

MOAB AREA

real estate

APRIL-MAY 2023

FREE!
Volume 7, Issue 3

MAGAZINE

Get your green on!

Moab Facebook group brings together houseplant lovers

Also inside... The most complete local real estate listings | Free ride: Moab Area Transit



Brand New Home with Detached ADU
MLS#1843035 | \$795,000
Moab Realty (See page 47)



Desert Estate in Treasured Location
MLS#1865130 | \$3,595,000
Berkshire Hathaway HomeServices (See page 28)



Well-maintained with Parklike Yard
MLS#1869939 | \$612,000
Presidio Anasazi Realty Moab (See page 20)

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Table of Contents

APRIL–MAY 2023

Features:

- 12 Get your green on!
- 32 Free ride: Moab Area Transit
- 46 Directory of local information

Real Estate Listings:

- 4 Summit Sotheby's International Realty
- 17 Real Estate Resolutions
- 18 Presidio Anasazi Realty Moab
- 22 Berkshire Hathaway HomeServices
- 38 Moab Premier Properties
- 42 Arches Real Estate Group
- 47 Moab Realty



12

MOAB AREA real estate MAGAZINE

Publisher, Editor: **Andrew Mirrington**

Graphic design: **Kristal Franklin**

Advertising sales: **Andrew Mirrington**

Contributors: **Rachel Fixsen, Sharon Sullivan**

Photographer: **Murice D. Miller**

Contributing editor: **Julia Myers**

Proofreader: **John Mirrington**

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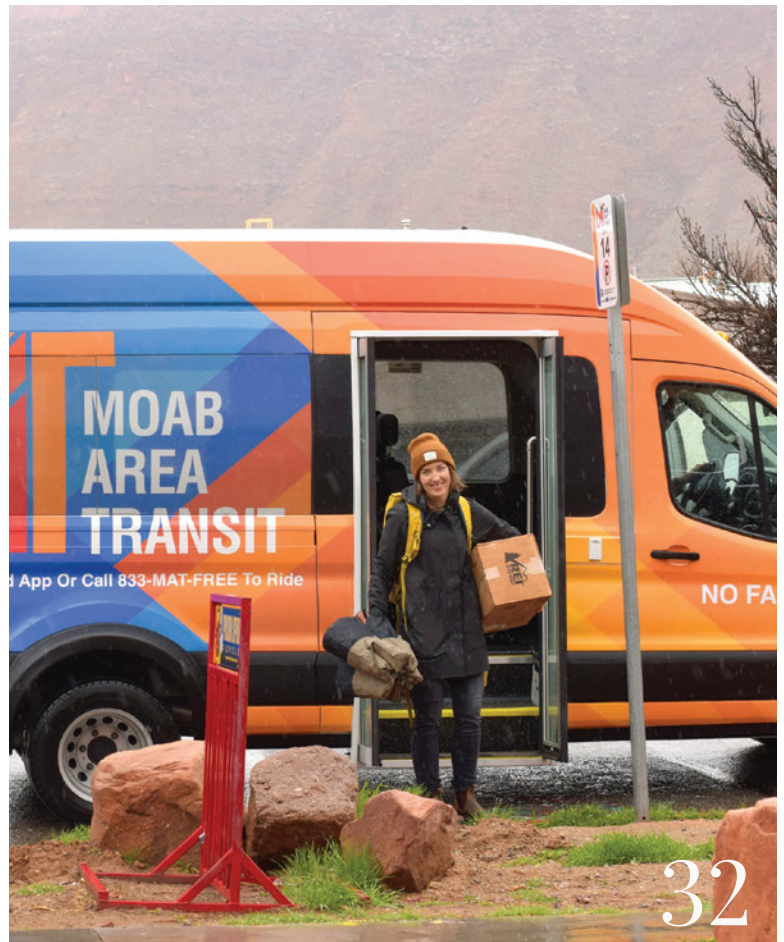
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P.O. Box 1328, Moab, UT 84532 • (303) 817-7569
andrewmirrington@gmail.com

Top: Moab resident Jason Kirks watering plants at his home.
[Photo by Murice D. Miller]

Bottom: Moab Area Transit began its free service throughout the Moab area in March. [Photo by Murice D. Miller]

Magazine front cover: A woman pots a peace lily. [Photo by Iryna Imago / shutterstock.com]



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As an investment property specialist with over 25 years of hospitality management and real estate experience, Kali Bisco is the owner and general manager of The Gonzo Inn as well as Moab Utah Properties, a property management company. Kali is a lifelong Moab local and has worked, raised her family and operated her businesses here over the years. Being a home-grown Moabite gives Kali a huge advantage in terms of buying and selling real estate in Grand and San Juan counties. Her passion for business, family and her hometown shine through in everything she does. Kali believes that everyone deserves the home and business of their dreams, so she works extra hard to ensure that her clients dreams become reality.

A community minded person, Kali has invested years of energy to support the local small business community and school system. Kali and her husband Josh employ over 30 locals year-round, coach local youth sports and support local causes near and dear to the heart. Connect to Kali direct today to learn more about how to make Moab, Utah your new hometown.

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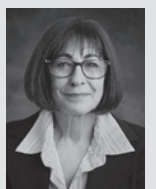


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MOAB-BASED FACEBOOK GROUP OFFERS HOUSEPLANTS,
CAMARADERIE, TIPS FOR GROWING

Written by Sharon Sullivan

HAVE YOU EVER ADMIRING A FRIEND'S THRIVING HOUSEPLANTS AND WISHED YOU HAD THE NATURAL SUNLIGHT OR KNOWHOW TO DECORATE YOUR OWN ABODE SO BEAUTIFULLY? OR, PERHAPS YOU'VE COLLECTED ENOUGH PLANTS OVER THE YEARS, IT'S TIME TO WEED OUT A FEW.



A Facebook group called Moab Indoor Plants – Get Your Green On! invites its members to ask specific questions regarding plant care, post photos of plants they want to sell, giveaway or trade, and connect with people who all share a love of plants.

Moab residents Samantha Bonsack and Valarie Anderson founded the group five years ago when Bonsack found herself overrun with plants. She met Anderson when she started selling and giving some of her plants away. The two decided they wanted to spread the love, so they formed the Facebook group to provide a forum for plant lovers like themselves. Bonsack eventually trimmed her prodigious plant collection down from 375 to 150.

You might assume that Bonsack has lots of windows in her home, but she says that's not the case. Instead, she discovered \$30 grow-lights online – small lamps that can bend to put light on the plant anywhere in the house. "This is just a strip of light that extends your ability to

sprinkle plants throughout the home where it's most visibly pleasing," Bonsack says. The inexpensive grow-lights are just one example of a tip you might find on Get Your Green On!

