

FREE!  
Volume 4, Issue 7

MOAB AREA

# real estate

MAGAZINE

AUGUST–SEPTEMBER 2020



## Play on!

Moab Music Festival returns for  
28th season with open-air events

## *Inside:* THE MOST COMPLETE LOCAL REAL ESTATE LISTINGS



**In-town tri-level with upgrades**  
MLS#1692459 \$365,000  
*Moab Premier Properties (See page 38)*



**Exquisite custom-built home**  
MLS#1687958 • \$795,000  
*Anasazi Realty (See page 30)*



**Great home, great location!**  
MLS#1688989 • \$429,000  
*Moab Realty (See page 33)*





**#1678322 / \$1,800,000**

**Eklectica**—one of the locals & tourists favorite places to eat in Moab. Main St., 0.50 AC, zoned C3.



**#1692241 / \$349,000**

One Level, 2 bed 2 bath Orchard Villa Townhome. Closed to downtown, city park, aquatic center.



**#1590790 / \$1,599,000**

Arches Drive B&B is the only B&B in Moab designed & built to be a B&B with large rooms and bathrooms.



**#1684322 / \$769,000**

Live the good life on Easy St. Over 5 sprawling acres with a substantial 2-story home. 5 bed 2 1/2 bath.



**#1641935 / \$369,000**

Nightly Rental, Turn-Key, 3-bed 2-bath Redcliff Condo. Ground Floor, upgraded amenities, highly desirable unit.



**#1652932 / \$399,500**

GONZO INN two units for one price. 2 bed 2 bath. Units 206 & 207 lockable adjoining doors.



**#1653099 / \$390,000**

**Nightly Rental**—2 bed 2 bath townhome overlooking the Moab's Golf Course.



**#1674904 / \$315,000**

**Beautiful Millcreek Pueblo** adjacent to Millcreek Parkway. 2 bed 2 1/2 bath, fireplace, covered shady patio.



**#1593784 / \$1,400,000**

**Elegance at its finest!** Over 8,000 sqft, 5 BR, 4 FB, 2HB home with all the upgrades on 2.43 AC.



**#1624338 / \$649,000**

**Privacy and Splendid Views.** 5 bed 3 bath home on 1.67 acres.



**#1581676 / \$1,650,000**

Two homes on 4.13 acres across the road from the Golf Course. 2 bed 2 bath home plus 520 sqft studio apartment.



**#1684395 / \$750,000**

Unique Offering, LaSal Mtn. Cabin on 80 acres above San Juan Lumber. 1200 sqft, 2 bed & bath, great room.



**#1524620 / \$250,000**

1926 Italian Brick bldg., has 2-car garage, shed with basement, septic tanks, propane heat, built needs TLC.



**#1664198 / \$695,000**

A creek runs through it. 2.25 AC flat, buildable land in town. Planning & zoning has approved 9 townhomes.



**#1674874 / \$129,000**

Beautiful 0.36 acre lot with excellent red rock views and views of the Moab Valley near the golf course.



**#1681326 / \$195,000**

Wake Up & Retire with this amazing view that this 5 acres has to offer. Nice building sites.

**#1651383 / \$1,400,000**  
**5.06 Acres**—close to Equestrian Center. Fenced yard with 2 water wells. Views of the La Sal Mts & Redrocks. Unlimited possibilities.

**#1655649 / \$249,000**  
0.59 AC Commercial Lot on Mill Creek Dr. in front of the Bowling Alley. Great location with over 200 ft. of frontage. All utilities are available.

**#1513269 / \$500,000**  
Own a piece of the rock or the whole darn thing! 160 acres, mostly flat & great for camping. Enjoy the desert silence & the starry skies at night.

**#1677981 / \$49,900**  
Wide open spaces! Fantastic mtn. views. No CCRS. Off grid. Perfect recreational getaway or home. Land may be sold as one 80 AC parcel or separate 40 AC parcels.

**#1688480 / \$50,000**  
1 Acre Land at the base of Thompson & Sego Canyon, Thompson Springs. 35 miles from Moab with great views in every direction. Hike, bike, ATV or 4x4 from your prop.

**1658060 / \$175,000**  
4.62 AC with outbldg. in Castle Valley. Beautiful views in every direction. Well, power & septic in place & connected on the property. Small community with lots of amenities.

**TICABOO LOTS—\$15,000 to \$18,000**  
Just 12 miles from Bull Frog. Enjoy Lake Powell more often. Build your dream vacation home.

**#1505675 / \$72,000**  
Affordable 1.48 acres Thompson Springs land. Beautiful views in every direction. Water meter & power on the property, 3 miles from Thompson & Sego Canyon.

**Avikan Hills Subd.**  
**From \$32,500-\$64,000**  
**Spectacular Views** of Bears Ears, Sleeping Ute, Abajo mountains. Room for horses. From 3.20 AC to 6.28 AC.

**#1575316 / \$55,000**  
Elevated lot for best scenic views. Walk right up to the nearby ancient rock art panels, & cliff dwellings from this lot—0.76 acre, in Bluff.

**#1483912 / \$33,500**  
**4.16 Acres in Blanding.** Serene views from this beautiful parcel. See Bears Ears buttes from the top of the lot. Just a few blocks to the Third Reservoir for great fishing.

**#1603069 / \$67,500**  
Scenic serenity & thrilling adventure from your own red desert home Bluff lot with CC&Rs, 1.20 acre lot. Electricity, city water meter, & telecom service at the lot.

**#1444620 / \$64,000**  
Build your dreams here! Fantastic views of Bear's Ears, Abajos, Sleeping Ute Mtns. 6.28 AC, minutes from Blanding City. Water, electricity stubbed to lot.

**#1575304 / \$50,000**  
0.76 acre lot in Bluff with breathtaking sunsets, glorious views in every direction. Bluff's artesian water, plus phone & electricity are subbed to the lot.

**#1603068 / \$65,000**  
Soak in the scenic views & peaceful vibes of this historic town Bluff. CC&Rs to protect your investment on this large 1.20 acre lot.

**#1664534 / \$32,500**  
4.36 Acre Property in La Sal. Will require a well and a septic system. Great views and privacy.

**#1638063 / \$89,000**  
Flat, buildable lot in newer Sunrise Hills Subd. Awesome views with underground power, natural gas, city water and sewer to lot line and paid.

**#1687430 / \$104,000**  
**160 Acres**—wonderful privacy & mountain views. CRP program in place. Nearest power is located at the SE corner on CR 322.

**#1648686 / \$40,000**  
**4.80 AC**, 4-mtn range views—LaSals, San Juan's, Abajo's & Ute Mts. 9.4 miles east of Monticello, SE corner lot on Hwy 491 & CR 364. Partly fenced, paved road.d.

**#1693287 / \$104,000**  
**160 Acres**—private quarter section of land north of Monticello. Terrain & vegetation vary from hilly, gradual slopes to flat & tillable.



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### MOAB AREA real estate MAGAZINE

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**Front cover:** The Moab Music Festival returns for a 28th season with performances in select outdoor locations in the Moab area.

[Photo by Richard Bowditch]

**This page, top right:** Trumpet player Stephen Burns

[Photo by Nate Ryan]

**This page, bottom right:** Epicenter staff and area residents take a mule ride through the town of Green River. [Photo by Ryan Baxter]





# IMPECCABLE CRAFTSMANSHIP AND VIEWS GALORE



This home has a five star rating, with all the upgrades! The quality of craftsmanship is impeccable. This 2,200 square-foot home is complete with four bedrooms, two-and-a-half baths, large pantry and two-car garage. Automatic shades on all the windows can be controlled with a remote. An immaculate kitchen with a Wolf stove, Thermador refrigerator and a built in pellet-ice machine. Spectacular views of the Moab Rim from the patio. Xeriscaped yard in quiet, desirable neighborhood. This home is perfect for anyone looking for quality and comfort.

Listed at \$729,000 | MLS#1686664

## HEIDI BLAKE

Realtor • 435.260.8185 • Heidi@MoabByrdCo.com

"Heidi Blake was great to have as a professional on board when it came to selling our house. She gives 100% of her expertise and I would recommend her to anyone selling a home in southeastern Utah." —R.D. Review left on Facebook



59 E. CENTER ST. • MOAB, UTAH 84532 • 435.355.0576 • WWW.MOABBYRDCO.COM



# HIGH DESERT RETREAT WITH DRAMATIC VIEWS



15 miles from Moab, 40 miles from Colorado. Set on 20.8 acres, near cabin where Edward Abbey wrote Desert Solitaire at Pack Creek Ranch. 9 degrees cooler than Moab, this architecturally detailed home has views from every room -- red rocks and the 12,000-foot-tall La Sal Mountains. Enjoy your own oak grove and a year-round creek that runs through the property. Horse property. Work from home, hike from home. Milky Way and starry skies. This property will feed your mind and soul. Just 2.5 hours to Telluride or 3 to Durango for skiing. No HOA.

Listed at \$1,649,900 | MLS# 1688913

## LENORE BEESON

Associate Broker • 435.260.2135 • [Lenore@MoabByrdCo.com](mailto:Lenore@MoabByrdCo.com)

"We recently sold our home in Moab, a big deal for us as we live in Rhode Island. Lenore made the entire transition as seamless as possible and took complete responsibility. Repairs that had to be made, contacts we needed — everything was done for us under her supervision. We never had to worry for a minute. This woman has the patience of Job, always approachable, calls you back as soon as she can, allays any concerns you might have. Highly recommend. If you've been looking for a good realtor here she is." —C.M. *Review left on Facebook*





**NOW TAKING  
RESERVATIONS!**



**INTRODUCING—PEAK VIEW DEVELOPMENT**

Inquire for Pricing and House Plans

Starting at \$299,000

Jennifer Johnston—435.210.1670

**LUXURIOUS DESERT RETREAT WITH  
CAPTIVATING VIEWS** — 3 Bed | 3 Bath | 3,805 Sq. Ft.  
20.80 Acres | MLS #1688913 | \$1,649,900  
Lenore Beeson — 435.260.2135

