel Pingrey, William Deblaey, and Kelvin Kaspar. Popour had been performing as a solo artist before meeting her future bandmates, who lived in the same building as her, initially connecting not over music, but through shared

a love of baking, often lending each other ingredients.

As a band, Popour usually writes the lyrics and the "bones" of the songs, and then brings them to the others "to bring the magic to it and bring it to life, loudly," she says. She's inspired by Adrianne Lenker, Bahamas, and Leif Vollebekk. The band has been compared to Tedeschi Trucks Band and Alabama Shakes. Evocative lyrics and Popour's warm, earthy vocals command the listeners attention.

Tae & the Neighborly will be followed by a "kazoo-along," with audience members participating on kazoos found hidden around the festival.

The New York-based Brass Queens will end the lineup. The female-led brass band, inspired by New Orleans tradition, incorporates a range of musical genres including balkan, mambo and rock.

Meanwhile, inside the Moab Arts Center, free craft workshops, including leather-making and block printing, will have spots for drop-in participants (pre-registration is also available).

Food options at the festival include local favorites like BluPig, Showstoppers Pizza, Moab Kitchen, and Curve Coffee. Moab's 98 Center will run the bar.





SUNDAY

Walk, bike, or rollerblade along the Mill Creek pathway and collect stamps at mini-stops with crafts, popup live music, and popcorn on Sunday's "make and meander." In the afternoon, check out an outdoor performance of a show by local playwright Sam Van Wetter, called *When We Were Boats*.

"It's based on the true story of two guys who swam the Grand Canyon in 1955," Van Wetter says. "They were college roommates and old friends and felt the need to do something that no one had ever done before."

Van Wetter was inspired by the memoir of one of those men, Bill Beer, called *We Swam the Grand Canyon: The True Story of a Cheap*



Vacation that got a Little Out of Hand, which he read while boating the Grand Canyon himself.

Van Wetter's play is structured around real events, but includes fantastical elements that help explore the imagined inner experience of the epic trip.

The performance will be at the basketball amphitheater in Rotary Park. Local business Confluence Caterer has designed a menu of small bites themed on the play. Tickets are \$10 and available on the Red Rock Arts website. If you miss the Rotary Park performance, the play will run the following weekend at Star Hall.

Red Rock Arts Fest is a chance to be playful, to be active, and to appreciate the talent and creativity thriving in the Moab Valley. ■

Opposite page: Live music is scheduled throughout the daytime and evening on Saturday, Sept. 26. The lineup of performances includes, clockwise from top left: Desert Heartstrings, Taiko Dan, Tae and the Neighborly, and Brass Queens. [Courtesy photos]

Top left: A scene from the Paint in the Park event at a prior Red Rock Arts festival. [Photo by Scotty Rogers] **Top right:** Attendees learn new skills at a painting workshop led by Caro Nilsson, right, last year. [Photo by Murice D. Miller] **Bottom:** Moab playwright Sam Van Wetter will present a performance of his play "When We Were Boats" on Sunday, Sept. 27, based upon the story of "two guys who swam the Grand Canyon in 1955." [Courtesy photo]

SERVING MOAB

After getting its start as an early agricultural and mining area, Moab is now well known as a gateway to iconic adventure. This visually striking desert region is the place we call home. At Summit Sotheby's International Realty, we don't just sell real estate; we're your neighbors, your fellow adventurers exploring the trails, marveling at sunsets and cherishing every unique quirk that makes Moab enchanting. Our dedication to this town runs deep – whether lending a hand at local events, supporting neighborhood causes, or simply sharing our love for this place, we're here to give back and keep our community thriving.