People post comments like, "What are the best houseplants for the space I have?" or "I'm looking for free or inexpensive plants for my new office." Those postings may elicit questions from members like, "What kind of lighting do you have?" or "What kind of care are you going to give?"

Members will also post news of plant sales in town, interesting plant-related articles, or how-to-propagate videos.

A lot of information is shared online as a result of the questions posed by members. Someone might post a picture of a struggling plant and ask what can be done to revive it, which may draw responses like "Well, the pot looks too small," or, "How often do you water or fertilize it?" With so many members, there's bound to be someone who knows about the question being asked.



Opposite page: An amaryllis, a flowering bulb native to South Africa, has become popular as a houseplant for its impressive annual blooms. [Photo by valerypetr/shutterstock.com] **Top, left:** An aluminum plant in the teapot, and a red pagoda plant, right [Photo by HollyHarry / adobestock.com] **Top, right:** Samantha Bonsack tends to a large, decades-old hoyo plant in her home. [Courtesy photo] **Middle:** Valarie Anderson holds a ZZ (Zamioculcas zamiifolia) plant outside her home in Moab. [Photo by Murice D. Miller] **Bottom:** Tricia Scott is active on the Facebook page with helpful information. [Courtesy photo]



"It's nice to have a resource when a plant wilts or there's a pest," Bonsack says. "It's not just one person responding. Usually there are a half-dozen or so comments with tips, and questions offering helpful suggestions to recover the plant."

A recent posting from a woman said she'd been in Moab for a year-and-a-half and was looking for free or affordable plants for her new home. Bonsack asked for more information so she could determine what plants from her own collection would work well for the woman. Someone else wrote back offering cuttings.

THANKFUL THURSDAYS

The Facebook group has grown from three to more than 1,400 members, says Anderson, who is known for her positive, uplifting posts. In addition to posting pictures of plants, Anderson will often also add an inspirational comment – "something to think about, make you feel better," she says.

The positive nature of member interactions is part of what Bonsack loves about the group. "It's a nice reprieve from all the political stuff online," she says. People like Tricia Scott, who used to work at Wildland Scapes Plant Nursery, are "upbeat and generous" with their knowledge and expertise," she adds. Bonsack met Scott when she was looking for honeysuckle cuttings.

"I have nine varieties of honeysuckle on my property," Scott says. "I gave her a bunch of clip-

pings. She mentioned the club. It's a great avenue for sharing and selling plants, and giving advice."

Scott recalls a customer who came to the nursery asking about installing an indoor irrigation system to water her houseplants when she'd be out-of-town for an extended period. Scott suggested she reach out to the group.

"People rallied to take care of her indoor plants for her while she was gone," Scott recalls. "She got great tips like putting a bunch of plants in the bathtub to make watering easier," for her plant caretakers. "She came back to the nursery to tell me about how the group had helped. I saw it all happening online. Everyone responded like I thought they would."

Scott says people often inquire about her favorite plant – the hoya (also known as "wax plant") – a type of succulent that doesn't like a lot of fuss, she says. They're hard to find, and members will often notify Scott when they see one for sale.

"I have seven or eight different hoyas," she says. "Someone brought me a shooting star hoyo. Another unique variety is the India rope hoyo – it twists upon itself." She said Anderson brought her a plant after she suffered a personal loss.

Plants were therapeutic for me when I was going through tough times," Anderson says. Plants are not only therapeutic, they also clean the air, she adds. Anderson gives away plants for free every week during "Thankful Thursdays."

Top, left and middle: A night-blooming cereus plant **Bottom:** A porcelain flower hoya **Top, right:** Jason Kirks waters an array of plants at his home in Moab. [Photo by Murice D. Miller]

"I wanted to do something positive for the community," she says. "There's so much negativity on social media. I wanted a happy place. I've been doing this for years. I grow a lot of the plants. I propagate them. I keep getting more. It's a hobby that keeps on going. I swap plants. Most everything is potted. Sometimes they're big plants. Sometimes they're starts. It's a mix."

Scott, who's managed to keep her houseplant collection to just 30, makes watering them easier by placing all her plants outdoors in the springtime. She puts them on the patio in a shady area and waters them all with the hose.

"They love the heat and I always have praying mantises," Scott says. She doesn't miss them not being indoors during spring and summer because she's "too busy being outside," she says. In the fall the plants go back indoors.

Scott has a night-blooming cereus plant in her home that is 9-feet tall and 3-feet wide that blooms only after dark. "The flowers are absolutely spectacular and the scent is unbelievable – sort of a cross between a hyacinth and jasmine," she says. "By morning the flowers start to die."

Scott had waited 14 years for the night-blooming cereus to bloom. So, when someone expressed interest in the plant, Scott said she could have it and she shoved it in a pot to bring to the person. A little piece of the plant fell off in the driveway and Scott picked it up, brought it home and potted it.

"I'm a plant person – I can't watch something die." Amazingly, she says, the broken-off piece took root quickly and grew into a huge plant and blooms on a regular basis, unlike the plant it came from.

In a scene from the movie *Crazy Rich Asians*, characters celebrate the blooming of a night-blooming cereus plant, says Scott.

HEALTHY HOBBY

The Get Your Green On! Facebook group is comprised of all ages and economic backgrounds. "It's diverse – just like Moab," Bonsack says. "It's a cross-section of Moab. You meet people you wouldn't normally meet."

While the Facebook group is geared toward residents of Moab and its vicinity, there are members from Grand Junction like Rooted Valley Hair Company, a hair salon that also sells air plants, and jewelry stamped with plants and flowers, according to a February posting.



Top: A silver inch plant [Photo by Sergio/ adobestock.com] **Middle:** A sword fern plant is the middle plant on shelf. [Photo by Chekyravaa/ shutterstock.com]
Bottom: A man waters a peace lily. [Photo by ulieAlexK / istock.com]

Occasionally travelers from out of town who have discovered the site come through Moab. The group allows them to join if they have relevant content to share. Bonsack recalls some travelers from Arizona a couple of years ago who had cultivated some succulents native to their region and were selling the plants to fund their van lifestyle.

While most of the communication happens online, every spring and fall approximately 20-30 members get together in-person for a plant swap – “we call it a swap, but really it’s just a get-together,” Bonsack says. “It’s simply a social gathering focused around plants.” People bring cuttings or potted plants to give away. “Everyone gets to take one home – usually there are plants left over.”

Gatherings have taken place at Scott’s home, at Wildland Scapes nursery, local restaurants, and at Old City Park. Sometimes a pot-luck meal is shared. Get-togethers have also included craft activities – like making macramé, and dreamcatchers.