**NEW LISTING!**



**CHARMING BRICK HOME CLOSE TO SWANNY PARK**

2 Bed | 2 Bath | 1,284 Sq. Ft. | 0.25 Acre

MLS#1689315 | \$379,000

Lenore Beeson — 435.260.2135

**NEW LISTING!**



**BEAUTIFULLY UPDATED HOME DOWNTOWN!**

3 Bed | 2 Bath | 1,117 Sq. Ft. | 0.21 Acre

MLS#1690038 | \$419,000

Lexie Dalton — 801.836.1450

**NIGHTLY RENTAL!**



**FULLY FURNISHED BEAUTIFUL PUESTA DEL SOL UNIT!**

3 Bed | 3 Bath | 1,800 Sq. Ft.

MLS#1685558 | \$469,000

Lenore Beeson — 435.260.2135



**POOLSIDE GONZO BOUTIQUE CONDO HOTEL UNIT**

2 Bed | 2 Bath | 919 Sq. Ft.

MLS#1685510 | \$389,000

Kali Bisco — 435.260.9906



**TURN-KEY DUPLEX INVESTMENT IN HISTORIC MOAB!**

Each Side: 2 Bed | 1 Bath | 759 Sq. Ft. | 0.12 Acre Total

MLS#1685333 | \$499,000

Curtis Wells — 435.210.4366



**BUILDING LOT CLOSE TO TOWN WITH RIM VIEWS!**

0.13 Acre | Utilities Stubbed

MLS#1684093 | \$149,000

Becky Wells — 435.260.2842



**BEAUTIFUL HOME WITH UNBEATABLE LOCATION!**

4 Bed | 2 Bath | 2,401 Sq. Ft. | 0.19 Acre

MLS#1683765 | \$579,000

Heidi Blake — 435.260.8185



**INVESTMENT OPPORTUNITY IN BLUFF!**

Nightly Rental Cottages (2) | Restaurant/Trading Post & Studio

Mobile Home | 1.02 Acres | MLS#1680945 | \$875,000

Lexie Dalton — 801.836.1450



**UNDER CONTRACT!**

**QUAINT HOME CLOSE TO THE HEART OF MOAB**

3 Bed | 3 Bath | 2,482 Sq. Ft. | 0.32 Acre

MLS#1680547 | \$438,000

Becky Wells — 435.260.2842 & Curtis Wells — 435.210.4366







**NEW COMMERCIAL LISTING!**

**HIGH VISIBILITY HIGHWAY COMMERCIAL PROPERTY!**

0.60 Acre | Home: 4 bed | 2 Bath | Shop  
MLS#1692193 | \$549,000  
Lenore Beeson – 435.260.2135



**NEW COMMERCIAL LISTING!**

**HIGHWAY COMMERCIAL READY FOR DEVELOPMENT!**

1.80 Acre | Well  
MLS#1692192 | \$795,000  
Lenore Beeson – 435.260.2135



**PRICE REDUCED!**

**DUPLEX IN DOWNTOWN MOAB**

Each Side: 2 Bed | 1 Bath | 1,100 Sq. Ft.  
MLS#1685107 | \$469,000  
Curtis Wells – 435.210.4366



**PRICE REDUCED!**

**GREAT FOR EMPLOYEE OR TRANSITIONAL HOUSING**

3 Bed | 2 Bath | 950 Sq. Ft.  
MLS#1678427 | \$218,500  
Curtis Wells – 435.210.4366



**PRICE REDUCED!**

**WALKING DISTANCE TO DOWNTOWN AMENITIES**

2 Bed | 2 Bath | 900 Sq. Ft.  
MLS#1678420 | \$228,500  
Curtis Wells – 435.210.4366



**IMPECCABLE HOME WITH ALL THE UPGRADES!**

4 Bed | 3 Bath | 2,200 Sq. Ft. | 0.27 Acre  
MLS#1686664 | \$729,000  
Heidi Blake – 435.260.8185



**UNBEATABLE DOWNTOWN LOCATION!**

3 Bed | 2 Bath | 1,748 Sq. Ft. | 0.60 Acre  
MLS#1678006 | \$479,000  
Kali Bischoff – 435.260.9906



**LIGHT & INVITING WITH COMFORTABLE LAYOUT!**

3 Bed | 2 Bath | 1,162 St. Ft. 0.30 Acre  
MLS#1677903 | \$349,000  
Lenore Beeson – 435.260.2135



**PRIME LOCATION FOR COMMERCIAL DEVELOPMENT!**

3.13 Acres | Utilities Connected | HC & RR Zoned  
MLS#1673269 | \$1,200,000  
Curtis Wells – 435.210.4366



**NIGHTLY RENTAL!**

**STELLA RUBY COTTAGES - A GEM IN DOWNTOWN MOAB!**

3 Rentable Units | Hot Tub | 0.26 Acre  
MLS#1670101 | \$1,270,000  
Lenore Beeson – 435.260.2135



**CASTLE VALLEY INN BED & BREAKFAST!**

8 Rooms | 4.53 Acres | 11% Cap Rate | Water Shares  
MLS#1590093 | \$1,975,000  
Becky Wells – 435.260.2842 & Lenore Beeson – 435.260.2135







**THRIVING BUSINESS OPPORTUNITY ALONG HWY 191**  
 Moab Ice | Warehouse, House, 40+ Leveled RV Sites  
 2.40 Acres | MLS#1580009 | \$3,800,000  
 Lenore Beeson – 435.260.2135



**CHARMING, NEWER HOME ON QUIET CUL-DE-SAC**  
 3 Bed | 2 Bath | 1,778 Sq. Ft. | 0.22 Acre  
 MLS#1664155 | \$475,000  
 Sue Shrewsbury – 435.260.1479



**SPACIOUS HOME QUIET IN-TOWN LOCATION**  
 3 Bed | 3 Bath | 2,243 Sq. Ft. | 0.39 Acre  
 MLS#1665041 | \$460,000  
 Sue Shrewsbury – 435.260.1479



**UTTERLY UNIQUE CABIN IN PACK CREEK RANCH**  
 2 Bed | 1 Bath | 1,326 Sq. Ft. | 0.05 Acre  
 MLS#1658949 | \$445,000  
 Lenore Beeson – 435.260.2135



**IDEAL LOCATION ON EAST BENCH ROAD!**  
 2.25 Acres | Utilities Connected | Well  
 MLS#1657854 | \$439,000  
 Lenore Beeson – 435.260.2135



**REDCLIFF CONDO NIGHTLY RENTAL OPPORTUNITY!**  
 3 Bed | 2 Bath | 1,384 Sq. Ft. | 2nd Floor  
 MLS#1657838 | \$325,000  
 Lenore Beeson – 435.260.2135



**GONZO INN UNIT WITH IN-DEMAND POOL VIEW**  
 2 Bed | 2 Bath | 915 Sq. Ft. | Suites 210 & 211  
 MLS#1656299 | \$405,000  
 Curtis Wells – 435.210.4366



**WELL MAINTAINED ORCHARD VILLA CORNER UNIT**  
 3 Bed | 2 Bath | 1,463 Sq. Ft.  
 MLS#1656166 | \$349,000.  
 Sue Shrewsbury – 435.260.1479



**IMMACULATE, CUSTOM HOME IN BLU VISTA**  
 5 Bed | 4 Bath | 2,844 Sq. Ft. | 0.50 Acre  
 MLS#1655854 | \$699,000  
 Lenore Beeson – 435.260.2135



**CHARMING MEDITERRANEAN IN PRIZED POSITION**  
 4 Bed | 3 Bath | 3,555 Sq. Ft. | 1.29 Acre  
 MLS#1659315 | \$839,000  
 Lenore Beeson – 435.260.2135



**TURN KEY RIM VILLAGE INVESTMENT OPPORTUNITY!**  
 3 Bed | 2 Bath | 1,573 Sq. Ft.  
 MLS#1624926 | \$419,000  
 Becky Wells – 435.260.2842 & Curtis Wells – 435.210.4366





NIGHTLY RENTAL!



**CUSTOM HOME IN BUSINESS FLEX ZONE OF SJ COUNTY**  
3 Bed | 3 Bath | 2,142 Sq. Ft. | 1 Acre  
MLS#1667700 | \$589,000  
Lenore Beeson – 435.260.2135



**COMMERCIAL OFFICE BUILDING PRIME DOWNTOWN**  
**LOCATION** – 7 Suites | 3,520 Sq. Ft. | 0.13 Acre  
MLS#1655373 | \$750,000  
Lenore Beeson – 435.260.2135



**SUNFLOWER HILL LUXURY BED & BREAKFAST!**  
12 Rooms | Innkeeper's Unit | Solar | 1.46 Acres | 10.5%  
Cap Rate | Water Shares | MLS#1593287 | \$2,900,000  
Becky Wells – 435.260.2842



**BEAUTIFUL LOT IN ALLEN SUBDIVISION**  
0.32 Acres | Utilities Available | Close to Town!  
MLS#1647873 | \$139,000  
Lenore Beeson – 435.260.2135



**SPACIOUS, SUNNY, AND WELL POSITIONED**  
4 Bed | 3 Bath | 2,678 Sq. Ft. | 1.83 Acres  
MLS#1642978 | \$799,000  
Lenore Beeson – 435.260.2135



**BEAUTIFUL CORNER LOT IN QUIET, RURAL SETTING**  
0.60 Acre | Well | 2 Irrigation Units  
MLS#1655466 | \$169,000  
Lenore Beeson – 435.260.2135



**57 ROBBER'S ROOST - 5 DOWNTOWN CONDO UNITS**  
**FOR SALE** – Units 1-5 | Turn-Key | Hot Tub  
Bike Storage | MLS#1641351 | \$3,550,000  
Becky Wells – 435.260.2842 & Curtis Wells – 435.210.4366



**LARGE PARCEL CLOSE TO TOWN WITH LOTS OF POTENTIAL** – 2.60 Acres | Utilities Available  
May be Subdivided | MLS#1655621 | \$178,900  
Sue Shrewsbury – 435.260.1479



**LOVELY HOME NEAR ELEMENTARY SCHOOL & REC CENTER**  
4 Bed | 3 Bath | 2,291 Sq. Ft. | 0.20 Acre  
MLS#1661737 | \$549,000  
Sue Shrewsbury – 435.260.1479



**YOUR VERY OWN PIECE OF RARE PARADISE**  
3 Bed | 3 Bath | 1,692 Sq. Ft. | 10 Acres  
MLS#1678395 | \$1,200,000  
Curtis Wells – 435.210.4366



**DEVELOPMENT OPPORTUNITY ABOVE THE MOAB GOLF COURSE**  
72.67 Acres | Next to Millcreek Canyon  
MLS#1641651 | \$1,739,000  
Curtis Wells – 435.210.4366