 *Lenore Beeson*
435.260.2135



 *Becky Byrd*
435.260.2842



 *Suzanna Feuz*
435.260.7634



 *Susan Shrewsbury*
435.260.1479



 *Gail Wells*
435.260.9996



COMMERCIAL

84 West 200 North, Moab
Commercial Building | 1,989 SF | 0.26 AC | \$1,500,000



4251 E Lipizzan Jump, Moab
3 BD | 2 BA | 2,476 SF | \$1,225,000



CONTRACT PENDING

4170 Vista Antigua Road, Moab
3 BD | 3 BA | 1,992 SF | 0.4 AC | \$1,050,000



420 North 600 West, Moab
4 BD | 3 BA | 2,265 SF | \$948,000



85 East 300 North, Moab
2 BD | 1 BA | 2,546 SF | \$850,000



2154 S Rio Verde, Moab
3 BD | 2 BA | 1,800 SF | \$830,000



438 Castle Valley Drive, Castle Valley
1 BD | 1 BA | 1,161 SF | \$775,000



517 Kiva Drive, Moab
4 BD | 2 BA | 1,999 SF | \$750,000



3686 S Spanish Valley Drive #I-1, Moab
3 BD | 2 BA | 1,573 SF | \$698,000



3686 S Spanish Valley Drive #C3, Moab
3 BD | 2 BA | 1,573 SF | \$679,000



1431 and 1443 S Mill Creek Drive, Moab
3 BD | 2 BA | 1,296 SF | \$670,000



125 East 200 North, Moab
3 BD | 2 BA | 1,938 SF | \$625,000



3686 S Spanish Valley Drive #O1, Moab
3 BD | 2 BA | 1,551 SF | \$619,000



3853 S Red Valley Circle #11A3, Moab
3 BD | 3 BA | 1,478 SF | \$594,000

MOAB REAL ESTATE

Continued



3345 E Fairway Loop, Moab
2 BD | 2 BA | 1,160 SF | \$525,000



427 Huntridge Drive, Moab
2 BD | 1 BA | 2,244 SF | \$495,000



72 East 200 North, Moab
2 BD | 2 BA | 1,149 SF | \$460,000



405 Wingate Avenue, Moab
3 BD | 2 BA | 1,368 SF | \$440,000



502 N Cliffview Drive, Moab
1 BD | 1 BA | 576 SF | \$250,000



1371 Highway 191, Moab
2.75 Acres | \$2,950,000



3886 S Maynard Lane, Moab
10.58 Acres | \$1,550,000



2001 S Highway 191, Moab
1 Acre | \$665,000



95 Bailey Lane, Castle Valley
6.57 Acres | \$362,290



1824 East SR 46, La Sal
18.15 Acres | \$169,000



Parcels 32S24E214800 and 32S24E215400
Monticello | 80 Acres | \$80,000



112 E Maddison Avenue, La Sal
3.98 Acres | \$80,000



Parcel #31S25E141203, Monticello
19.44 Acres | \$50,000



Legacy Fields Lots, La Sal
2 Lots left | Priced at \$48,500



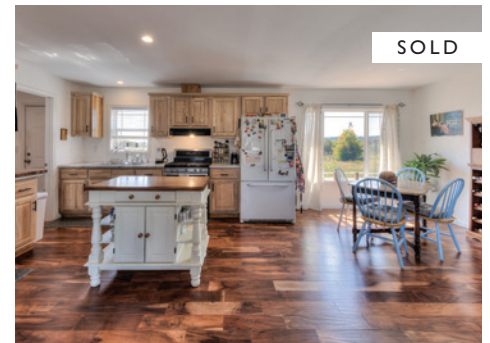
3885 S Maynard Lane, Moab
Listed at \$1,750,000



1780 S Highland Drive, Moab
Listed at \$550,000



1039 E Pack Creek Drive, Moab
Listed at \$525,000



129 Deer Creek Road, La Sal
Listed at \$485,000



1140 San Juan Drive, Moab
Listed at \$460,000



262 Pope Lane, Castle Valley
Listed at \$415,000



201 S La Sal Road
Listed at \$125,000

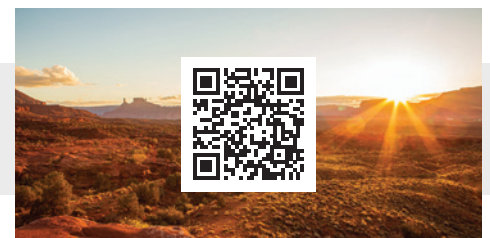
LA SAL



MOAB



CASTLE VALLEY



Come Visit Our Office | 59 E Center Street, Moab

Character Like No Other

CHARMING HISTORIC HOME

125 East 200 North, Moab

3 BD | 2 BA | 1,938 SF | 0.30 AC | \$625,000

Nestled in the heart of Moab, this bright and airy home is filled with natural light. It sits on a spacious lot with room to enjoy the outdoors and offers development potential for two more units.



HIDDEN, HISTORIC OASIS IN OLD TOWN

85 East 300 North, Moab

2 BD | 1 BA | 2,546 SF | 0.63 AC | \$850,000

Ready for your vision, this downtown log cabin offers exciting development potential. The real showstopper is an exceptionally private, park-like backyard with water features right in the heart of town.



Lenore Beeson

ASSOCIATE BROKER

435.260.2135

lenore.beeson@sothebysrealty.com

summitsothebysrealty.com



Susan Shrewsbury

ASSOCIATE BROKER

435.260.1479

susan.shrewsbury@sothebysrealty.com

summitsothebysrealty.com

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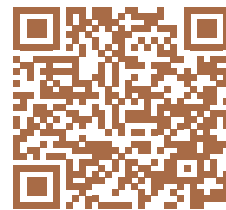
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LEXIE DALTON
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(435) 260-0255



MICHELLE STRONG
(435) 260-8240



THE DESERT'S RIPARIAN SOUL

1,000 Feet of Mill Creek Frontage

1389 Powerhouse Ln

2 BD | 1 BA | 1,159 SF | 24.76 AC | \$4,995,000



ESCAPE TO YOUR DESERT RESORT

Private and Intimate Surroundings

100 S Joe Wilson Dr

5 BD | 4 BA | 5,118 SF | 5.25 AC | \$2,450,000



SLICK, MODERN COMFORT

Exceptional Outdoor Space

2209 Salida Del Sol

3 BD | 3 BA | 2,380 SF | 0.33 AC | \$1,350,000



SOPHISTICATED GETAWAY

Incredible Resort Amenities

1261 N Main Rubicon Trl R-1

3 BD | 2.5 BA | 2,944 SF | 0.32 AC | \$1,995,000

PRICE REDUCED!