During the pandemic the group offered an outlet for people cooped up inside, Anderson says. “We said, ‘let’s do plants – things we can take care of,’” she recalls. “We can still have green; a healthy hobby inside. It’s been a real delight.” ■



A collection of houseplants including, from left to right in the front row, a jade plant, a tree houseleeks, a pothos plant. In the large pot in the background is a polka dot begonia.
[Courtesy Get Your Green On/Facebook]



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Valerie Brown

Realtor MCNE
moabrealtor@yahoo.com



Gina Giffin

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RANDY DAY
BRANCH BROKER
435-260-1388
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AARON DAVIES
REALTOR®
435-260-8209
aaronrealtormoab@gmail.com



TYSON DAY
REALTOR®
801-787-8616
tysonday@yahoo.com



SUE DALTON
REALTOR®
435-260-8090
realestate.suedalton@gmail.com



MORGAN KAUFFMANN
REALTOR®
435-220-1434
kauffmannmorgan@gmail.com



NICOLE DAY
REALTOR®
435-260-2692
nicolemday11@gmail.com



KRISTIE WHIPPLE
REALTOR®
435-260-1020
kristiesellsmoab@gmail.com



ANNA FABIAN
REALTOR®
801-209-5139
fabann70@gmail.com



GAIL WELLS
LICENSED ASSISTANT
435-259-7488
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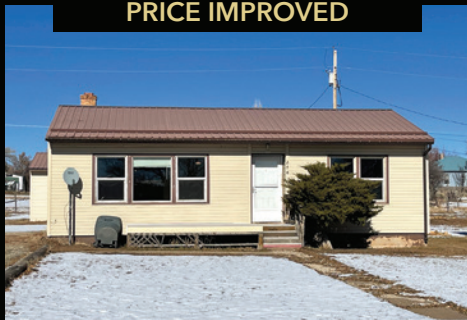
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COVETED PRIVACY

1925 Shumway Lane

4 HOMES | WATER RIGHTS | SPRING IRRIGATION

3.21 AC | \$950,000 | MLS 1866224



NEW LISTING

This unique property is located in a mid-valley location tucked into the red rock with mature trees and pines. The 3.21 acres of land offers diverse terrain, privacy, gorgeous hiking, incredible shade, a detached garage, and an abundance of irrigation water. This property enjoys a private well with water rights, in addition to a water right to an upper spring that services all the irrigation needs of the lower acreage.

Nikole Andersen (801) 750-5280 / Rachel Moody Team (435) 260-8240

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MOAB REAL ESTATE

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FERNDAL DUPLEXES

369 E 100 S
3 DUPLEXES | 4,900 SF | .62 AC
\$1,849,000 | MLS 1850994

Located in the heart of downtown Moab! Extraordinary opportunity to own an incredible income producing property! Featuring 3 duplexes on .69 acres of R3 zoned land, with four 2-bedroom, 1 bathroom units and two 3-bedroom, 1 bathroom units- all with private fenced-in backyards.

Rachel Moody (435) 260-8245



Short Term Rental

RELAXATION AND EXTRAVAGANCE

1261 N Rubicon Trail #R3
2 BD | 2.5 BA | 1,532 SF | .12 AC
\$1,150,000 | MLS 1856293

If you are looking to experience relaxation and extravagance look no further. R3 Casita at The Portal in Moab Utah will have you at hello with every high end luxury upgrade you can possibly imagine. R3 is booked regularly. This home comes completely furnished.

Rachel Moody (435) 260-8245



Short Term Rental

ESCAPE TO ENTRADA!

434 North 600 West
4 BD | 3 BA | 2,265 SF | .04 AC
\$1,030,000 | MLS 1800794

This beautifully maintained luxury townhouse is in the Entrada at Moab nightly rental complex, located within blocks of Moab's downtown and a quick drive to some of Moab's most famous trails, yet feels private and tucked away. Turn-key property ready to be yours.

Suzanna Feuz (435) 260-7634 / Rachel Moody Team (435) 260-8240



IDEAL HOME IN THE MOAB VALLEY!

4056 S Beeman Road
6 BD | 3 BA | 3,968 SF | 1.0 AC
\$880,000 | MLS 1864330

This remarkable home offers the best of both worlds with its spectacular views bordered by peaceful, undeveloped acreage just a short commute to town. The main level is a split-bedroom floor plan featuring 3 bedrooms and an office. The views from the house are a must-see!

Reina Every (435) 260-1542 / Rachel Moody Team (435) 260-8240



CREEK-SIDE SETTING

125 Arbor Drive
3 BD | 2 BA | 1,646 SF | .50 AC
\$875,000 | MLS 1838304

With enormous Cottonwood trees and ample privacy, this welcoming brick rambler is ready for you to move in and relax. A one level floor plan offers a spacious living area. So much privacy and nature with this sweet spot- yet it is only a few minutes away from Moab's city center
Rachel Moody Team (435) 260-8240



OPPORTUNITY ABOUNDS!

1053 W 400 N
3 BD | 2 BA | 1,782 SF | 1.16 AC
\$750,000 | MLS 1840654

Unique, once in a lifetime property! This spectacularly updated home is move-in ready and enjoys a 1,200 sq ft shop. Located in the I-1 industrial zone inside Moab City limits-aside from the great home this property offers, there are also options for a multitude of different business uses.
Keith Brooks (435) 260-0032 / Rachel Moody Team (435) 260-8240



NEW LISTING

DOWNTOWN CHARMER!

144 Walnut Lane
2 BD | 1 BA | 896 SF | 0.15 AC
\$695,000 | MLS 1867240

This cute little home sits on a .15 acre commercial lot in Moab's downtown walking district. Located off of 'up and coming' 100 West Street, this one is close to it all, with retail, storage, restaurants, and multiple hotels in close proximity. So much opportunity to redevelop-or ready for you to enjoy!
Rachel Moody Team (435) 260-8240



NEW LISTING

IN TOWN WITH STYLE

109 Hillside Drive
3 BD | 2 BA | 1,100 SF | 0.21 AC
\$634,900 | MLS 1868280

Beautifully renovated home that features the perfect outdoor oasis to host a gathering or unwind after a long day. Tasteful high-end modern updates throughout with west facing views that are sure to amaze. Conveniently located within walking distance to all Moab has to offer.
Reina Every (435) 260-1542

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MURPHY FLATS

1187 S Murphy Lane

CURRENT AVAILABILITY

101A | 2 BD, 1 BA, 605 SF | \$335,000
 101B | 2 BD, 1 BA, 615 SF | \$345,000
 105B | 1 BD, 1 BA, 440 SF | \$270,000
 105D | 1 BD, 1 BA, 440 SF | \$270,000
 106C | 1 BD, 1 BA, 440 SF | \$270,000
 106B | 1 BD, 1 BA, 440 SF | \$270,000
 106D | 1 BD, 1 BA, 440 SF | \$270,000
 Rachel Moody Team (435) 260-8240