#### WATCHMAN ESTATES

Adjacent to the Moab Golf Club  
Lots Starting at \$119,000

Becky Wells – 435.260.2842 & Curtis Wells – 435.210.4366



#### BEAUTIFUL TIERRA DEL SOL UNIT – DON'T MISS!

3 Bed | 2 Bath | 1,416 Sq. Ft. | 0.11 Acre

MLS#1649528 | \$449,000

Kali Bisco – 435.260.9906



#### IDYLIC ACREAGE WITH MASSIVE POTENTIAL

120 Acres | Raw Land | San Juan County

MLS#1556357 | \$98,000

Sue Shrewsbury – 435.260.1479 & Heidi Blake – 435.260.8185



#### OVERLOOK THE MOAB VALLEY!

7.98 Acres | Utilities Available | Shared Well

MLS#1655625 | \$297,500

Sue Shrewsbury – 435.260.1479



#### RARE PIECE OF MOAB WITH IMMENSE POTENTIAL!

2 Bed | 1 Bath | 864 Sq. Ft. | 0.28 Acre | C-5 Zoned!

MLS#1631040 | \$359,000

Heidi Blake – 435.260.8185



#### LARGE CORNER LOT WITH CUSTOM BRICK HOME

4 Bed | 2 Bath | 2,172 Sq. Ft. | 0.53 Acre

MLS#1635511 | \$614,900

Lenore Beeson – 435.260.2135



#### DON'T MISS THIS DOWNTOWN DEVELOPMENT

OPPORTUNITY! 26.53 Acres | 3 Rentals & Shop

R3\RA1 Zoned | MLS#1612496 | \$1,899,000

Becky Wells – 435.260.2842



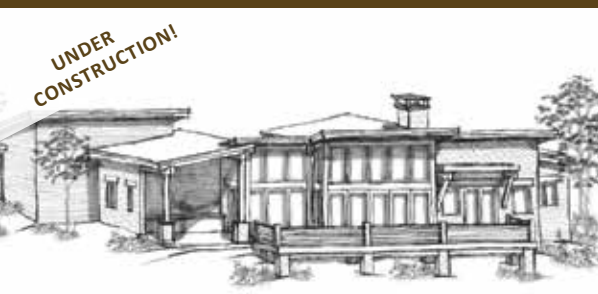
#### HIGHWAY COMMERCIAL DEVELOPMENT OPPORTUNITY

Home: 3 Bed | 2 Bath | 1,568 Sq. Ft. | 2,901 Sq., Ft. Shop

0.60 Acre | MLS#1636837 | \$599,000

Heidi Blake – 435.260.8185

## VISTA ANTIGUA – GATED COMMUNITY



UNDER  
CONSTRUCTION!

#### NEW CONSTRUCTION MODERN SOUTHWEST HOME

3 Bed | 3 Bath | 2,410 Sq. Ft. | 0.40 Acre

MLS#1633142 | \$844,900

Becky Wells – 435.260.2842 & Curtis Wells – 435.210.4366



#### PREMIER RESIDENTIAL BUILDING LOTS!

0.40 - 1.27 Acres

Lots starting at \$199,000

Becky Wells – 435.260.2842 & Curtis Wells – 435.210.4366



UNDER  
CONSTRUCTION!

#### NEW CONSTRUCTION TUCKED INTO THE EDGE

OF THE SLICKROCK – 3 Bed | 4 Bath | 2,822 Sq. Ft.

1.36 Acres | MLS#1633114 | \$989,000

Becky Wells – 435.260.2842 & Curtis Wells – 435.210.4366







## SUNFLOWER HILL BED & BREAKFAST



The guests call it “an oasis in the desert”. Your breath will be taken away as you walk the meandering pathways through the luscious landscape. There’s a large in ground swimming pool to cool off on a hot summer day and a hot tub to soak up the dark starry nights. There are two main structures, the “Garden Cottage” and the “Ranch House”. Both structures offer 6 bedrooms/6.5 bathrooms each, guest laundry/fridge/dishwasher areas and so much more. The Garden Cottage is where guests check in, the inn keepers quarters are located and where you can find a delicious snack in the late afternoon by a cozy fireplace. The Ranch House is where you will enjoy your delicious breakfast, smoothie or hot cup of coffee. The property also offers an orchard, raised bed garden, a small green house and a large storage barn. The business offers a strong revenue stream with a 10.5% cap rate and room for growth. Listed at \$2,900,000 | MLS#1593287

### BECKY WELLS

Principal Broker/Owner, Realtor • 435.260.2842 • [Becky@MoabByrdCo.com](mailto:Becky@MoabByrdCo.com)

“We are so happy we chose Becky Wells to list and sell our home. She was easy to work with and listed the home at just the right price to sell quickly. We had two offers at or over full price in just hours. It made the worries of relocating to a new job fade away. Becky was fast to respond to questions and the use of electronic signing made the process simple as a click of a mouse. We highly recommend Becky or any other associate of Byrd & Co.”  
—G.M. Review on Facebook











# PLAY ON!

## MOAB MUSIC FESTIVAL RETURNS FOR 28TH SEASON WITH OPEN-AIR EVENTS

Written by Rachel Fixsen  
Photos by Richard Bowditch

The Moab Music Festival is always a unique experience, with intimate chamber music performances enjoyed amid the splendor of Moab's scenic red rock landscape. This year, with the coronavirus pandemic forcing plans and events everywhere to cancel or adapt, the festival will be even more special, and will be one of the first festivals in the country to proceed.

"It's really great to be able to offer something to people who feel that it will be a solace to listen to music outside," says Artistic Director Leslie Tomkins, a violist.

2020 marks the 28th season of the Moab Music Festival, which was created by Tomkins and Music Director Michael Barrett, a pianist and conductor. The two New York-based musicians were inspired by visits to Moab, to combine the drama of classical music with the dramatic desert terrain. They've designed unique outdoor music experiences, and every year they invite in world-famous performers to supply the sonic elements. This year, nineteen accomplished musicians from around the country, including violinists, cellists, fiddle-players, violists, pianists, and vocalists, will bring their talents to rural Utah. The roster includes Grammy nominees like Jesse Mills and Cynthia Phelps and ensembles like the New World Trio and the JACK Quartet.

Festival events include a three-day, two-night Musical Raft Trip down the Colorado River's Westwater Canyon with daily outdoor concerts; three Grotto Concerts performed in a natural sandstone alcove along the Colorado River and reached by jet boat; and three Music Hikes leading to surprise outdoor performance locations. There will also be three outdoor evening events at Red Cliffs Lodge along the Colorado River, the last of these being a free Community Concert. Attendees are asked to wear masks, and group sizes will be capped to allow for social distancing. Musical genres will range from chamber pieces to Latin jazz, but there will be a particular emphasis on the music of composer Ludwig van Beethoven to celebrate his 250th birthday year.





## BACK ON STAGE

Cynthia Phelps, principal violist of the New York Philharmonic, will be returning to Moab for her second Music Festival. Her participation last year was prompted by the fact that the event was showcasing the viola. She had never been to Moab before, but fell in love with the area right away.

"I was in Arches every single day. I'd get up really early," she remembers. She enjoyed a tour of the Fiery Furnace permitted area in Arches National Park, and swam daily at the Moab Recreation and Aquatic Center pool.

Asked what she is looking forward to most about this year's event, Phelps says, "Quite honestly, I'm excited to perform (live). The New York Philharmonic hasn't given concerts since mid-March." She has been doing some virtual performances, but says it isn't the same as a live show.

"There's no nuance, there's no real-time feel," she says.

Renowned violinist Kristin Lee will be returning for her fourth Moab Music Festival, performing at two events. She expresses enthusiastic gratitude that the festival is going forward, and echoes Phelps' sentiment about the opportunity to return to live performance.

"When COVID hit, in March, it was such a shock for so many musicians because basically our whole spring schedule was canceled," Lee says. "For myself, it was weeks and weeks of cancellations. It was really odd and felt pretty bad. It's like a rejection, even though it's just a reality."

Lee says she usually spends most of her time on the road, so it was a source of anxiety to be

stuck at home. She also says the state of the world prompted some inner reflection.

"It was hard to understand my role as a musician," she says. "Music is very important, but you don't know how you can be of service to the world in a pandemic."

She also fully realized the intrinsic value of live performance when she was deprived of that experience.

"Playing violin alone in my room is nice, but it's nothing like playing for other people," Lee says, adding that even a virtual live-streamed performance lacks a human connection with listeners.

"I must have really taken a lot of this for granted," she acknowledges. "You never realize how much the presence of the audience is important." All of that makes her even more excited to come to Moab, which will be her first performance since the pandemic prompted cancellations and closures.

"Moab was always the highlight of the year, even before the pandemic, because it's so unique in its own way," Lee says. "Now it's even more heightened because it's the only way I'll be able to perform. Every summer I've been excited, but this level of excitement, and the layers of excitement, are so surreal."

Aside from performing, Lee also looks forward to some time in the Moab outdoors. She says she always takes time to get out and explore in the mornings.

"It's always been on my bucket list to go mountain biking," she adds, but she hasn't had the opportunity yet. Maybe this year, she specu-

lates, will be the year she gives it a try. She also frequents other scenic local spots:

"Corona Arch is one of my favorite hikes," she says with a smile.

## HOMAGE TO BEETHOVEN

"Any excuse to celebrate Beethoven is a good one," says Phelps, describing the composer, and his achievements with musical structure, harmony, melody, emotion, and sheer output, as "pivotal."

Beethoven is such a giant in the world of composers, Tomkins says, that his most famous works are sometimes passed over as too familiar to be part of a formal concert. A festival like this one, celebrating his contributions, allows an appropriate occasion to revisit such well-known works as the Moonlight Sonata.

"We need the opportunity to listen with fresh ears to such an amazing composer," Tomkins says.

Beethoven is also apt to the outdoor aspect of the Moab Music Festival: many of his works are inspired by or evoke elements or phenomena of nature. For example, one of the pieces originally on the performance schedule is a movement called The Storm.

"There are often natural references in his music, like storms or beautiful settings that evoke being outside on a walk or in a forest," says Tomkins. "He's incorporated those in a musical language, and you wouldn't think of it until someone says, 'That's a summer storm!' And then you hear it: wind and rain and thunder."

She also said it was a surreal experience to interpret Beethoven's music, evocative of natural





Musicians Brittany Haas, left, and Kristin Lee.  
[Photo by Boyd Matson]



Cynthia Phelps, principal violist of the New York Philharmonic, returns to Moab this year. [Courtesy photo]

scenes, in a setting like Moab, a sandstone landscape with a climate and a palette very removed from what Beethoven would have known.

"He could never have imagined a storm here in the red rocks," Tomkins says.

Lee considers the current state of the world as, "in a very weird way," the perfect backdrop for a celebration of Beethoven.

"There's so many things I could say about his music, but what's resonating with me right now is his life," she says. "We know what a great composer he is—but when you look at Beethoven as a human, he dealt with so much in his life. It's so not what you expect." She ticks off his recurring health problems, the abuse he suffered as a child, the death of his mother when he was 17, and the fact that he went deaf later in life but continued to create music.