PRIZED AGRICULTURAL ACREAGE

Over 7 acres of rural land with a near 4,000 square foot barn in place with animal rights. Zoned Rural Residential, this parcel has the capability to stay as your spacious estate or subdivide the land with potential of smaller tracts with an approved preliminary plat of 5 parcels. The property offers mature Fremont cottonwood trees creating desirable shade and abuts State Land, as well as conservancy land creating a shelter of privacy. The barn is 56' x 72' and 22' tall, featuring a covered patio, carport space, three horse stalls, and a 14-foot-high roll up door. There is an irrigation well in place with over 40-acre feet of deeded water rights, stubbed power, sanitation, and culinary water- all ready for you and your vision for this dream property's bright future

3181 East Bench Rd
7.03 AC | \$1,995,000

VIRTUALLY STAGED



VIRTUALLY STAGED



STUNNING NEW BUILD

Stunning new-build set on a spacious 0.40-acre home site in the Puesta Del Sol community with a sleek, contemporary design, stunning red rock views, and custom orientation for ultimate privacy. The layout has superior function, celebrating dual primary en-suites, an additional guest bedroom and bath, office, mudroom with laundry, and 2 separate two-car garages with room for a sprinter van.

2235 Salida Del Sol
4 BD | 3 BA | 3,141 SF | 0.40 AC | \$1,475,000



kw SUCCESS
KELLER WILLIAMS. REALTY

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CLASSIC DOWNTOWN CHARM

This charming farmhouse blends artistic craftsmanship with modern comfort, featuring La Sal milled pine, plaster walls, and refurbished oak floors. The open kitchen boasts butcher block counters and a cozy bistro nook. Enjoy a private backyard with fruit trees, garden beds, and two patios- all just steps from downtown Moab and Mill Creek Parkway.

232 East 100 South
 2 BD | 1 BA | 2,005 SF | \$649,000



PRICE REDUCED!



YOUR START!

1108 Holyoak Ln
 3 BD | 1 BA | 1,170 SF | \$439,000

VIRTUALLY STAGED



SELLER FINANCING OR \$6,500 CLOSING CREDIT

1185 S Murphy Ln 402B
 1 BD | 1 BA | 440 SF | \$259,000



COMMERCIAL-RESIDENTIAL CHARMER

411 North 500 West
 3 BD | 2 BA | 1,735 SF | \$795,000



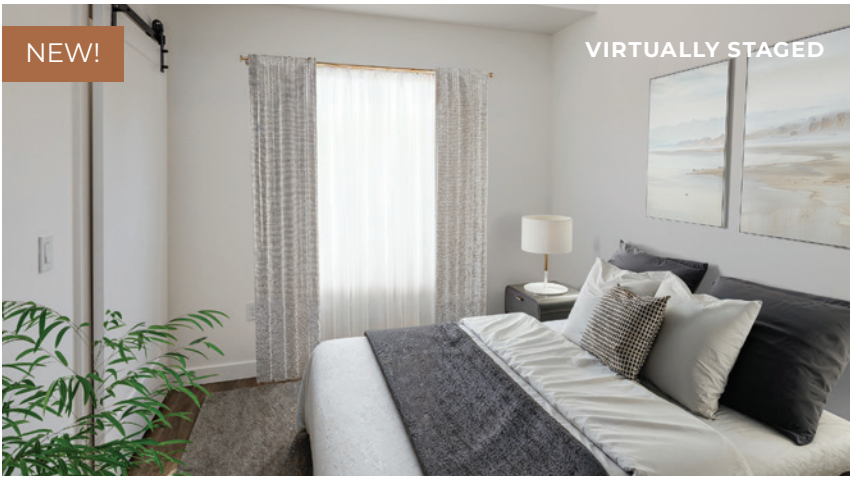
EQUESTRIAN'S DREAM

9 Chamisa Ln - Castle Valley
 1 BD | 1 BA | 600 SF | 5.02 AC | \$525,000

EXCEPTIONAL BALCONY LIVING

This upper-story 2-bedroom condominium flaunts 11-14 foot ceilings, generating an open and airy space with exceptional wall art opportunities. Located on the recreational pathway of the beautiful new and improved Kane Creek Boulevard, taking you to Colorado River beaches, quaint canyons, and world-class mountain biking trails such as Amasa Back. This condo offers easy, low-maintenance living with common area rooftop decks, green space, independent laundry, and a dedicated parking spot, as well as access to dispersed parking and bike racks.

443 W Kane Creek Blvd B208
2 BD | 1 BA | 715 SF | \$349,000



COTTONWOOD CONDOS

\$7,500 Closing Cost Credit!

Centrally located in the heart of Moab, the Cottonwood Condos offer a rare opportunity to enjoy quiet in-town living with convenient access to renowned outdoor adventure destinations. Relax from your private patio under the cottonwood trees or take to the trails right from your doorstep! Each unit is thoughtfully designed with high-end finishes and open-concept layouts, each room illuminated with beautiful natural light. This incredible opportunity to live exceptionally in Moab provides close access to the local ball fields, library, boutiques and restaurants, the perfect basecamp for those who seek luxury living and expansive access to adventure!

1, 2 & 3 BD | 564-1,589 SF
Starting at \$325,000





ADORABLE SOLANO VALLEJO

This turn-key 2-bed, 2-bath unit offers luxury vinyl floors, modern furnishings, and stunning views of the Golf Club, Moab Rim, and mountains. Ideal for a vacation rental, second home, or primary residence! Enjoy a community pool and proximity to golfing, 4x4 trails, and hiking.