Offered exclusively to Grand County actively employed Buyers. These new construction condominiums are designed for adventure and intentional living. Situated less than two miles from the center of Moab, Murphy Flats gives owners space to store gear and rest up between adventures. Enjoy access to the community garden, fire pit, and dog park!
www.MurphyFlats.com



KANE CREEK CONDOMINIUMS

443 Kane Creek Blvd

A short walk to downtown Moab and minutes to all that Moab has to offer. Kane Creek Condominiums sits on over two acres located at the base of the Moab Rim. Each residence offers stunning views of towering red rock cliffs and the expansive Moab Valley with sights of Arches National Park, Swiss Cheese Ridge, and the La Sal Mountains.
www.moabreco.com/KaneCreekCondos

CURRENT AVAILABILITY

B307 | 2 BD, 1 BA, 716 SF | \$349,000
 B201 | 2 BD, 1 BA, 716 SF | \$345,000
 B103 | Studio, 1 BA, 500 SF | \$289,000
 Rachel Moody Team (435) 260-8240
 B305 | 1 BD, 1 BA, 500 SF | \$299,000 *Reduced*
 B112 | Studio, 1 BA, 500 SF | \$295,000
 Shannon Meredith (435) 260-7484



Short Term Rental

RIM VILLAGE TOWNHOME F1

3686 S Spanish Valley Dr F-1
3 BD | 2 BA | 1,573 SF
\$845,000 | MLS 1836879

Nikole Andersen (801) 750-5280 / Rachel Moody Team (435) 260-8240



Short Term Rental

RIM VILLAGE E1

3686 S Spanish Valley Dr E-1
3 BD | 2 BA | 1,573 SF
\$799,900 | MLS 1864390

Rachel Moody Team (435) 260-8240



Short Term Rental

RIM VILLAGE VISTAS 5A8

3764 Prickly Pear Cir 5-A8
3 BD | 2.5 BA | 1,520 SF
\$759,000 | MLS 1867574

Rachel Moody Team (435) 260-8240



NEW LISTING



ESCAPE TO THE TREES

300 Holyoak Lane, Castle Valley
3 BD | 1 BA | 1,707 SF | 4.62 AC
\$609,000 | MLS 1833651

Nikole Andersen (801) 750-5280 / Rachel Moody Team (435) 260-8240



MILLION DOLLAR VIEW

32 N Mountain View Drive
2 CABINS | 1 BD | 2 LOFT AREAS | 3 BA | 4.33 AC
\$479,000 | MLS 1845610

Reina Every (435) 260-1542

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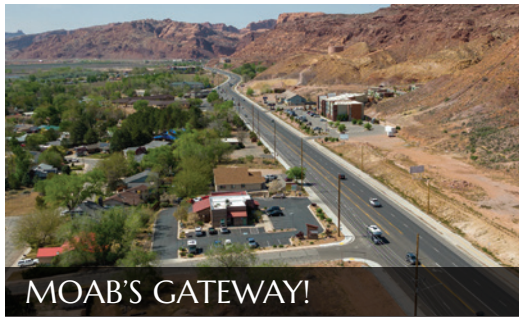
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MLS 1864833

MILL CREEK OASIS

1435 Powerhouse Ln | 8.19 AC | \$2,495,000
Rachel Moody (435) 260-8245
Nikole Andersen (801) 750-5280



MOAB'S GATEWAY!

245 & 257 W North MiVida Drive | .55 AC
\$875,000 | MLS 1862951/1862957
Rachel Moody Team (435) 260-8240



MLS 1845590

SUBLIME CASTLE VALLEY

432 N Rimrock Lane | 4.9 AC | \$355,000
Jessiqua Zufelt (435) 210-1171
Rachel Moody Team (435) 260-8240



CASTLE VALLEY VIEWS

439 Castle Valley Drive | 4.88 AC
\$349,000 | MLS 1824479
Nikole Andersen (801) 750-5280



PACK CREEK ESTATE SITE

525 E Pack Creek Road | 11.18 AC
\$349,000 | MLS 1657922
Rachel Moody Team (435) 260-8240



WHITE HORSE 18

4265 E Lipizzan Jump | .50 AC
\$295,000 | MLS 1864162
Rachel Moody Team (435) 260-8240



Short Term Rental

PORTAL RV RESORT

1261 N Main Rubicon Trail | .08 AC
\$275,000 | MLS 1856311
Rachel Moody Team (435) 260-8240



WHITE HORSE 33

4122 Lipizzan Jump | .50 AC
\$249,000 | MLS 1838551
Rachel Moody Team (435) 260-8240



MLS 1735441

BRUMLEY RIDGE RANCH

4 Brumley Ridge Ranch | 3.59 AC | \$235,000
Nikole Andersen (801) 750-5280
Rachel Moody Team (435) 260-8240



MLS 1850716/1850707

HIDEAWAY ESTATES!

1642/1644 Hideaway Place | 2 LOTS
0.71 AC \$215,000 | 1.09 AC \$235,000
Rachel Moody Team (435) 260-8240



RARE DOUBLE LOT

148 S Joe Wilson Dr | 2.61 AC
\$85,000 | MLS 1860799
Shannon Meredith (435) 260-7484



BIG ABAJO VIEWS – 5 LOTS

Elk Meadows Lots | 6 - 8 AC | \$64 K-\$79 K
Nikole Andersen (801) 750-5280
Rachel Moody Team (435) 260-8240



NEW LISTING

QUALITY VACATION RENTAL

594 W 470 N

4 BD | 3 BA | 2,265 SF | 0.03 AC

\$1,150,000 | MLS 1865965

This luxury townhouse is designed to host the ideal vacation for you, your guests, and Moab enthusiasts alike. The unit features a private patio with stunning mountain views, a comfortable open-concept living area with high ceilings, and quality kitchenware for those times when you prefer to dine in.

Kim Kirks (801) 369-9184



TREASURED LOCATION

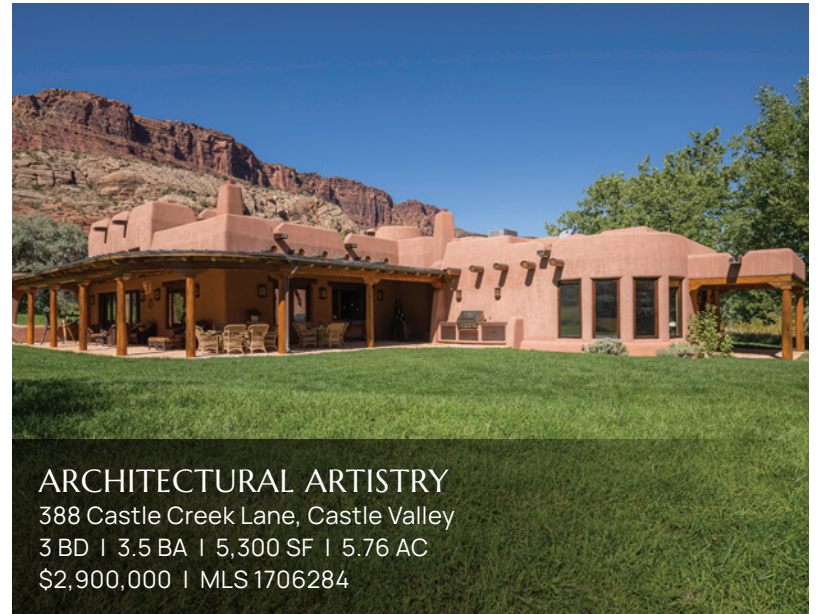
3333 Far Country Drive

6 BD | 4.5 BA | 5,569 SF | 6.85 AC

\$3,595,000 | MLS 1865130

Custom, luxury estate embraced by dreamy red rock landscape, offering breathtaking national park views. Exquisite sunsets abound, and the La Sal Mountains loom lovingly on the horizon. Located 10 minutes from downtown Moab and 30 minutes from the airport.