"He really used his music as an outlet to let out his emotion. He was pretty vulnerable," she says. "The pandemic is a time like that for all of us."

### A FEW CHANGES

Events which usually take place indoors won't be happening this year, event organizers say, including performances at Star Hall and Q&A sessions with musicians. Lee says she won't miss those omitted events too much.

"We really are doing the best parts," she says, meaning the open-air concerts.

The festival also usually includes an educa-

tional element for local K-12 students, which musicians will not be able to give in person but which they plan to organize on a virtual platform.

"After we see how the school year is shaping up, we're looking to see if we can provide some kind of virtual experience and content," says Tomkins. "It is a really cool aspect of the festival, that means a lot to the organization."

Tomkins commends festival staff for their efforts to make the festival happen, even in the face of unprecedented complications, describing the task as "a puzzle that doesn't have an endpoint."

"It's been a herculean effort," she says. "Shout-out to the staff — they're an incredibly smart and tenacious group of people."

In spite of the challenges, those involved in the festival are bringing joy and positive energy to the event.

"We get paid to hike!" Tomkins says delightedly. "I guess National Park Service and BLM employees get to do that—but rarely do classical music professionals get to do that!"

Ultimately, though, Tomkins says the festival is about bringing music to the audience.

"The idea behind doing this is to try to give some musical relief for people. It's been a really rough period of time," she says. "We're doing it with all the safety precautions we possibly can. We understand if you don't feel comfortable; for those who do feel comfortable, we will be happy to see you—with your mask." ■



Mazz Swift, playing during a previous Moab Music Festival. [Photo by Nisha Sondhe]

### EVENT INFORMATION

**Festival dates:** Monday, Aug. 31 through Monday, Sept. 14

• **Musical raft trip:** Monday, Aug. 31-Wednesday, Sept. 2; \$2,100

• **Grotto Concerts:** Meet at 11:30 a.m. on Thursday, Sept. 3, Wednesday, Sept. 9, and Monday Sept. 14; \$350

• **Music Hikes:** Meet at 8 a.m. on Saturday, Sept. 5, Sunday, Sept. 6, Saturday, Sept. 12, and Sunday, Sept. 13; \$70

• **Red Cliffs Lodge:** Evening concerts at 7 p.m. on Sept. 5, 6, and 7; Sept. 7 concert is free

• **Ranch Benefit Concert:** Tuesday, Sept. 8, at 5:30 p.m.; \$110

**Information and tickets:** moabmusicfest.org; info@moabmusicfest.org; 435-259-7003. All tickets must be purchased in advance.



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## MOAB HOUSE!

3417 Arena Roja, Moab | \$825,000  
3 Bedrooms | 2 Bathrooms  
2,200 Square Feet

Southwest living with golf course convenience. Exceptionally furnished to enhance Moab style, the Moab House has everything you need to land, play and live! Offering an expansive living area with formal dining, formal living, dual sided fire place, family room, completely stocked Chef's kitchen with cookware, appliances, fiesta dishware and settings to entertain up to 10. Featuring unique, original artwork throughout, this home is rich with Southwest flair. The legal lodging use makes this an impeccable investment, second home or private retreat.

MLS 1690532 Rachel Moody 435.260.8245



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## DRAMATIC CLIFFSIDE ESTATE

2045 S Navajo Heights, Moab | \$3,450,000  
5 Bedrooms | 3.5 Bathrooms  
7,363 Square Feet | 6.50 Acres

Just six miles from Moab City Center, nestled into the rocks, one with the slickrock fins, engulfed in the extreme landscape, a rarity to be discovered. Majestically perched cliff-side, this astounding home is perfectly integrated into the sandstone rocks that surround it. Luxury, drama, sleek design, impeccable quality, artistry, and a sense of welcome are the hallmarks of this gracious estate.

MLS 1645362 Rachel Moody 435.260.8245



## HIGH DESERT BEAUTY!

15 W Blue Mountain Court, Moab | \$999,000  
3 Bedrooms | 2 Bathrooms  
1,968 Square Feet | 9.37 Acres

Quality of craftsmanship, gorgeous attention to detail, and clean elegant design are hallmarks of this exceptional property. Perched on a 9.37-acre parcel in Bridger Jack Mesa; with gated access, the setting is an easy 13 miles to downtown Moab. With two garages, there is room to park taller vehicles or RVs, boats, and 4 x 4's. There is an additional RV parking space with electrical hookup outside.

MLS 1678728 Lynda Diem 435.260.9244

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## ONE OF MOAB'S BEST KEPT SECRETS!

2116 Shumway Lane, Moab | \$1,385,000  
2 Suites | 3 Bathrooms | 2,578 Square Feet | 7.51 Acres

Extraordinarily private acreage property nestled in the hollows by Pack Creek, just 10 minutes to town! Stunning home constructed of timbers from the 1908 Dewey Bridge. Gorgeous light throughout; two Master Suites and an exceptional open kitchen. Inground, heated salt water pool, multiple patios and outdoor kitchen, lush landscaping including fruit trees. Room for a shop, horses, guest house, more! MLS 1627831 Rachel Moody 435.260.8245



## DIVINE SOUTHWEST

2614 Creekview Road, Moab | \$1,250,000  
3 Bedrooms | 3 Bathrooms | 2,838 Square Feet | 1 Acre

An elegant blend of Southwest artistry and effective design. Situated for ultimate views on one full acre with mature shade trees, concrete privacy panels, lush green grass, extensive xeriscape and an in-ground salt water swimming pool. The remote master floor plan allows for diverse entertaining. This property also has plenty of room to build an additional garage or casita! MLS 1683235 Rachel Moody 435.260.8245



## 360 DEGREE VIEWS

43 Behind The Rocks Drive, Moab | \$999,000  
3 Bedrooms | 2 Bathrooms | 2,792 Square Feet | 21 Acres

Serene get-away with extraordinary views of the very best of the high desert and mountain west. This exquisitely detailed, natural-feeling home is perfectly designed to celebrate red rock beauty on more than 21 acres. The two lot setting is absolutely inspiring, with majestic views in all directions, perched cliff-side above the Behind the Rocks Wilderness Study Area. Gated access, just minutes to Moab. MLS 1377302 Rachel Moody 435.260.8245



NEW OFFERING PRICE

## TRANQUIL CREEKSIDE SANCTUARY

31 Abbey Road, Moab | \$755,000  
2 Bedrooms | 2 Bathrooms | 3,372 Square Feet | 9.01 Acres

Harmonious balance of green living and extraordinary design in an amazing creek-side setting. This soothing retreat is perfectly situated between desert and mountains, on 9.01 acres in gorgeous Pack Creek. The welcoming home features elegant craftsmanship, natural materials, and artisanal detail throughout. Stunning sunroom with 75' indoor lap pool. 2-car garage. MLS 1325867 Rachel Moody 435.260.8245

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### STUNNING LOCATION

328 W Stone Cliff Drive, Moab | \$795,000  
3 Bedrooms | 3.5 Bathrooms | 3,282 Square Feet | 13.07 Acres

An extraordinary Flat Iron Mesa home, built for energy efficiency in harmony with the landscape. Thoughtfully designed, beautifully crafted living spaces that are intimate, yet luxurious & welcoming. Two Master Suites, sunroom, indoor lap pool. Dual artists's studio. Over-sized 2-car garage. Lovely outdoor living areas, stunning views, and amazing red rock hoodoos! MLS 1463584 Rachel Moody Team 435.260.8240



### DOWNTOWN LUXURY

371 East 300 South, Moab | \$775,000  
3 Bedrooms | 3 Bathrooms | 2,608 Square Feet

Gorgeous, renovated home in downtown Moab. If you enjoy being in the heart of downtown and also enjoy high-end finishes this home is a must-see. The kitchen has been exquisitely renovated with a steel commercial fridge and granite counter tops so you can prepare food and entertain in luxury. The renovated master bath is an oasis within the house. MLS 1671702 Angela Houghton 435.260.0700



### FABULOUS INVESTMENT OPPORTUNITY

430/426 E Nichols Lane, Moab | \$699,000  
2 Bedrooms | 2 Bathrooms | 1,666 Square Feet (Main Home)

This impeccably updated property is situated within easy reach of shopping, dining, arts, recreation, and more, just off 400 East. Abundant off-street parking and a beautifully landscaped 0.32 acre parcel with fenced back yard and a variety of fruit trees. Main home is 2 bed, 2.5 bath with a great open floorplan; new 1 bed, 1 bath Accessory Dwelling ideal for rental income. MLS 11637153 Rachel Moody Team 435.260.8240



### PERFECTION IS IN THE DETAILS

48 W Jennah Circle, Moab | \$699,000  
2 Bedrooms | 2 Bathrooms | 1,872 Square Feet | 2.63 Acres

When you enter the heart of this simply stunning home just 30 minutes from the center of Moab, you will immediately feel the sense of light, space, and comfort that are the hallmarks of this truly superb property. You'll notice the quality and perfect detail of the space, with understated yet elegant fixtures and artisanal craftsmanship throughout. MLS 1553945 Rachel Moody Team 435.260.8240

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PRICE REDUCED



### PEACEFUL PICTURESQUE

480 E Cottonwood Lane, Moab | \$625,000  
3 Bedrooms | 2 Bathrooms | 2,300 Square Feet

Gorgeous three bedroom in-town on quiet cul-de-sac. Located on the southeast side of town with easy biking access to downtown. Entertaining is a breeze with a shaded back patio. Just off the garage are two rooms that are currently being used as a sound proof office. This space has direct access to the outdoors and could be converted to a rental, if desired. MLS 1673359 Angela Houghton 435.260.0700



### ENTRADA IN MOAB

442 North 600 West, Moab | \$589,000  
4 Bedrooms | 3 Bathrooms | 2,264 Square Feet

Corner unit with modern southwest presentation. Generous sized kitchen with bar seating. Four bedrooms two baths upstairs, including a master suite with separate tub and shower and double vanity. Don't miss the under stairs climbing wall and game nook! Pool and hot tub. Within walking distance to downtown Moab shopping and dining. Strong rental history. MLS 1672866 Lynda Diem 435.260.9244



### MILLCREEK VILLAGE PRIVATE OASIS

1293 Dream Drive, Moab | \$549,900  
2 Bedrooms | 2 Bathrooms | 1,336 Square Feet

Live on the riparian edge of Millcreek, the soul of Moab Valley. Offering sleek design, modest space and a song bird haven...this home is your private oasis, a backyard paradise with towering mature trees, lush grasses, custom river rock retaining wall, and covered patio. Quick access to town, modern appeal, efficient systems and connection to nature make this one amazing opportunity. MLS 1689627 Rachel Moody Team | Nikole Andersen 801.750.5280