3246 E Fairway Loop
2 BD | 2 BA | 1,160 SF | \$590,000



VILLAGE CAMP RESORT LOT

1261 N Main Rubicon Trl M-18
0.08 AC | Buildable RV Lot | \$239,000



BUILT FOR GATHERING

1261 N Main Rubicon Trl M-16
4 BD | 4.5 BA | 3,189 SF | \$950,000



PRIVATE OUTDOOR LIVING

439 W Williams Way
3 BD | 3 BA | 1,791 SF | \$795,000



PREMIER PORTAL VIEWS

673 West 470 North
4 BD | 3 BA | 2,261 SF | \$995,000



POOLSIDE AT ENTRADA

429 North 600 West
4 BD | 3 BA | 2,261 SF | \$949,000



RECREATE AT RIM VISTAS!

3862 S Desert Willow Cir 6A6
3 BD | 2.5 BA | 1,562 SF | \$625,000



RIM VILLAGE VISTAS 9A1

3862 Desert Willow Cir 9A1
3 BD | 2.5 BA | 1,520 SF | \$670,000



RIM VILLAGE N2

3686 S Spanish Valley Dr N2
3 BD | 2 BA | 1,551 SF | \$695,000



AMAZING SETTING

3414 E La Camino
2 BD | 2 BA | 1,500 SF | \$599,000



CASTILLO BY GOLF COURSE

3418 E La Camino
3 BD | 2 BA | 1,686 SF | \$625,000

SAGE CREEK RESORT

Offered fully furnished, these residences are located within Moab's approved short-term rental zone, providing exceptional flexibility as a luxury vacation home, income-producing investment, or full-time residence. Residents enjoy exceptional resort-style amenities including a spectacular pool complex, multiple hot tubs, outdoor gathering spaces with fire features, grilling areas, bocce ball, and offers generous pull-through parking for trailers, off-road vehicles, and recreational equipment..

5 Condos for Sale
3 BD | 2.5 BA | 1,610 SF | \$765,000-\$775,000





PRICE REDUCED!



WHITE HORSE LOT 18
4265 E Lipizzan Jump | Home Site
0.50 AC | \$175,000

PRICE REDUCED!

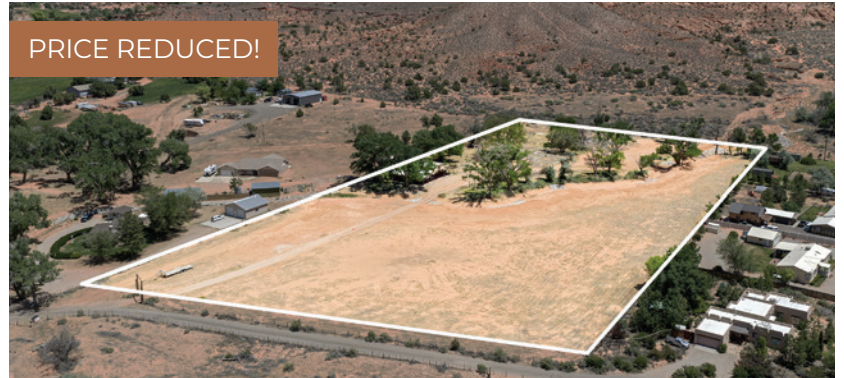


WHITE HORSE LOT 12
4152 E Shadowfax Run | Home Site
0.50 AC | \$175,000



VIEWS IN TOWN
843 David Ct | Home Site
0.32 AC | \$255,000

PRICE REDUCED!



PRIZED AGRICULTURAL ACREAGE
3181 East Bench Rd | Estate or Redevelopment
7.03 AC | \$1,995,000



ECO-CONSCIOUS MOAB LIVING
702 Dragon Fly Trl | Twin Home Lots
0.22 AC | \$325,000



A MATTERHORN MASTERPIECE
2176 Navajo Heights | Estate Site
7.39 AC | \$595,000



THOMPSON SPRINGS LOT
68 N King St | Rural Residential Parcel
2.22 AC | \$139,000



UPPER PACK CREEK LOT
4 La Sal Pass Spur | Pack Creek
4 AC | \$150,000



CASTLE VALLEY DREAMS AWAIT!
134 W Buchanan Ln | Castle Valley
4.62 AC | \$325,000



EQUESTRIAN'S DREAM
9 Chamisa Ln | Castle Valley
5.02 AC | \$525,000



COMMERCIAL RESIDENTIAL LOT
411 North 500 West
0.48 AC | \$795,000



COMMERCIAL LOT
656 West 400 North
0.37 AC | \$625,000



DOWNTOWN LOCATION
86 East 300 South
0.20 AC | \$500,000



COMMERCIAL DEVELOPMENT
2302 Resource Blvd
2.34 AC | \$1,475,000



PRIME DEVELOPMENT
1431 Arnel Ln
4.86 AC | \$3,300,000



BUILD YOUR COMMUNITY
35 Acres West Coronado
35.03 AC | \$4,699,000



**SHORT-TERM RENTAL
POTENTIAL**
1 Canyon Shadow Subdivision
4.67 AC | \$1,995,000



**WILSON ARCH
PHASE 2**
73 Parcels, Fully Platted Parcels
147 AC | \$1,359,000



**WILSON ARCH
COMMERCIAL**
Lots A & E
2.16-5.68 AC | \$163,000-\$245,000



**WILSON ARCH
COMMERCIAL**
366 S Joe Wilson Dr
1.10 AC | \$215,000



LESS CLUTTER, MORE OFFERS

Moab real estate pros share their top tips for selling a home

Written by Sharon Sullivan

While it's currently somewhat of a buyers' market in Moab, there are plenty of things home sellers can do to give their properties an edge to increase their chances of a speedy sale. Experienced local agents shared their ideas with Moab Real Estate Magazine on ways to ensure a property makes the best possible first impression.