Angela Houghton (435) 260-0700 / Kim Kirks (801) 369-9184



ARCHITECTURAL ARTISTRY

388 Castle Creek Lane, Castle Valley

3 BD | 3.5 BA | 5,300 SF | 5.76 AC

\$2,900,000 | MLS 1706284

Exquisite home in Castle Valley. Peaceful and private, this property is an inspiring and comfortable haven. The exterior of this home is meant to blend in with the gorgeous surroundings while the inside delights with endless artistic touches. Spectacular views from every room..

Angela Houghton (435) 260-0700



STUNNING SOLITUDE

3505 Juniper Drive
2 BD | 2 BA | 1,380 SF | 2.36 AC
\$1,500,000 | MLS 1848188

This gorgeous property boasts incredible 360-degree vistas from Moab's vivid red rims to the La Sal mountains. Enjoy all the benefits of Rural Residential zoning, with room for equine friends. A modern casita (up to 1000 SF) can be added for your special guests to share in the enjoyment of this quiet reprieve.
Kim Kirks (801) 369-9184



NEW ADVENTURES AWAIT

2061 S Canyonlands Circle
Home 3 BD/1.5 BA/1,860 SF • ADU 1 BD/1 BA/1,000 SF • Artist Studio 1 BA/1,000 SF
\$1,100,000 | 2.35 AC | MLS 1855572

Unforgettable adventures are moments away in this quiet, vivid vista. Enjoy the beautiful starry night skies and vibrant sunrises this desert retreat has to offer. Add your personality to this cabin- like living space of three bedrooms or build your executive retreat here.
Kim Kirks (801) 369-9184 / Janet Thomas (435) 760-0316



NEW LISTING

CLEAN & BRIGHT HOME WITH 360° VIEWS

86 Velcar Court
3 BD | 2 BA | 2,058 SF | 1.03 AC
\$739,000 | MLS 1869088

Located on one acre in a cul-de-sac, this well-loved home would make a wonderful primary or secondary residence. The common space has an easeful flow from the entrance to the backyard and patio. The property is connected to city water and sewer with two-acre feet of irrigation water.
Angela Houghton (435) 260-0700 / Nikole Andersen (801) 750-5280



WARM AND INVITING

1396 E Clayhill Drive
6 BD | 3.5 BA | 4,141 SF | 2 AC
\$649,900 | MLS 1863015

This single-family home features an open floor plan and is located in a highly desirable area with 2 acres of property and a well with water rights. Tucked away off the main road, you are greeted with a tastefully landscaped front yard and a private drive and double driveway. Call for a private showing.
Nikole Andersen (801) 750-5280 / Janet Thomas (435) 760-0316

NEW LISTING

BUILD YOUR DREAM HOME

2230 S Canyonlands Circle
2.13 AC
\$499,000 | MLS 1867474

Lynda Diem (435) 260-9244
Kerby Carlisle-Grant (720) 480-0890

PRICE REDUCED

DARLING SPACIOUS HOME

80 S 200 E
4 BD | 3 BA | 2,834 SF | .19 AC
\$424,900 | MLS 1826878

Nikole Andersen (801) 750-5280
Janet Thomas (435) 760-0316

MID-VALLEY ADVENTURE BASE

1805 Shumway Lane
2 UNITS 2 BD | 2 BA | 1,760 SF | 0.50 AC
\$695,000 | MLS 1852594

Angela Houghton (435) 260-0700

THREE BEAUTIFUL PARCELS

15 E Peter Springs
3BD | 2BA | 1,708 SF | 38.98 AC
\$649,995 | MLS 1850837

Nikole Andersen (801) 750-5280
Janet Thomas (435) 760-0316

REMODELED RUSTIC HOME

280 W Center Steet, Monticello
5 BD | 3 BA | 2,900 SF | .22 AC
\$529,000 | MLS 1864887

Janet Thomas (435) 760-0316

MOVE-IN READY!

196 West 200 South, Monticello
3 BD | 2 BA | 2,477 SF | .30 AC
\$489,900 | MLS 1845529

Janet Thomas (435) 760-0316
Nikole Andersen (801) 750-5280

RELAX & REVIVE

96 E Mountain Shadows Drive, La Sal
1 BD | 1 LOFT | 2 BA | 1,176 SF | 4.99 AC
\$429,000 | MLS 1861401

Kim Kirks (801) 369-9184

Industrial

OPPORTUNITIES IN GREEN RIVER

4005 E Old 6 & 50
40.69 AC
\$200,000 | MLS 1863196

Kim Kirks (801) 369-9184

INTOWN LOT & INCREDIBLE VIEWS

465 McKay Place
0.26 AC
\$199,000 | MLS 1843749

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1435 POWERHOUSE LANE | \$2,495,000
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FREE RIDE

MOAB'S NEW PUBLIC TRANSIT SYSTEM MAKES GETTING AROUND TOWN A BREEZE

Written by Rachel Fixsen | Photos by Murice D. Miller

STEPHAN ZACHARIAS MOVED TO MOAB LAST FALL AND WORKS AS A HISTORY PROGRAMS INTERPRETER AT THE MOAB MUSEUM. HE DOESN'T HAVE A CAR; THE WALK FROM HIS HOUSE TO WORK TAKES AT LEAST 45 MINUTES. NOW THOUGH, ZACHARIAS CAN CUT THAT COMMUTE TIME DOWN TO 15 MINUTES BY USING THE NEW MOAB AREA TRANSIT SYSTEM, A FREE PUBLIC TRANSPORTATION SERVICE THAT LAUNCHED IN MARCH.



"It's super handy," Zacharias says.