### RARE COUNTRY LIVING

3934 S Maynard Lane, Moab | \$525,000  
2 Bedrooms | 1 Bathroom | 720 Square Feet | 3.62 Acres

Extraordinary estate site with a perfect mid-valley location, with sweeping views in all directions. An easy commute to downtown along main through-ways, this gorgeous property is tucked along a quiet side road with a peaceful setting you will enjoy retreating to after a day of adventure. A beautiful property, perfectly set up for simple living with all the room you could imagine. MLS 1682831 Rachel Moody Team | Nikole Andersen 801.750.5280

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### CREEK-SIDE RETREAT

2711 Old City Park Road, Moab | \$480,000  
4 Bedrooms | 1.75 Bathrooms | 2,242 Square Feet | 1.26 acres

Private, unique setting minutes from downtown Moab with privacy making it feel much, much further. This special home is situated on 1.26 acres along Pack Creek and offers a lush, verdant setting tucked into a red rock landscape with mature cottonwood shading. The home features an open floorplan built for both quiet living and bustling entertaining. MLS 1671303  
Angela Houghton 435.260.0700



### RIM VILLAGE TOWNHOME

3686 S Spanish Valley Drive V2, Moab | \$465,000  
3 Bedrooms | 2 Bathrooms | 1,551 Square Feet

Imagine relaxing on the oversized, fenced, private patio with your adventure cohorts, watching the sun dance along the Moab Rim as you share stories about your day on the trails! This beautiful, single-level townhome has been meticulously maintained and decorated as a second home, but is zoned for vacation rental use and ready to enjoy! MLS 1634493 Rachel Moody Team 435.260.8240



### READY FOR ADVENTURE

3410 Tierra Norte Drive, Moab | \$456,000  
4 Bedrooms | 2 Bathrooms | 1,416 Square Feet

Turn-key single family home in beautiful Tierra Del Sol! This four bed, two bath home is tastefully furnished and decorated, nicely landscaped, and ready for you to enjoy. Great HOA amenities including pool, clubhouse, and RV parking. The views toward the red rocks, Moab valley, and mountains in the distance are wonderful! Start your adventure today! MLS 1680873  
Jessiqua Zufelt 435.210.1171



### VACATION-READY TOWNHOME

3764 Prickly Pear Circle 3-A1, Moab | \$435,000  
3 Bedrooms | 2.5 Bathrooms | 1,520 Square Feet

This beautiful vacation-ready townhome features a crisp, modern Western aesthetic with tasteful decor and beautiful furnishings throughout. Desirable main floor Master Suite with en suite bath. Upper level includes a bonus loft den area. Gas fireplace in the living area, plenty of room to gather at the bar top island and relive the days adventures! MLS 1634449  
Rachel Moody Team 435.260.8240

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### RIM VISTA TOWNHOME

3853 S Red Valley Circle #11A6, Moab | \$429,000  
3 Bedrooms | 3 Bathrooms | 1,562 Square Feet

Turn-key nightly rental located in the popular Rim Vista Townhomes. This unit is tucked in back with a corner patio and views of the Moab Rim. The Master Suite is on the ground level and there is a great loft space at the top of the stairs that can be used for additional sleeping quarters. Rim Vista offers many amenities for you and your guests to enjoy. Located minutes from downtown Moab. MLS 1666533 **Angela Houghton 435.260.0700**



### BEAUTIFUL TURN KEY TOWNHOME

3764 Prickly Pear Circle 3-A4, Moab | \$424,000  
3 Bedrooms | 2.5 Bathrooms | 1,478 Square Feet

Beautiful turn-key vacation townhome in one of Moab's most popular complexes! Gorgeous views toward the Moab Rim and La Sals, ready to rent and enjoy with quality furnishings and tasteful decor throughout. Excellent community amenities including a beautiful pool and spa, tennis courts, playground, and more. A Moab home base you will love returning to, and great rental income. MLS 1626747 **Rachel Moody Team 435.260.8240**



### LUXURY UNIT AT THE GONZO INN

100 West 200 South, Suite 202, Moab | \$395,000  
2 Bedrooms | 2 Bathrooms | 1,013 Square Feet

Embrace the eclectic vibe of Moab's coveted Gonzo Inn! One-of-a-kind on the lodging industry and the investment market, this condo-hotel features individually owned rooms and suites, beautifully managed as a cohesive whole for a guest and owner experience unlike any other. A fun and fabulous way to have a Moab home-base, with rental revenue to offset your investment! MLS 1645988 **Rachel Moody Team 435.260.8240**



### WONDERFUL LOCATION!

515 Doc Allen Drive, Moab | \$385,000  
3 Bedrooms | 2 Bathrooms | 1,619 Square Feet

This home is conveniently located within walking distance to shopping and dining of downtown Moab. For the outdoor enthusiast you will enjoy the ease of access to the Pipe Dream Trail and many other undeveloped trails for hiking and biking. Enjoy the Xeriscaped front yard with views of the La Sal Mountains and the relaxing setting of the beautifully landscaped backyard. MLS 1692378 **Rachel Moody Team | Nikole Andersen 801.750.5280**

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## POOL-SIDE AT THE GONZO INN

100 West 200 South, Suite 214, Moab | \$395,000  
2 Bedrooms | 1 Bathroom | 928 Square Feet

Embrace the eclectic vibe of Moab's coveted Gonzo Inn! One-of-a-kind on the lodging industry and the investment market, this condo-hotel features individually owned rooms and suites, beautifully managed as a cohesive whole for a guest and owner experience unlike any other. A fun and fabulous way to have a Moab home-base, with rental revenue to offset your investment! MLS 1645993 **Rachel Moody Team 435.260.8240**



## MILLCREEK PUEBLO TOWNHOME

314 E Pueblo Court, Moab | \$329,500  
2 Bedrooms | 3 Bathrooms | 1,136 Square Feet

This downtown Moab townhome offers the care-free lifestyle you are looking for! Wonderful setting just moments from shopping and dining, right by the Millcreek Parkway bike path for easy cross-town commuting. This property has new carpet, a new deck and a brand-new dishwasher. You will be pleasantly surprised by the amount of storage inside and out. MLS 1674533 **Angela Houghton 435.260.0700**



## PRIVATE RETREAT

4 CR 320, Monticello | \$278,000  
2 Bedrooms | 2 Bathrooms | 1,767 Square Feet | 68.35 Acres

Beautifully constructed off-grid home in a peaceful, quiet setting northeast of Monticello. This two-story home features Rastra block construction with foot-thick walls for excellent energy efficiency and longevity. Your nearest neighbors will be the elk, deer, coyotes, eagles, hawks, and songbirds, abundant in the private acreage that surrounds you. MLS 1667774 **Jessiqua Zufelt 435.210.1171**



## COMMERCIAL LISTING

## ACT CAMPGROUND

1536 Mill Creek Drive, Moab | \$2,500,000  
3.1 Acres | Highway Commercial Zone

An extraordinary opportunity in the heart of the Moab Valley! A beautiful, ecologically-minded guest experience moments from the center of town, just off Highway 191 with easy access and great visibility, across from the future USU campus, surrounded by breathtaking views in all directions! Camp parks are a rare investment offering in Moab's dynamic tourism market. MLS 1626588 **Lynda Diem 435.260.9244**

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COMMERCIAL LISTING

## MOAB FLATS

81 E 100 S, Moab | \$2,750,000

Boutique Lodging Complex with Eclectic Vintage Vibe!

Superb vacation rental investment opportunity in the heart of Moab! Situated just a half block off Main Street and a block from Center Street, this 8 unit nightly rental complex is located in the core of the walking district and downtown restaurants, shops, galleries, and more. With excellent numbers, this superb investment property is ready to take you into your future in Moab! MLS 1580823 Rachel Moody 435.260.8245



COMMERCIAL LISTING

## PURPLE SAGE FLATS

338 E 100 S, Moab | \$2,375,000

An Extraordinary Investment Opportunity

This boutique vacation rental property is located just 3 blocks off Main Street, in the heart of restaurants, shops, and galleries. Built in the 1950's mining boom, the 8-plex has been beautifully updated into a lovely, modern apartment-style vacation rental destination. This wonderful vacation rental property performs extremely well and is consistently highly rated by guests. MLS 1580859 Rachel Moody 435.260.8245



COMMERCIAL LISTING

## THE LOCATION WILL ASTOUND!

51 E 200 S, Moab | \$1,700,000

Phenomenal Opportunity in Moab's Vacation Rental Market!

This gorgeous property enjoys a one-of-a-kind location along 200 South, a private oasis tucked in among the trees, nestled just above the creek. Comprised of three structures with four distinct lodging units, each with outdoor space. The property has been carefully tended for years. The absolute uniqueness of this beautiful property make this an investment opportunity not to be missed! MLS 1511526 Rachel Moody 435.260.8245



COMMERCIAL LISTING

## HIGHWAY ACREAGE IN TOWN

1261 / 1269 S Highway 191, Moab | \$1,250,000

1.02 Acres | 1,827 Square Foot Commercial Building

Excellent high visibility location in town, perfect for an array of uses and fabulous development potential! Two abutting lots, zoned Highway Commercial, with gorgeous mountain and red rock views and utilities in place. Fabulous commercial structure with restroom, office, and overhead doors, well suited to an array of uses. Flexible zoning allows for multi-family, commercial, lodging, auto body shop, dining, and more! MLS 15219745 Rachel Moody 435.260.8245

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## COMMERCIAL LISTING

### MOAB WAREHOUSE

2471 South Highway 191, Moab | \$1,375,000  
0.55 Acres | 14,448 Square Foot Commercial Building

Incredible visibility and desirable location along the main traffic corridor, close to downtown! Excellent income flow, with quality leases and anchor tenants in place. This spacious industrial building features over 14,400 sf of space, including finished retail areas with public and private restrooms, office spaces, industrial/shop space, and much more. Flexible Highway Commercial zoning. MLS 1570439 **Jessiqua Zufelt 435.210.1171**



## COMMERCIAL LISTING

### MOAB DIGS!

165 W Center Street, Moab | \$950,000  
Commercial District | Privacy, Desirable Green and Crafty Charm

Two independent units supply full function stays with complete kitchens, whimsical living areas, cozy beds, private laundry and dedicated outdoor space. Walk to galleries, shops, artisan restaurants and brew pubs. 5 star ratings and excellent reviews, the Digs stands out in the Moab nightly rental scene with repurposed historic wood finishes, hand-made clay tiles, antique pieces and local art. MLS 1692455 **Rachel Moody 435.260.8245**