First, a seller must price it right, says Sue Dalton, a Realtor with Realty Path, LLC (Moab). New listings get the most showings in the first couple of weeks, and can attract multiple offers if priced fairly. Overpriced homes that sit too long can make buyers suspicious, and often need price cuts later.

And, with all the current competition, “to make a property stand out, sellers need to make some effort” – which means attending to things that might seem small, like changing dead light bulbs, cleaning light fixtures, and caulking tubs, says Dalton, a real estate agent for 24 years. “Those little details make a difference,”

she says. “Fix anything that’s broken – you want to take away the negatives.” That means, if you have broken blinds, take them down. “You want the buyer to be able to visualize themselves living there without a lot of fixing up,” Dalton says.

Homeowners get accustomed to how things look and might not notice something negative that could turn off a prospective buyer. For that reason, it’s always a good idea to enlist a second pair of eyes – such as a friend, or a real estate agent – to give some honest feedback about your house. It may be easier for them to see something you’ve overlooked, Dalton says.

She doesn’t recommend committing to major landscaping projects prior to putting your home on the market, as sellers aren’t likely to get back that investment. But she adds that sellers should make their existing landscape look as good as possible by sweeping, raking, deadheading plants, and adding mulch where needed. “Even if your lawn is just weeds, mow and trim it up,” she says.

Nearly half of Moab’s real estate market consists of second homes and those sales have slowed somewhat, Dalton says, due a variety of factors including shifts in the economy, the Iran war, and high interest rates.





Interestingly, not all pricing tiers are selling at the same pace. Dalton says that both “high-end” properties (valued at \$1 million to \$4 million) and “low-end” properties (valued at \$265,000 to \$550,000) are selling quite well, while mid-range properties (\$550,000 to \$1 million) are currently slower to sell. Still, these dynamics are constantly shifting and Dalton is

enthusiastic that at all levels “Moab is a great place to invest.”

Susan Shrewsbury, an Associate Broker at Summit Sotheby’s International Realty, has been a licensed broker for 40 years. So, she knows what can help sell a property. First of all, she advises “deep clean the house.” For example, you might want to shampoo the carpet, and

you should definitely mop floors, she says. It’s surprising how many people neglect this basic, but important step of cleaning their home – that, and decluttering, Shrewsbury says. A cluttered house makes it appear smaller, she says.

Shrewsbury also urges sellers to be sure and clean up after pets – both inside and outside. “Clean up litter



Top: Photo created with ChatGPT, Bottom, left to right: Photo courtesy of Hand & Heart Gardening, New Africa / adobestock.com, Courtesy photo



boxes or remove them. A clean, fresh-smelling house can make a world of difference. Dirty is worse than clutter,” she says. An unclean, disorganized house is off-putting, and can leave people wondering “What are they not seeing? What else might be wrong with the property?”

Janie Tuft, with Moab Premier Properties, has been a real estate agent for 37 years. When showing a house, she recommends that you place valuables and other personal items in storage and strive for the “minimalist” look. Potential buyers can’t imagine their own possessions in a house that’s loaded up with other people’s personal stuff, she says. Consider putting away photographs, certain distracting artwork, (random) piles, books, etcetera. “Decluttering is my main emphasis,” she says. “Have it staged nicely.”

Fresh paint for either the interior or exterior – or both – can enhance the sale, and might be worth the investment, says Tuft, who recommends

sticking to neutral colors like whites, tans, or beige – and to stay away from deep reds, oranges and greens.

If a home’s flooring is especially worn, she suggests the seller replace it or offer a flooring allowance. A seller might want to visit a store to find out the cost of an engineered solid surface flooring product to help determine how much to set aside for a flooring allowance.

In addition to ensuring the home’s exterior is tidy and well-maintained, Tuft recommends that sellers create a fire break around the house for lots that are at least one to five acres in size. Homebuyers these days are more savvy about fire safety than in the past.

Reina Every, a licensed Realtor since 2017, works at Berkshire Hathaway HomeServices. Like her colleagues, Every emphasizes the importance of cleaning and organizing. “Make sure everything has its place,” she says. Make a point to do those housekeeping tasks that are easy to forget about over time. (Buyers) want to envision (their)

own things in the house – which is easier if it’s not full of personal stuff, Every says. That doesn’t mean the home should be empty. In fact, it can be helpful to see how well furniture fits in a space, so good staging is a powerful tool, she says.

She encourages her sellers to de-clutter outside the house, too, by removing weeds, and putting away toys and equipment. Add beauty and curb appeal with simple, cost-effective improvements like placing pots with fresh flowers outside.

Complete any needed home repairs that would come up during a later inspection anyway, says Every. Better to take care of those things sooner, rather than later, she adds. Additionally, ensure your house smells fresh by opening windows, and consider placing vases of cut flowers on countertops, even if there are no furnishings in the house, she says.