The MAT fleet consists of three (soon to be four) 12-passenger vans offering rides in two formats. There's a fixed route with 20 stops along Highway 191/Main Street, from the Fairfield Inn near the Colorado River Bridge north of town to the Utah State University Campus at the southern terminus. There's also an on-demand ride service, through which users can request a ride from anywhere within the service boundary (which extends even farther south, east and west than the fixed route) and get a ride to any other location within that boundary. All the rides—both the fixed route and on-demand—are free.

A free app can be used to request an on-demand ride, or to locate bus stops and check wait times. Users can also call 833-MAT-FREE to request a ride or get information.

Zacharias has lived in communities around the country and said he makes a habit of using public transportation. He said it was a pleasant surprise when he first heard that a transit system was in the works in a small, rural town like Moab.

"When I found out, I got excited," he says.

In mid-March, he was leading a historical walking tour when he saw a crowd gathered at the Moab Information Center to watch the ribbon-cutting that kicked off the launch of the service. Zacharias got on the bus that same evening, and has been using the MAT regularly since. The buses run from 9 a.m. to 9 p.m.

The MAT was conceived as a strategy to

reduce congestion in downtown Moab, while also increasing connectivity in the valley. It's one of three local projects receiving Recreational Hotspot funding from the Utah Transportation Commission.

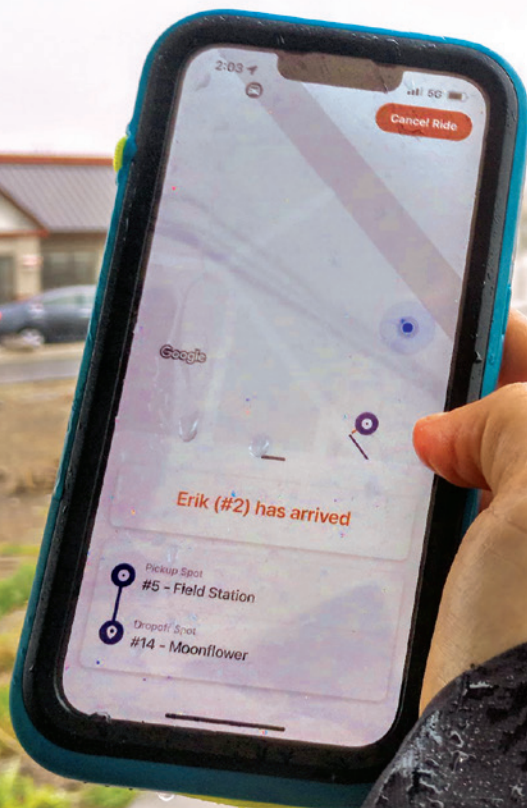
"Hotspot" funding was a one-time dispersal of money from the state meant to help solve traffic issues in popular recreation areas. Moab applied and was awarded \$10 million in 2018. The plan at the time was to use the money to build a parking garage downtown to relieve parking pressure, but many community members pushed back against that idea. Elected officials went back to earlier proposals and conducted more public outreach, and with the approval of the Utah Department of Transportation, which is administering the grant, selected three projects.

One project still addresses parking: more spaces have been installed around the downtown area. A second project will create a multi-use pathway in the southern part of the valley. The MAT received roughly \$1.5 million of the \$10 million award for a five-year pilot program. Moab City and Grand County are also contributing funds, and federal funding from the American Rescue Plan Act is also supporting the pilot.

The city selected transit company Downtowner to provide the ride service. Downtowner was founded in Del Rey, Florida in 2012 and operates in over 15 communities around the country, many of them resort communities like Moab. Collin Broomhead, Operations Manager

Opposite page: The new Moab Area Transit service offers locals and visitors a fast, free way of getting around.

This page: A MAT app is available to assist riders with locating the vans, planning trips and seeing wait-times.





“The MAT was conceived as a strategy to reduce congestion in downtown Moab, while also increasing connectivity in the valley.”



for Downtowner, spent a few weeks in Moab to help the program get started, driving both the fixed route and responding to on-demand requests. On a rainy weekday evening, he navigated busy Main Street to reach each of the stops on the fixed route; there weren't a lot of riders that day, but the MAT had only been in operation for a few days.

"It always takes a little while for people to 'get' what we're doing," Broomhead said. All of Downtowner's programs in other cities are thriving and he's confident that the service will catch on in Moab. It's already caught on with locals like Zacharias. Broomhead remembers another Moab resident who used the on-demand service four times in one day to complete her errands.

"She didn't have to use her car—she loved it," Broomfield says.

Visitors, too, have appreciated the MAT's convenience. A group of women who live in different parts of the country and regularly vacation together were enjoying a trip to Moab recently and used the MAT throughout their stay. They told Broomhead they were thrilled there was a free service that could accommodate their whole crew—about ten people.

The fixed route stops near hotels, restaurants and downtown shopping, as well as near essential destinations like grocery stores, the post office and banks. The more people use it, the more people will hear about it, Broomhead says, and that's how it will gain ridership.

"It's really word of mouth that gets people excited," he says. The bright blue-and-orange design on the vans has helped catch people's attention, too.

Downtowner uses optimization software to efficiently combine rides, and continuously collects data on how the service is working. The company can utilize the data to provide information about popular destinations, busiest times of day, and average wait times.

Moab City's Transit Coordinator Richard Lory said the city will be analyzing that information quarterly, and may tweak the service in response to the data. Moab Mayor Joette Langianese emphasized the pilot program's adaptability at the ribbon-cutting ceremony.

"We are flexible," she said. "We can change things as we see the need."

That might mean adjusting the hours of operation, adding or deleting stops, or changing the service area boundaries. Both Langianese and Lory welcome feedback from the community.

"I've had people call me saying they'd be willing to pay to expand the service area," Lory says.

However, officials hope to keep the service free. Funding for the five-year pilot is already planned. Beyond that, if the pilot is a success, Langianese and Lory said they'll look for funding from federal and state sources, or for ways to apply currently collected taxes to the program. Langianese said recent state legislation has opened up other potential avenues for transportation funding.

Opposite page, bottom: On a rainy spring day, Moab resident Faith Dickey uses MAT to get a package to the post office.

This page, bottom right: MAT driver Laura Mikesell enjoys a conversation with passenger Jeremiah Fidler.





“We’re in a good position—the state is recognizing that transit is important,” she says. Regional entities, as well, are beginning to discuss collaboration on cohesive public transportation throughout southeast Utah. Langanese noted that such complex systems take years to plan and implement.

Lory says they’re planning to ramp up advertising for the service, with signs on downtown kiosks, a brochure for local hotels and businesses that explain how to use the app, and a link to the MAT website on Moab’s travel website, discovermoab.com. Lory says he will visit with staff at the senior center and show them how to use the app.

Downtownner will replace its fleet every two years, and there could be opportunities for upgrades, like switching to electric vehicles. Presently, three of the four vans have wheelchair lifts in the back, and Lory says he would like to have bike racks on future vehicles.