## COMMERCIAL LISTING

### JR'S SELF STORAGE

1081 S Main Street, Moab | \$950,000  
0.58 Acres | 11,492 Square Foot Commercial Building

This property offers an established, income-producing and easily managed business. This .58 acre parcel of Commercial 4 zoned property is a self-storage facility with 4 separate structures offering 83 units in varying sizes. The facility is neat, tidy, and well-maintained with excellent occupancy. Great opportunity for steady income with minimal management! Steel buildings, concrete footprint, and Wi-Fi security cameras. MLS 1659968 **Rachel Moody 435.260.8245**



### I-70 ACREAGE – GATEWAY TO MOAB!

613 Acres CR 223, Thompson (Grand County) | \$625,000  
Limitless Opportunity for Those with a Vision for the Future

This magnificent vast acreage is ideally sited along Interstate 70 in close proximity to the much-anticipated turn south onto US Route 191. The parcel stretches both to the north and south of I-70, with the highway and railroad passing through the lower portion of the section. Excellent potential for developed access from the Interstate, high visibility signage, and more; perfect placement to serve as a hub to Moab and beyond. MLS 1645650 **Rachel Moody Team 435.260.8240**

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### PACK CREEK ACREAGE \$399,000

Stunning acreage offering in the gorgeous Pack Creek area! This beautiful 11.18 acre parcel is tucked into the foothills of the La Sals Mountains and offers unbelievable privacy, beautiful mountain and red rock views. The property includes a 1/8 interest in over 23 acres of common open space, which abuts the parcel on two sides. Here is the estate site you have been longing for. MLS 1657922 **Rachel Moody Team 435.260.8240**



### UNPARALLELED BEAUTY \$260,000

This end-of-road **10.71** acre parcel enjoys up-front views of the La Sal Mountains. The gently level parcel offers an array of potential building sites. MLS 1659198 **Lynda Diem 435.260.9244**



### ESTATE SITE \$300,000

Unique and beautiful **1.89** acre parcel, tucked in the rocks above the golf course. The proximity to magnificent sandstone formations is just inspiring! Easy drive to downtown. MLS 1653182 **435.260.8240**



### THE PERFECT ESCAPE \$179,000

This **11.92** acre Bridger Jack Mesa parcel offers the perfect balance of easy access and high desert living. Nestled just moments from Hwy 191. MLS 1585776 **Lynda Diem 435.260.9244**



### TWO 80 ACRE PARCELS \$175,000 EACH

Two **80** acre parcels (parcels 8 and 9) of vast desert landscape. May be purchased separately or together for a total of 160 acres. MLS 1669814 MLS 1669887 **Jessiqua Zufelt 435.210.1171**



### KAYENTA HEIGHTS \$159,000

Perch your home on this **2.60** acre parcel alive with slick rock terrain atop Kayenta Heights. Quick and easy access to town. MLS 1683088 **Rachel Moody Team | Nikole Andersen 801.750.5280**



### VALLEY VIEWS \$145,000

Lot 10 is a **0.12** acre building lot in Valley View Subdivision, conveniently situated moments from downtown and a bike lane away from the Millcreek Parkway! MLS 1644845 **435.260.8240**



### PUESTA DEL SOL \$125,000 PER LOT

Beautiful views surround these lovely building parcels! Situated an easy drive to town and just a golf-cart ride from the first tee, with BLM land and trails nearby. **0.30-0.35** acre. MLS 1647551 **435.260.8240**



### 10 ACRE LOT IN OLD LA SAL \$99,500

Incredible views of the mountains and the high plains from this **10** acre lot in Old La Sal. Prime end of cul-de-sac setting abutting public lands. MLS 1524238 **Jessiqua Zufelt 435.210.1171**



### OLD LA SAL PARCEL \$85,000

Stunning views surround this **9.5** acre parcel in Old La Sal. Power and phone stubbed. Water via shared well with water rights in place. MLS 1524230 **Jessiqua Zufelt 435.210.1171**



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Wilson Arch Resort Community offers a unique setting south of Moab. Lot 16A is a special parcel, originally two lots which have been combined into a prized **2.61** acre building site. MLS 1316168 **435.260.8240**

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### EASY RETREAT \$55,000

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### LOT 2 OF GREEN HAVEN \$40,000

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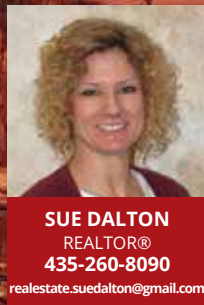


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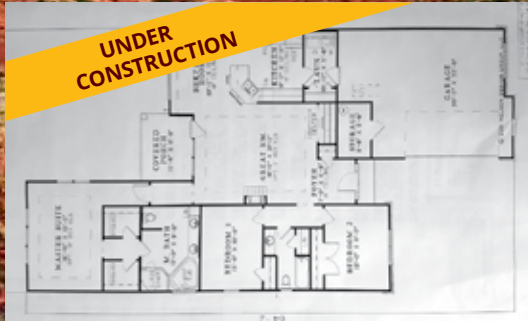




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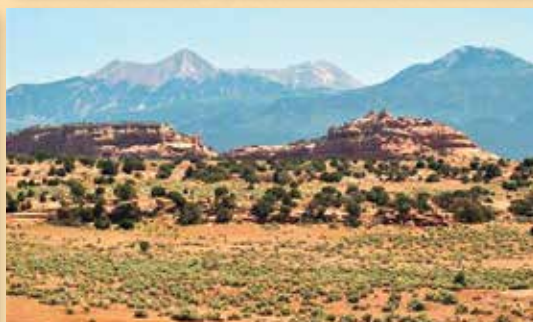
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**Pole Canyon in Kane Creek Canyon Estates. Beautiful residential/recreational property just 18 minutes from Moab,** that offers fabulous desert and mountain views. This lot located just off Kane Canyon Drive, offers striking views of the La Sal Mountains, the red fins of Behind the Rocks, Pole Canyon and Kane Creek Canyon. Power is conveniently located on the lot frontage. New owner will install well and septic. County maintained roads throughout the subdivision. There are no HOA dues. Sensible covenants are in place for the protection of property values. Owner financing is available. Available: 1610902, 1610907, 1610909, 1610910, 1610912, 1610913, 1610893 | Prices range from \$145,000 to \$175,000 | **Rick 435-260-2599**



**Kane Creek Canyon Estates, scenic, beautiful large lot residential subdivision south of Moab** across Hwy 191 from Bridger Jack Mesa. Only 17 minutes from Moab. Bordered on two sides by BLM public land. All of southeastern Utah recreation is at your door step. County maintained roads, underground power installed, Buyer is responsible for well and septic, Kane Creek Canyon Estates have covenant protection but no HOA fees, Owner financing available. Available: 1610901, 1610904, 1610906, 1610900, 1610898, 1610897, 1610895 | Prices range from \$145,000 to \$175,000 **Rick 435-260-2599**



**Many upgrades, mountain views.** Mountain views from your back deck, red rock views from the front...this quaint 3-bed, 2-bath home is ready and waiting for YOU! Located just on the edge of town, this home features many upgrades including new flooring and refrigerated air with a programmable thermostat. The fenced back yard is perfect for spending time outdoors with friends and family while watching the colors on the mountains as the sun sets. This home also boasts an open living/dining area, breakfast bar, separate laundry room and newer flooring. A large storage shed and ample parking (including space for an RV) are a bonus. MLS#1685190 | \$325,000 | **Danette 435-260-0130**



**VIEWS, VIEWS, VIEWS!** Close to town with that quiet, country feeling. Build your dream home HERE! MLS#1684905 | \$140,000 **Danette 435-260-0130**



**GREAT COMMERCIAL PROPERTY with additional land to expand your business!** Building is 5,800 sq. ft. and previously a cabinet making shop. All equipment and clients included. (Excluding the business name). MLS#1576970 | \$990,000 **Dave 435-260-1968**



**Great in-town location on quiet street! 2 bedrooms, 2 bath** 1,868 square-foot single-family rambler/ranch style home close to downtown in a desirable and quiet neighborhood. Two-car garage, workshop. MLS#1651852 | \$349,000 **Dave 435-260-1968**



**Uniquely furnished and turnkey ready townhome in beautiful Rim Village!** Stunning views of the red rock rim and La Sal mountains. 3 bedrooms 2 ½ bathrooms. Master bedroom with en suite bathroom and two additional bedrooms with queen beds. Enjoy this townhome as a vacation home and nightly rental or as your full-time residence! Amenities include community pool, hot tub, playground, and tennis/basketball court. Attached two car garage. Ample on-street parking for trailers, jeeps and RZR's. MLS#1618763 \$399,500 | **Dave 435-260-1968**



**HIGH ON HOLYOAK, far above the valley floor with grand views of the red rock spires and monuments of Castle Valley.** Property includes a very comfortable platform yurt set-up. Use as a base camp for all your Moab and Castle Valley recreational adventures or utilize this great temporary dwelling as you build your dream home. Either way you will enjoy this great location with stunning views. MLS#1601261 \$195,000 | **Rick 435-260-2599**



**Don't miss out on this beautiful fully-furnished and turn-key ready townhome!** Great views from all areas of the townhome and outside patios. Master suite has a beautiful view of the red rock rim from the balcony that's sure to provide sensational sunset views in the evenings! Three bedrooms and 2 1/2 bathrooms, with two-car garage to store all of your toys! MLS# 1628574 | \$425,000 **Dave 435-260-1968**





**AFFORDABLE MOAB LIVING!** Great in town location - this home sits on a corner lot with a fenced yard and large storage shed. Many upgrades include tiled shower with jetted tub, newer flooring and central AC. Space rent is \$470/mo, includes water/sewer/trash and all community amenities. New owner must be approved by Grand Oasis/Inspire. Square footage figures are provided as a courtesy. Buyer advised to obtain an independent measurement. MLS# 1676249 | \$69,000 | **Danette 435-260-0130**



**BRAND NEW** and ready for it's first owners! This 3 bedroom, 2 bath home has a bright, open living room/kitchen/dining area with a walk out to the back patio. Large pantry with shelving and a wonderful center island. The laundry room has its own entrance with a large sink. Master bedroom boasts double sinks, a luxurious tub and a separate shower. The yard is up to you - room for a garden, firepit, shed! The mountain and red rock views are spectacular. MLS# 1677748 \$350,000 **Danette 435-260-0130**