Kim Kirks, another Realtor who works for Berkshire Hathaway HomeServices Utah Properties, says



ignoring maintenance issues that need tending to can slow down a sale or invite a low offer. Like other real estate agents, she emphasizes the importance of presenting your home as “clean, neutral, natural and as move-in ready as possible.”

A recent blog entry posted on the Moab Living – Rachel Moody Real Estate Team website mentions several factors that significantly impact buyers, such as maximizing natural light inside.. “Bright, open spaces tend to feel more inviting and help buyers appreciate the home’s features, while dark spaces can feel smaller or less comfortable,” the column says.

Reducing clutter means clearing countertops, removing excess décor, and creating open spaces so buyers can focus more on the home, and less

on the seller’s personal belongings. Moody and her real estate team also warn sellers to be aware of all kinds of odors. A clean, neutral-scented home creates a much better first impression than one filled with the scent of strong candles, air fresheners, or lingering cooking, or pet odors.

While making sure your home is in good condition is important, sellers also need to be sure they are truly ready to sell, in terms of their big-picture plans, says Moody.

“Be ready for your property to sell right away – know where you’re going,” Moody says. “Or, be ready for it to take (longer), especially in today’s market. But most importantly, know you’re really ready to leave Moab, as it may be hard to get back into this market if you decide to come back.” ■



75 Wray Mesa Road (La Sal)

Exceptional custom log home on 10+ acres. Stunning floor to ceiling rock fireplace, plenty of space to gather, open upstairs loft, tongue & groove ceilings, custom pine doors — the perfect blend of craftsmanship and space.

4 bedrooms, 3 full baths — wonderful covered wrap around porch, 2 car garage and shed/shop. Year round access!

MLS# 2181524 | \$895,000



1885 Plateau Circle

Country charm with versatility! Plenty of garden spaces and raised beds, 30x40 heated/insulated shop for all your hobbies, horses possible, new roof, new HVAC and newer appliances, 3 bedroom, 2 bath home with cute accents throughout...check out all the possibilities this property offers.

MLS#2183334 | \$520,000



1881 Plateau Circle

If you dream it, you can build it...right here!

0.58 of an acre with no CC&R's

MLS# 2168845 | \$159,000



615 Rosetree Lane

In town location with assumable VA loan (3.375% interest) or qualifies for CRA loan (low down payment & no mortgage insurance). Call agent for details. MAKE AN OFFER!

MLS#2127829 | \$487,000



The gateway to Moab

Join the likes of the Moab Giants, The Red Earth Venue and the Rocky Mountaineer at the gateway to Moab! This unique lot is located in a high traffic area and has excellent visibility from both Hwy 191 and SR 313.

MLS#2087724 | \$199,000



3453 Lemon Lane

Quiet, peaceful location—but still close to town. 3 bedroom, 2 bath with a covered back deck—perfect for relaxing and enjoying the amazing views of the La Sal mountains and the Red Rocks.

MLS#2146925 | \$450,000



Have your business seen first by visitors!

This flat, 2.39 acre parcel is located just as you cross the Colorado River bridge into Moab. Zoned Resort Commercial, it offers a wide variety of uses.

MLS#2059924 | 2059925 | \$2,750,000



17 Green Haven Road (La Sal)

Stunning mountain views with a newer modular home on a large lot in La Sal. Bring your horses/livestock, plant your own gardens! No CC&R's.

MLS#2080932 | \$365,000

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**STUNNING MODERN LUXURY LIVING
WITH ROOFTOP DECK**
MLS#2147134 / **\$1,186,500**
4 bed / 3 bath / 2945 sq ft / Moab

PRICE REDUCTION



**TURNKEY NIGHTLY RENTAL IN STUNNING MOAB
LOCATION NEAR GOLF COURSE**
MLS#2145340 / \$675,000
3 bed / 2 bath / 2088 sq ft

PRICE REDUCTION



**LUXURY DESERT LIVING IN THIS BEAUTIFUL HOME
NESTLED AMONG TOWERING RED ROCKS**
MLS#2143381 / \$1,195,000
4 bed / 4 bath / 2670 sq ft

LOCAL INVESTOR UNIT



**GREAT PRICE, 2-BEDROOM, SECOND LEVEL
MURPHY FLATS CONDO**
MLS#2116070 / \$359,000 / 2 bed / 1 bath / 614 sqft / Moab

PRICE REDUCTION



**BEAUTIFULLY MAINTAINED HOME LOCATED IN A
QUIET EAST-SIDE NEIGHBORHOOD IN MOAB**
MLS#2174845 / \$498,000 / 3 bed / 2 bath / 1413 sq ft

LOCAL INVESTOR UNIT



**GROUND LEVEL CONDO CLOSE TO
DOWNTOWN MOAB**
MLS#2068609 / \$248,000 / 1 bed / 1 bath / 430 sq ft

PRICE REDUCTION



**BEAUTIFULLY REMODELED HOME IN
EXCELLENT NEIGHBORHOOD**
MLS#2131766 / \$649,000 / 3 bed / 3 bath / 2633 sq ft

PRICE REDUCTION



**CUTE RETRO COTTAGE IN GREAT MOAB
NEIGHBORHOOD**
MLS#2147136 / \$448,000 / 3 bed / 1 bath / 1178 sq ft

GREAT STARTER HOME OR INVESTMENT OPPORTUNITY IN MOAB

MLS#2163549 / \$379,000 / 3 bed / 2 bath / 1488 sq ft

NEW LISTING



**HIGH-VISIBILITY COMMERCIAL PROPERTY
ON HWY 191**
MLS#2180261 / \$799,000
4,144 sq ft / 2 suites / Great business location

EXTREME PRICE REDUCTION!!