Langanese sees great potential for the service to improve quality of life for locals and visitors, while reducing traffic on Main Street.

“We have to start thinking (of the benefits) of getting people out of their cars,” she says. ■



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INCOME POTENTIAL!

Main home: 4 bd/2 bth with master en suite, great room, travertine floors, granite counters. Attached ADU: 1 bd/1 bth. Close to town. \$645,000. MLS #1811330. **Call Kevin 435-260-9890**



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Updated manufactured home with room for ADU or garage. Property would be well suited as horse property. \$450,000 MLS# 1851902

Call Billy 812-360-3302



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heart of Moab. Ready to build the permitted uses in this great location with 91 ft. of frontage and 115.5 ft. deep. Lots of street parking. Residential allowed on 2nd level. 40 ft. height restriction. \$600,000.

MLS #1858988/1859033. **Call Janie 435-260-1572**



Short Term Rental

This is a gorgeous SHORT-TERM RENTAL allowed and permitted lodge located on the outskirts of beautiful Monticello, Utah.

MLS #1826284. \$1,250,000. **Call Preston 435-260-3471**



Castle Valley 5 Acre Lot 335 W. Keogh Lane with many improvements and amenities added recently. Lots of excavation for driveway, building site, 3,000 gallon buried water cistern, underground power with meter base, and engineering done for building a septic system (now required). \$350,000. MLS # 1865631. **Call Janie 435-260-1572**



Country Living in the Heart of Moab

Giant barn (4,000 sq. ft.) on this 7.32 acre property needs to be seen to appreciate potential. Stunning 360 degree views of the best Moab has to offer. This very desirable location could provide seclusion or be subdivided. Price: \$3,790,000. MLS #1849711. **Call Billy 812-360-3302**



Very Custom Built Post and Beam Structure called "Mayhayana", a ferryboat of the Spirit. Off the grid. Lots of views of the Valley and the rock and LaSal Mts. The timbers are from the Promontory Point railroad, which went to Golden Spike near Willard Bay. The roofs of the two structures are copper, which has patina. Compost toilet. Specialty built 1275 sq. ft. of structures. Sits on 4.82 acres of natural vegetation. MLS #1817245. \$600,000. **Call Janie 435-260-1572**



Perfect for Employee Housing

Close to HMK Elementary, 2 bedrooms, 1 bath, open kitchen with pantry, updated flooring, shade trees, shed. MLS #1868468, \$375,000. **Call Kevin 435-260-9890**



Come Check Out this Beautiful 3 Bed, 2 Bath Home

just a few minutes from downtown Moab! This home is close to bike paths, parks and shopping. This home has a rental trailer in the back. \$650,000. MLS #1864669. Ask about potential seller financing! **Call Preston 435-260-3471**



9.6 Acres in Old La Sal — Expansive mountain views. Power and culinary well included. Owner financing available. \$175,500. MLS #1794696. **Call Kevin 435-260-9890**



3-Unit Cash-Flowing Short-Term Rental — Located in Blanding, Utah. MLS #1835448. \$900,000. **Call Preston 435-260-3471**



Great Red Brick Home in Great Location at 349 Park Lane

1888 sq. ft. on 0.17 acres, with 4 bedrooms and 3 baths all on one level with recent remodeling, & original hardwood floors. Covered porches and 3 storage sheds. Great place to live within walking distance of Swanny Park, HMK Elementary, Rec Center and many places of worship. \$689,000. MLS #1866860. **Call Janie 435-260-1572**



Easy Build Large Lot (1.84 acres)

Surveyed into two building lots on quiet street with views of LaSal Mountains and Abajo Mountains. 200 ft. of frontage on 100 North St., and depth of 400 ft.. Walking distance to Maverik and Monticello Library. Utilities in Street. \$129,000. MLS #1792568. **Call Janie 435-260-1572**



Beautiful Woodlands Ridge! Easy to access with water and power. Close to border of Colorado with views of La Sal and San Juan mountains. Add'l lots available. Wray Mesa Rd. MLS #1791686, 2.59 acres, \$125,000. MLS #1793901, 2.59 acres, \$127,000. **Call Billy 812-260-3302**



This Property is 1.04 Acres, one half is zoned RR (Rural Residential) and the other half Highway Commercial (HC). Highway Commercial zone allows 18 units per acre. 10 housing units could be built with the existing zoning. Or one could apply for the High-Density Overlay zone. MLS #1813859. \$575,000. **Call Preston 435-260-3471**



Exceptionally Large Building on 11 Acres

Old La Sal property with magnificent mountain views. 3000 sf structure with well, electrical, plumbing. MLS #1862040, \$459,900. **Call Kevin 435-260-9890**



Old La Sal Parcels

Magnificent mountain views of Mt. Peale and Mt. Tukuhiwivatz. 10.72 acres, MLS #1862219, \$225,900. 6 acres, MLS #1862038, \$154,800. **Call Kevin 435-260-9890**



Monticello in Town Rambler. 3 Bedrooms, 1.5 bath, family room addition, large attached garage, patio hot tub pad, outbuilding, 0.5 acre lot partially fenced. \$224,900. MLS #1847842. **Call Kevin 435-260-9890**



Downtown Updated Manufactured Home with Huge Garage on .37 Acres
Great indoor and outdoor space in fully furnished home. Clean and inviting surfaces from 2022 improvements make this a turn key investment. MLS #1838755. \$599,000. **Call Billy 812-360-3302**



Well cared for 1979 Manufactured home on horse property with corral and horse shade structure. 3 bedroom, 2 bath. Spacious home at 1960 sq. ft.. Mature shade trees and lovely views in all directions on One Acre. Room to build ADU, accessory dwelling unit. \$525,000. MLS#1856298. **Call Janie 435-260-1572 or Nancy 435-260-7327**



Preston Walston
Principal Broker
435-260-3471
preston@moabpremier.com



Janie Tuft
Associate Broker
435-260-1572
janietuft@gmail.com



Billy Snyder
Agent
812-360-3302
realbillymoab@gmail.com



Nancy Fitzgerald
Agent
435-260-7327
nancyfitzmoab@gmail.com



Jay Kendall Walston
Agent
435-260-4525
jaykwal@gmail.com



Kevin Fitzgerald
Agent
435-260-9890
kevinfitzmoab@gmail.com



Miranda Walston
Agent
miranda@moabpremier.com
435-260-6127



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#1807870 / \$1,600,000 / Eklektika

One of the locals' & tourists' favorite places to eat in Moab. 0.50 acre with parking, a rental property building, zoned C3. So many possibilities with this parcel on the main street. Close to name brand Hotels & other retail businesses in the area. Includes everything for the business. Room for expansion.