**TO BE BUILT TOWNHOMES AT RIM VISTA:** New design with patios in front and back, 2 Master Bedrooms with en suite bathrooms upstairs and a ½ bath on main level, 1274 sq. ft. Amenities include Pool, Hot Tub, Playground and Pavilion. Zoned for overnight rentals. \$309,000 | Available: #1649454, 1649457, 1649458, 1649468, 1649469 | **Dave 435-260-1968**



**1120 S. LaSal Avenue.** Two bedroom, 2 bath home — tile throughout, granite counters, attached garage, large 24x25 shop, solar panels and much, much more. MLS#TBA | \$479,000 **Danette 435-260-0130**



## RESIDENTIAL LAND LISTINGS

### DEVELOPMENT OPPORTUNITY

at the "Gateway" to Moab! Have your business seen FIRST by visitors as they enter Moab. This 2.39 acre parcel is located just south of the Colorado River Bridge on the west side of Highway 191. \$1,795,000 | MLS# 1658268 **Danette 435-260-0130**

**This lot has all the views** of the red rock monuments that have made Castle Valley famous and in addition you have great views towards the Colorado River corridor. Choose from a number of different potential building sites and enjoy the peace and quiet of Castle Valley. Come check out this great property! \$135,000 **UNDER CONTRACT** | MLS#1606451 **Rick 435-260-2599**

### RARE BUILDING LOT IN TOWN.

Spectacular views of the mountains and red rock rim! Hiking/Biking trails right out your back door. .25 acre in cul-de-sac. Water, sewer and power all stubbed. \$119,000 | MLS#1590268 **Danette 435-260-0130**

### GREAT PROPERTY IN LA SAL .56-ACRE LOT IN LA SAL.

Power at lot and phone nearby. Can be purchased with deed restricted pond parcel. MLS#1215877 | \$38,400 **Owner/Agent | Dave 435-260-1968**

### ENJOY THE SPECTACULAR VIEWS

of The La Sal Mountains from this 6.48-acre lot in Old La Sal. Access is by an improved gravel road. A large storage shed and power at lot line are also included. Oak brush and sage brush vegetate this very buildable lot. MLS#1477628 | \$65,000 **Dave 435-260-1968**

### BRUMLEY RIDGE LOTS, LA SAL MOUNTAINS OVER MOAB WITH POWER AND WATER INCLUDED.

At an elevation of 7500 ft, 3 lots ranging from 3.5 to 6.2 acres in the La Sal Mountains above the city of Moab, offering sweeping views of mountain ranges, red rock, lush valleys, and canyons-including Canyonlands National Park. Directly accessible from La Sal Mtn Loop Rd, site is bordered by undeveloped BLM land and includes access to over 50 acres held in common with other property owners. Beautiful and Build Ready. MLS#1520062 | \$225,000 each **Rick 435-260-2599**

## COMMERCIAL

**LEASING OPPORTUNITY - COMMERCIAL PROPERTY** 4,000 Sq Ft of commercial space. Located on Hwy 191, directly across the proposed USU campus, this property has great visibility with ample customer parking. \$1.00 SQ FT / Per Month. MLS# 1621858 **Dave 435-260-1968**



**GREAT LOCATION!** Enjoy the convenience of living downtown — close to K-6 elementary school, park and recreation & aquatics center. This 3 beds, 2 bath home is not to be missed! Spacious, open living room/kitchen/dining room area walks out to a secluded backyard with a patio and gas bbq hookup. Master bedroom boasts a large, walk in closet with attached bathroom, double sinks and tiled shower. Laundry room leads out to the 2 car attached garage. Lush green lawn has full auto sprinkler system for both front and back. MLS# 1688989 | \$429,000 | **Danette 435-260-0130**



**Navajo Ridge Opportunity, 3 bedroom 3 bath home on 3 levels of comfortable living space.** Home was designed to take full advantage of all the views this location has to offer. You will marvel at how the light changes throughout the day and throughout the seasons on surrounding sandstone fins. Patios on both north and south side, elevated deck off the master, fresh paint and new carpet. MLS#1608262 | \$679,000 **Rick 435-260-2599**



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# THE EPICENTER of GREEN RIVER

ART AND HOUSING ARE THE  
FOCUS OF NONPROFIT CO-FOUNDED  
BY YOUNG ARCHITECTS

Written by Sharon Sullivan







A group of young out-of-town architects saw beauty and promise when they landed in Green River, a small desert town 50 miles northwest of Moab along Interstate 70. They came as AmeriCorps VISTAs over a decade ago to work for the nonprofit Green River PACT (Friends of the Green River Positive Action Community Team). One of those AmeriCorps VISTAs, Maria Sykes, decided to stay because of the positive momentum she saw in Green River at the time, and she wanted to make a difference. In 2009, she co-founded the nonprofit Epicenter, along with a group of artists and designers.

"There's a lot less red tape here," Sykes says. "If a community member has an idea you can just go to the mayor. You can make things happen. People want to work together. It makes for an exciting place to practice architecture, art and design."

In 2009, PACT purchased a 1,100-square-foot, 115-year-old building to house Epicenter, located at 180 S. Broadway in what used to be the heart of town. Sykes, 35, is Epicenter's executive director. She helped secure a \$90,000 grant to renovate the historic white brick "collapsing" structure which was purchased from a local artist who had always intended for the building to be used for art purposes, says Sykes.

Epicenter has since captured the attention of national media. *High County News*, the Colorado-based newsmagazine about culture and environment in the West, and public television's *PBS Newshour* both featured the organization's unique approach in revitalizing a community.

Epicenter does not presume to "save the town," however, according to its web site; it seeks instead, to "celebrate the past, present and future of this place," while working alongside community members to identify and build on town assets. "Rural and Proud" is Epicenter's tagline.

"I was an outsider for a long time," Sykes says. "I've been here 11 years now so it's definitely my community, too."



The colorful neon "Welcome to Green River" sign on the town's west side is an Epicenter project and a source of pride for residents. The nonprofit organization secured a National Endowment of the Arts grant — a huge achievement for a community of less than 1,000 residents, says Sykes — to hire artist Lisa Ward to design and build the sign.

Epicenter's Frontier Fellowship program brings in various artists from across the nation to come for

month-long residencies to create a wide variety of work based on the town's culture and history. One example is visual storyteller and photojournalist Jenn Emerling who created an exhibit titled "Prom," where she used both her own photographs, and those of high school students who were given instant cameras to document the evening.

Emerling noted that with a population of approximately 952 people in 2019, Green River "does Prom a little differently." It's not just for the 17 high school juniors; the annual rite-of-passage formal dance has been adapted over the years to also include parents and siblings to become a "beloved community gathering," Emerling writes. The project was completed with the help of Utah Division of Arts and Museums.

We've hosted 60 artists over the past decade," Sykes says. Other visiting artists have taught poetry in Green River schools, and created various art pieces inspired by the surrounding landscape.

A very local and very popular project was "This is Green River," Epicenter's first major exhibit consisting of a collection of stories connected to community members' photos and personal objects — items that highlighted recent history as opposed to 100 years ago, says Sykes. The John Wesley Powell River History Museum hosted the exhibit, which included a short documentary focusing on seven Green River residents — individuals all very different from one another. Design Art Utah awarded the exhibit the 2017 Juror's Prize.

"It was one of the most popular town events that we've ever had," Sykes said. "Everybody showed up. It brought the community together."

**Opposite page:** Epicenter staff and area residents take a mule ride through the town of Green River to discuss town revitalization in 2016. [Photo by Ryan Baxter]  
**Top:** Epicenter staff, board members and volunteers in 2019. From left to right, Board Member Dijana Alickovic, Volunteer Grissell Huerta, Enterprise Rose Fellow Lindsey Briceno, Executive Director Maria Sykes, Housing Specialist Steph Crabtree, Volunteer Judith Trejo, Board Chair Jason Wheeler. [Photo by Enterprise Community Partners]  
**Middle:** Projection of "Localized Gestures," a film by artist Calista Lyon. [Photo by Calista Lyon]





Even Salt Lake City galleries have hosted Epicenter exhibits — including a collection of works by Frontier Fellowship artists, entitled “A Call to Place,” at the Rio Gallery in downtown Salt Lake.

The Utah Museum of Fine Art exhibited a collaboration between artists and local schoolchildren that involved imaginings of four different possible futures for Green River.

### TACKLING HOUSING ISSUES

Ren Hatt was born and raised in Green River. He returned to his hometown in 2016, after having left for a decade during his 20s. He liked what

he saw Epicenter accomplishing, so he joined its board of directors.

“Housing is a dire need,” says Hatt, who teaches English at the local high school. There are Green River residents who commute 50 miles to jobs in Moab, because houses are less expensive here, he says. And retirees from the Wasatch Range, who want to recreate in southeastern Utah’s red-rock country also buy houses in Green River, he adds.

Another Green River native, Joshua Rowley, 37, left for a while, and came back six years ago. Rowley and his partner, and another couple bought the

Tamarisk Restaurant which continues to serve the “American comfort food” that’s been on the menu for 40 years — plus a few new additions.

Like Hatt, Rowley, was also inspired to join Epicenter’s board of directors. He appreciates the organization’s attempts to improve the town’s housing, citing the organization’s “Fix It First” program, which helps residents with various home repairs.

“Green River has been through a lot of booms and busts,” Rowley says. “One of the biggest problems in Green River is the lack of housing. Epicenter’s current Canal Commons (affordable







housing) project is just fantastic. It's the absolute best thing. Even for me, when we first moved back we had a hard time finding housing."

Mayor Travis Bacon, another Green River native, also appreciates what Epicenter has done for the town. "Their contribution is quite multi-faceted," he says. "You've got to love an organization whose sole purpose is to assist the city in multiple ways."

"Green River is on the cusp. We are ripe to boom and our housing needs are substantial. At any given time, there might not be any homes for sale. Green River needs housing across the board."

#### HOUSING ENCOURAGES ECONOMIC GROWTH

Canal Commons is Epicenter's biggest project thus far. The city donated land near the town canal, where Epicenter plans to break ground in early 2021 to build 10 homes. It's a \$1.4 million housing project being overseen by a small non-profit with an annual budget of \$250,000.

Steph Crabtree, 33, is Epicenter's housing specialist, and an architect like Sykes. She moved to Green River about six years ago from her hometown of Salt Lake City, where she used to work in a downtown commercial architectural firm.

"I was looking at alternative careers in architecture," she said. "I love it here." She's focusing on the Canal Commons project, which she says has been unfolding since she arrived in Green River.

"Based on community feedback, we decided on a mix of five rental houses that Epicenter will own and rent out, and five homes that qualified buyers

will own," Crabtree says. "Epicenter will assist people through the home ownership process."