**PREMIUM COMMERCIAL BUILDING
JUST OFF MOAB MAIN STREET**
MLS#2032413 / \$850,000 / 0.6 acres
Zoned C4 / Next to McDonald's

PRICE REDUCTION



**CHARMER IN THE HEART OF
OLD TOWN MOAB**
MLS#2124797 / \$349,000
3 bed / 1 bath / 1207 sq ft

Kristie Whipple & Tiffanie Whipple



(435) 260-1020 | kristiesellsmoab@gmail.com
kristiesellsmoab.com



NEW PRICE

SECOND STORY UNIT
MLS#2133960 / \$280,000
1 bed / 1 bath / 500 sq ft / Moab



NEW PRICE

PARTIAL DAYLIGHT BASEMENT WITH SEPARATE ENTRANCE
MLS#2157867 / \$538,000 / 3 bed / 3 bath / 2108 sqft / Moab



NEW PRICE

UNIQUE PROPERTY WITH STREAM
MLS#2118875 / \$589,000
4 bed / 2 bath / 2242 sq ft / Moab



MAIN FLOOR UNIT
MLS#2069784 / \$269,000
1 bed / 1 bath / 500 sq ft / Moab



NEW PRICE

ORCHARD VILLA TOWNHOME
MLS#2159979 / \$468,000
2 bed / 2 bath / 1185 sq ft / Moab



NEW LISTING

RENOVATED HOME ON A QUARTER ACRE
MLS#2177812 / \$486,000
3 bed / 2 bath / 1608 sq ft / Moab



NEW PRICE

REMODELED
MLS#2118681 / \$379,000
3 bed / 2 bath / 1957 sq ft / Monticello



NEW LISTING

CORNER LOT WITH HISTORIC STRUCTURE
MLS#2171794 / \$383,000
3 bed / 1 bath / 1044 sq ft / Moab



COMMERCIAL LAND AND HOME

ADJACENT TO HOLE IN THE ROCK
MLS#2164114 / \$949,000
11.58 acres / 3 bed / 2 bath / 1200 sq ft / South of Moab



ATTACHED ADU, POSSIBLE SELLER FINANCING
MLS#2155048 / \$376,000
3 bed / 2 bath / 1512 sq ft / Moab



NEW LISTING

ADA ACCESSIBLE ENTRANCE
MLS#2160807 / \$299,000
4 bed / 3 bath / 2175 sq ft / Monticello



NEW LISTING

RV PARKING, SPACIOUS BACKYARD
MLS#2164437 / \$678,000
3 bed / 3 bath / 2180 sq ft / Moab

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7.32 ACRES

of subdividable ranch property with a giant man cave in heart of Moab.
MLS#2123854 | \$2,850,000 | Call Billy



NIGHTLY RENTAL NEXT TO GOLF COURSE

Turnkey nightly rental with solar and hot tub next to golf course.
MLS#2131816 | \$879,900 | Call Billy



MASSIVE GARAGE/WORKSHOP

4,500 sq ft climate controlled garage/workshop. 5+ acres in Castle Valley. Horse property.
MLS#2140394 | \$899,000 | Call Aaron or Billy



CHARMING HOME WITH RED ROCK VIEWS

3 bed, 2 bath with great yard. Many updates.
MLS#2113830 | \$399,000 | Call Billy



SOLD

GREAT STARTER HOME

Impactful recent upgrades in a community with many amenities. (Home only)
MLS#2157126 | \$125,000 | Call Aaron or Joe



NEW LISTING

DESIRABLE & CONVENIENT ORCHARD VILLA TOWNHOME

2 bed, 2 bath in a sought after neighborhood. Pool, private road, close to downtown.
MLS#2176167 | \$450,000 | Call Aaron or Billy



TURNKEY INVESTMENT PROPERTY

3 bed, 2 bath, 1384 sq ft, amenities
MLS#2028947
\$460,000 | Call Aaron or Billy



PRIME MAIN STREET PROPERTY IN GREEN RIVER

The commercial building has a kitchen hookups, bathroom, shower & other rooms. Central location on .45 acres.
MLS#1748563 | \$350,000 | Call Aaron or Billy



QUIET AND SECLUDED BUILDING LOT

Stunning views nestled in tranquility, .4 acres bordering expansive state lands.
MLS#2057294 | \$95,000 | Call Aaron or Billy



SOLD

117 FLAT IRON MESA ROAD

7.26 acres in a great location with amazing views. 30 minutes from Moab. Power and fiber optic stubbed to lot.
MLS#1990480 | \$230,000 | Call Aaron or Billy



RIM VISTA 3 BEDROOM NIGHTLY RENTAL CONDO

Classic investment property that has never been on the nightly rental market. Great shape.
MLS#2138781 | \$580,000 | Call Billy



SOLD

3 BEDROOM RAMBLER IN MOAB LOCAL'S FAVORITE NEIGHBORHOOD

MLS#2083035
\$485,000 | Call Aaron or Billy



AARON DAVIES REALTOR[®]
435-260-8209
aaronrealtormoab@gmail.com
aarondavies.exprealty.com



BILLY SNYDER REALTOR[®]
812-360-3302
realbillymoab@gmail.com
realbillymoab.com



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get along better
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"From the first time I saw her, we have fun, even when we're different. She's 80 and I'm 6." –MOAB MENTEE

"You've been helping me feel happy inside. If I need anything, I know I could ask you." –MOAB MENTEE

"Grand Area Mentoring is one of Moab's strongest and most valuable resources and systems of support." –GCSD TEACHER

Supporters are invited to become volunteers or to make a monetary contribution so
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—Voltaire

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Welcome to Moab!