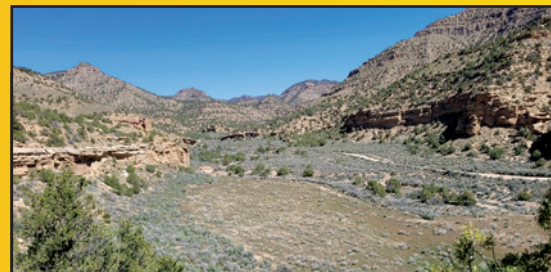
#1840664 / \$275,000

0.97 Acre Land with old Motel on it. This would be a great place to build a new home or to store all your adventure toys for you and your friends. Located at the base of the Book Cliffs. Property is being sold "As-Is" Condition.



#1771818 / \$380,000

20 Acres of beautiful land located up Thompson Canyon. Hike, bike, jeep, & ATV from this property.



#1833926 / \$1,634,560

Water, water, & more water shares. Yes, this green 70.24 ac. canyon in Thompson has lots of natural water & lots of private water shares. Enjoy starry nights & desert silence in your private canyon surrounded by BLM land at the base of the Book Cliffs. Oh yes; there's a 3-bd. 2-ba. a fully off-the-grid home that includes 12 different types of fruit trees, a root cellar, & storage sheds.



#1770577 / \$65,000

Affordable land in **Thompson Springs**. Lots 1,2,3 on Old Hwy 6&50. Old out-bldg. needs TLC.

Month to Month Rentals!

They are not available for long term. They are all fully furnished with utilities included, as well as internet. All properties are non-smoking and do not allow pets.

For more information, please call Red Rock Management at 435-259-5091.



3 bed 2 bath house by the Golf Course



2 bed 2 bath townhouse in town



2 bed 1 bath log home in town



2 bed, 2 1/2 bath townhouse in town

505 N Main St, Moab, UT 84532



#1868166 / \$480,000 / Nightly Rental

Huge 2,242 sqft home, 30' x 30' garage with 3-roll up doors, 2-roll up doors (14' tall) 1-roll up door (10' tall) plus 2-man-doors. RV pad with full hookups, 1-share of irrigation water, all on 2-adjoining lots. Newly remodeled inside and out. 3 bed, office, 1½ bath, 612 sqft man-cave, 9' x 36' workshop/JEEP & ATV toy storage shop. 3-patios (1-fully screened), large 8' x 25' storage shed, 4-mini splits (AC & Heating). 4-blocks from Main St. This is where the adventure starts.



#1844296 / \$599,000

Quiet living within walking distance to downtown. Over 1800 sqft tri-level home. Excellent condition. Lovely spacious kitchen & dining area leading to large covered deck. Cozy living room with fireplace. Upstairs has 3 bedrooms & 2 baths. Downstairs has a large bonus room with a large laundry room.



#1811579 / \$1,634,560

70.24 Acres in beautiful Thompson Canyon. Own your canyon just outside of Moab. Well maintained county road to the property. Enjoy exploring Indian writing, hidden arches & natural bridges.



#1840555 / \$275,000

0.97 Acre Land with old motel & old house in the center of Thompson. This 1926 Italian Brick Building is being sold "As-Is" and has a 2-car garage, 1-car garage, & a basement. Building needs TLC.

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SANDY NORTON, BROKER
 435-260-1186
sandyn@moabrealestate.com



JULIE BIRSCHIED
 435-259-5670
juliebierschied@yahoo.com



SAINA CAREY
 435-259-9463
moabsaina@hotmail.com



ANTHONY MASON
 435-260-8883
moabanthony@gmail.com



DOUG MCELHANEY
 435-260-2684
doug4moab@yahoo.com



LUDEAN MERRITT
 435-719-6567
LuDeanRealtor@gmail.com



JESSICA NORTON
 435-260-1688
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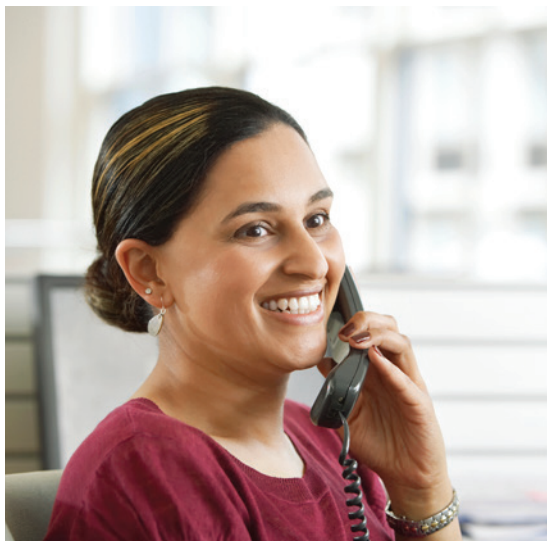
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Welcome to Moab!

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
Dominion 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 (Phone): 800-921-8101
Emery Telcom: 259-8521
Green Solutions: 259-1088
Amerigas Propane: 259-6756

MEDICAL AND DENTAL CONTACTS

Moab Regional Hospital: 719-3500
Moab Dental Health Center: 259-5378
Merrill Hugentobler, DDS: 259-7418
Arches Dental: 259-4333
Red Rock Dental: 259-4059
Moab Regional Health Center: 719-5500

TRANSPORTATION

Canyonlands Field Airport: 435-259-4849
United Airlines: www.united.com
Grand Junction Regional Airport:
www.gjairport.com
Amtrak/Green River: 800-872-7245
Greyhound Bus/Green River: 435-564-3421

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

Canyonlands Shuttle: 435-210-4757
Red Rock Express: 800-259-2869
Moab Taxi: 435-210-4297
Enterprise Car Rental: 435-259-8505
Arches Car Rental: 435-259-4959

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.monticelloutah.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.grandcountytutah.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

Farmers Insurance: 259-6192
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: 435-2708
www.wellsfargo.com

CONTRACTORS

Ben Byrd: 259-0224
Chuck Garlett: 259-5014
Henderson Builders: 259-4111
Craig Haren: 259-1537
Jared Ehlers: 259-9499
Jim Keogh: 260-8127
Joe Sorensen: 260-5948
LCW Construction: 260-2875
Triple J: 259-9988
Moab Construction: 259-8529
Lawson: 259-4079
Eco Logic: 259-6264
Jude Tuft, General Contractor: 719-5082
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To have information updated, removed or added, email andrewmirrington@gmail.com.

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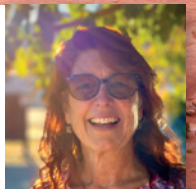
RICK LAMB

Associate Broker
435-260-2599
rick@moabrealty.com



DANETTE JOHNSON

Sales Agent
435-260-0130
danetteinmoab@aol.com



STEPHANIE CLUFF

Sales Agent
435-260-8023
stephaniemcluff@gmail.com



JEFF GAUVIN

Sales Agent
435-319-0987
jeff@moabrealty.com





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