Canal Commons will consist of a mixture of 850-square-foot two-bedroom homes, and 1,100-square-foot three-bedroom houses. Epicenter will rent out the first five homes in phase one, followed by the completion and sale of five additional homes to qualified homebuyers earning approximately 50% of AMI (average median income).

Covenants stipulate that the properties remain as primary residences and affordable. They cannot be rented out as vacation rentals — a practice that Crabtree says became a problem in Green River after out-of-town investors came in and bought up houses to use as vacation rentals. "They took the available housing stock all at once," Crabtree recalls.

For many years Green River City Council believed housing would follow industry, says Crabtree. But boom and bust industries only created

cheap, "dirty" housing, she says. "Now we realize that it will take housing for economic growth to happen. Flipping that dynamic is what Epicenter is working on with the city." Staffmembers have met with Housing Authority of Southeastern Utah's Ben Riley, and Community Rebuilds in Moab to discuss rural issues — particularly those related to housing.

Epicenter is also currently teaming up with Moab's WabiSabi (Epicenter designed WabiSabi's logo) and Green River PACT to host a group of AmeriCorps workers for a year in both Moab and Green River. "We're always trying to think of new ways to work with other communities and new artists, Sykes says.

Mayor Bacon is seeking to bring in new economic development for his hometown. He says the town has waited 30-40 years to break out of the old boom and bust cycles of the past. He predicts: "With the assistance of Epicenter and other local champions, we are going to experience a renaissance in the near future." ■

### "YOU'VE GOT TO LOVE AN ORGANIZATION WHOSE SOLE PURPOSE IS TO ASSIST THE CITY IN MULTIPLE WAYS."

— Green River Mayor Travis Bacon

**Opposite page, top:** Epicenter Housing Specialist Steph Crabtree making home repairs. [Photo by Tristan Wheelock] **Opposite page, bottom:** Installation by artist Michael Parker in a local melon stand in 2013. [Photo by High Desert Test Sites] **Top:** Green River welcome sign by artist Lisa Ward. [Photo by John Watson]





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#### **Stunning Custom Home**

Wall to Wall windows in this incredible home. Two bedroom, 2 bath mother-in-law apt.

2500 sq. ft. in a gated community on

43.84 acres in Flat Iron Mesa.

\$1,995,000. MLS #1629947

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#### **Nice Log Home, Inside & Outside**

at 210 W. Shafer Lane in Castle Valley on

5 acres. 3 bd., 1 3/4 baths (1708 S.F.), partial

basement (936 S.F.). Water Rights.

Horse shelter and storage shed.

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#### **A Mountain-Modern Rustic Home**

made from majestic Canadian log, with cathedral ceilings and walls of windows.

Self-sustaining with solar and a shared well the open floor plan suggests a calming and peaceful atmosphere. \$569,000. MLS #1684185.

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#### **Rare Opportunity**

Three unique homes near downtown Moab on 7.72 acres at 500 West and Kane Creek Blvd. Custom 2,000 sq. ft.

home, a 5,000 sq. ft. shop w/ apartment. Second home

contains 2,464 sq. ft. \$5,000,000. MLS #1571921

**Call Janie 435-260-1572 or Tom 435-260-1018**



#### **Red Brick and White Lapped Siding Tri-level**

at 405 W. Wingate Ave with many upgrades and new roof in 2020. 3 beds and 1 1/2 baths, living room

and lower level with walk-out family room. Easy

maintenance backyard totally fenced. Walk to HMK,

Rec. Center, Swanney Park. \$365,000. MLS #1692459

**Call Janie 435-260-1572**



#### **Spacious Remodeled Home**

4 Bed, 2 Bath, great room plus living room with wood burning fireplace. New A/C,

new hardwood flooring.

\$349,000. MLS #1690112

**Call Nancy 435-260-7327**



#### **Flat Iron Mesa Ranch 17 S. Pinon Rd.**

22.36 acre Lot 1 just 20 miles south of Moab.

Away from the crowds. Water well.

\$289,000. MLS #1625337.

**Call Janie 435-260-1572**



#### **ENTRADA 648**

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In convenient location near 5th W. and 400 N. in

walking distance of conveniences and facilities.

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#### Private Mt. Peale Oasis Home

2 bd, 2 ba on 5 acres. Wooded yard and private garden, covered deck, soaking tub. 1152 sq ft., private well with superb drinking water.

\$421,000. MLS #1681521

Call Kevin 435-260-9890



#### Woodland Ridge in Old LaSal

2.62 acres, \$107,000. MLS #1678814

3.19 acres, \$117,000. MLS #1678825

2.73 acres, \$97,000. MLS #1679094

7.06 acres, \$78,000. MLS #1679105

Your won't believe the views. Additional lots available soon. Call Billy 812-360-3302



#### Cabin on 5 Acres

This is a beautiful cabin situated on 5 acres in the La Sal mountains. With a wood burning stove, a wrap around porch. The adjacent 5 acres is also available as MLS #1655367. MLS #1655235. \$347,000.

Call Trevor 405-833-7005



#### 3454 Tiera Del Sol

Amazing turn-key townhome in a great location with strong rental history.

\$447,500. MLS #1661116

Call Trevor 405-833-7005



#### Downtown Moab C-3 Central Commercial Building Lot

141 E. 100 S. with frontage of 91 ft. and depth of 115.5 ft..

Will accommodate building of 9 possible rentals for which I have schematics available upon request.

\$600,000. MLS #1499132.

Call Janie 435-260-1572

## VACANT LAND

#### Primo Castle Valley Lot

111 Hooley Lane situated Castle Creek side at end of cul de sac and adjacent large open space for solitude and privacy. Oversized at 6.89 acres in excellent water well and solar potential area.

Never available before. Rare opportunity!

\$269,000. MLS #1691885

#### Mt Peale Views in Old La Sal

• 1.5 acres, \$25,500, MLS #1681646

• 1.5 acres, \$33,000, MLS #1681647

• 3.01 acres, \$101,000, MLS #1681640

• 14.93 acres, \$127,000, MLS #1681681

• 19.41 acres, \$165,000, MLS #1681679

• 27.72 acres with power pole, \$221,760, MLS #1681677

• 53.61 acres with well and power pole, \$644,100, MLS #1681676.

Call Kevin 435-260-9890

#### Fabulous View Property of 13.73 Acres

Just North of Highlands Subdivision. It has been platted for a 10 lot subdivision, or it could be an exclusive one house site overlooking the Moab Valley. \$1,400,000. MLS #1644375.

Call Tom 435-260-1018 or

Janie 435-260-1572

#### Prime Doc Allen Lot

.30 acres on West side. All utilities are stubbed to the lot, curb and gutter are in. \$132,300. MLS #1630078.

Call Kevin 435-260-9890

#### The Bliss of Being Away From the Crowds

out at Flat Iron Mesa Ranch Lot 19 (12.96 acres); where the night sky is brilliant and the air is so clean. Great easy build lot should percolate well for septic system. Power & Phone at frontage. MLS #1579822. BIG Price reduction to: \$119,000.

Call Janie 435-260-1572

#### Get Away From the Crowds

Quiet, 83.43 acres at Sunrise Country in San Juan County. Off the grid, with County Maintained Roads, and school bus service. Oh the views. \$115,000. MLS #1548410.

Call Janie 435-260-1572



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## 670 Bittle Lane

Whether you are looking for a new family home or an investment property, we have the perfect opportunity for you! The location is close to downtown, but tucked away for additional privacy and has minimal traffic. The main house is 1440 sqft, has 3 bedrooms, 2 bathrooms with an open concept living area. The home also has a spacious two-car garage. Each room has 1 to 2 large windows to maximize natural light and causes the house to feel bright and airy. The kitchen has beautiful slate appliances that are in mint condition, and are included in the sale along with the washer and dryer. The 2nd dwelling space is a detached two bedrooms, one bathroom apartment with 576 sqft of living space, and its own 2 car garage.



## Commercial Lot in Monticello

Commercial Zoning. Great Location In Downtown, just south of Family Dollar. .17 acres with lots of potential.



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# Ahh Moab!



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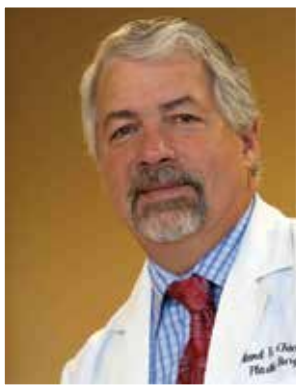
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# Welcome to Moab!

DIRECTORY OF OFTEN-REQUESTED INFORMATION (Area code 435 unless noted otherwise)

## MOAB

County: Grand  
Zip Code: 84532  
Elevation: 4,025 feet  
Year-round population: 5,000

## 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](http://www.united.com)  
Grand Junction Regional Airport:  
[www.gjairport.com](http://www.gjairport.com)

Amtrak/Green River: 800-872-7245  
Greyhound Bus/Green River: 435-564-3421  
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

## LOCAL SHUTTLES

Coyote: 259-8656  
Porcupine Shuttle: 260-0896

## CITY INFO:

Moab City: 259-5121  
[www.moabcity.org](http://www.moabcity.org)  
Monticello: 587-2271  
[www.monticelloutah.org](http://www.monticelloutah.org)  
Blanding: 678-2791  
[www.blandingutah.org](http://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](http://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

## PEST INSPECTORS

Spanish Valley Pest Control 259-8255  
Orkin Pest Control: 877-250-1652

## 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](http://www.fidelitymortgage.com)  
Primary Residential Mortgage: 259-0259  
[www.primaryresidentialmortgage.com](http://www.primaryresidentialmortgage.com)  
Eastern Utah Comm. Credit Union: 259-8200  
[www.euccu.com](http://www.euccu.com)  
Mountain America Credit Union: 259-1500  
[www.macu.com](http://www.macu.com)  
Zion's Bank: 259-5961  
[www.zionsbank.com](http://www.zionsbank.com)  
Wells Fargo Bank: 435-2708  
[www.wellsfargo.com](http://www.wellsfargo.com)

## PROPERTY MANAGEMENT COMPANIES

Moab Property Management: 259-5955  
[www.moabutahlodging.com](http://www.moabutahlodging.com)  
Premier Properties Management: 355-0269  
[www.premierlodgings.com](http://www.premierlodgings.com)  
Vacasa: 866-937-6622

## 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  
Triple J: 259-9988  
Moab Construction: 259-8529  
Lawson: 259-4079  
Eco Logic: 259-6264  
Jude Tuft, General Contractor: 719-5082

## WELL DRILLING

Balsley: 259-4289  
Beeman: 259-7281  
Shumway: 259-8180

## SURVEYORS

Souder, Miller & Associates: 243-6067  
Red Desert: 260-0104

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