DIRECTORY OF OFTEN-REQUESTED INFORMATION

Area code 435 unless noted otherwise

MOAB CITY NUMBERS

All Emergencies: 9-1-1
Police: 259-8938
Fire Dept.: 259-5557
City Hall: 259-5121
Post Office: 259-7427
Library: 259-1111
Chamber of Commerce: 259-7814
City Planning Dept.: 259-5129
City Recreation Dept.: 259-2255

GRAND COUNTY NUMBERS

Sheriff: 259-8115
Grand County School District: 259-5317
County Clerk (Voter Reg.): 259-1321
County Assessor: 259-1327
County Administrator's Office: 259-1346
County Recorder: 259-1332
County Treasurer: 259-1338
Building/Development Permits: 259-1343
Building Inspector: 259-1344
Economic Development: 259-1248
Travel Council: 259-1370
Recycling Center: 259-8640

UTILITY CONTACTS

City of Moab: 259-5121
Enbridge Gas: 719-2491 or 719-2490
Rocky Mountain Power: 888-221-7070
Grand Water & Sewer: 259-8121
Moab City Public Works: 259-7485
Monument Waste Services: 259-6314 / 7585
Frontier: 800-921-8101
Emery Telcom: 259-8521
Amerigas Propane: 259-6756

MEDICAL AND DENTAL CONTACTS

Moab Regional Hospital: 719-3500
Moab Dental Health Center: 259-5378
Merrill Hugentobler, DDS: 259-7418
Moab Regional Health Center: 719-5500

TRANSPORTATION

Canyonlands Regional Airport: 259-4849
Contour Airlines 888-332-6686
Redtail Air: 259-7421
Amtrak/Green River: 800-872-7245
Greyhound Bus/Green River: 564-3421
Canyonlands Car & Jeep Rental 259-4413

QUICK FACTS:

Elevation: 4,026 ft

Settled: 1878

Mayor: Joette Langianese

Population: Moab 5,268 (2019),
Grand County 9,640 (2019)

Highest point in La Sal Mountains:
Mount Peale, 12,721 ft

Climate: Midsummer average high/low: 99F/65F,
Midwinter average high/low: 43F/20F

Average annual precipitation in Moab: 9 inches

Speed limit in town: 25MPH (15MPH for OHVs)

Driving distance in miles to Salt Lake City: 233,
Denver: 354, **Las Vegas:** 458

Cybertaxi Transportation: 801-603-5555
Enterprise Car Rental: 259-8505
Salt Lake Express 208-656 8824

UTAH STATE NUMBERS

Motor Vehicle Div: 259-3743
Drivers License Div: 259-3743
Hwy Patrol: 259-5441
Health Dept: 259-5602
Moab Employment Center: 719-2600
District Court: 259-1349

NAT'L & STATE PARKS & PUBLIC LANDS

Arches Nat'l Park: 719-2299
Canyonlands Nat'l Park: 719-2100
Dead Horse Point State Park: 259-2614
Bureau of Land Management: 259-2100
U.S Forest Service: 259-7155
To Report a Wildfire: 259-1850
Poaching Hotline: 800-662-3337

CITY INFO:

Moab City: 259-5121
www.moabcity.org
Monticello: 587-2271
www.monticellooutah.org
Blanding: 678-2791
www.blandingutah.org

GRAND COUNTY

Building Inspector: 259-1344
Economic Development: 259-1248
Water and Sewer: 259-8121
Sanitarian: 259-5602
Assessor: 259-1327
www.grandcountyutah.net

SAN JUAN COUNTY

Building Inspector: 587-3225
Economic Development: 587-3235 x5006
Water and Sewer: 587-3221
Sanitarian: 587-2021
Assessor: 587-3221

INSURANCE COMPANIES

Central Utah Insurance: 259-5981
Markle Insurance: 259-5241
State Farm Insurance: 259-5161

LENDERS

Fidelity Mortgage: 719-4100
www.fidelitymortgage.com
Primary Residential Mortgage: 259-0259
www.primaryresidentialmortgage.com
Eastern Utah Comm. Credit Union: 259-8200
www.euccu.com
Mountain America Credit Union: 259-1500
www.macu.com
Zion's Bank: 259-5961
www.zionsbank.com
Wells Fargo Bank: 719-2700
www.wellsfargo.com

CONTRACTORS

Tekton, LLC 260-0871
Henderson 259-4111
Triple J 259-9988
Moab Construction 259-8529
Delray 259-0515
J2 Builders 220-0089
SA Construction 260-9674
TWS 200-5570
Jude Tuft 719-5082
EcoLogic 210-0241
Nichols Windows 630-8687

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