

FREE!
Volume 5, Issue 9

MOAB AREA

real estate

MAGAZINE

OCTOBER–NOVEMBER 2021



All aboard!

Moab a destination for new luxury rail line

Plus... **TAILINGS PROJECT HITS 12-MILLION-TON MARK**



Private Mt Lodge in Old La Sal
MLS#1757783 | \$999,000
Moab Premier Properties (See page 14)



Beautiful Rim condo
MLS#1751815 | \$615,000
Moab Realty (See page 40)



Ranch Nuevo subdivision
MLS#1743660 | \$489,000
Arches Real Estate Group (See page 17)



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MOAB AREA real estate MAGAZINE

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Magazine front cover: Luxury passenger train, the Rocky Mountaineer, arriving in Moab in October. [Photo by Murice D. Miller]

This page top: Rocky Mountaineer hosts Kendra Pros, left, and Alyssa Miele prepare food and beverages in the train's galley. [Photo by Murice D. Miller]

Bottom: Workers at the Moab UMTRA site load enclosed containers of mine tailings onto a truck before the containers are taken by train to a permanent disposal site 30 miles north in Crescent Junction. [Photo by Murice D. Miller]



*Moab, beautiful Moab, the small town
we have chosen to call home.*

RACHEL MOODY TEAM

MOAB REAL ESTATE

"Committed to Your Future"

NEW LISTING



WARM & CLASSY

4123 Heather Lane, White Horse
\$1,050,000
3 BD | 3.5 BA | 2,829 SF | 0.50 Acres
MLS 1771525
Rachel Moody 435.260.8245

This large home has the space and setting you need. Offering three en-suites- all with patio access. The main en-suite will sooth your bones with the shower & soaking tub combo- and a sweet cedar lined sauna. Wood-clad ceilings accent the vaulted great room with sliding glass doors to the east and west patios. Concrete floors, stone gas fireplace, built-in entertainment center, and ample dining space- this open kitchen and living room design allows for ultimate get togethers. The kitchen has amazing sandstone counter tops, an enormous island, and stainless-steel appliances. An incredible full-size den with built-in workspaces, and sliding glass doors to the sunny patio with stellar Moab Rim views. The three-car garage has beautiful metal doors and exceptional storage. Enjoy the killer Moab sunsets from the west stamped patio.

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NEW LISTING



SPANISH VALLEY BEAUTY

4283 Valle Del Sol Drive
\$995,000
3 BD | 3 BA | 2,510 SF | 1.7 Acres
MLS 1770433
Rachel Moody 435.260.8245

Have it all in Spanish Valley! Accompanied by a classy 600 square foot studio, this spacious Rambler sits on two .85-acre parcels on a cul-de-sac abutting open space. With protected views of the La Sal Mountains, the feeling of privacy and intimate connection with the setting will maintain along with the investment in the additional building parcel. The charming covered front patio welcomes you to soak in the Moab Rim views any time of day. This meticulous home offers a remote main suite floor plan with an additional 2 bedrooms, an office, formal dining room, formal entry, and bonus room off the master suite. The kitchen will allow you to prep, cook, and entertain with ease, convenience, and style. Take yourself outside to the shady lanai, with stamped concrete, gorgeous xeriscaped back yard with a flagstone walkway to the artist's studio.

NEW LISTING



PEACEFUL LOCATION

3231 Carroll Drive
\$675,000
2 BD | 1.5 BA | 989 SF | 2.5 Acres
MLS 1769063
Angela Houghton 435.260.0700

Build your DREAM home on this beautiful 2.5 acre parcel with a guest house already in place. Outrageous views of the red rocks and La Sal Mountains can be enjoyed from anywhere on the property. Located in a quiet neighborhood off the beaten path, yet close to town and recreation. This parcel could be divided into two parcels or enjoyed as is. There are no covenants or HOA fees. The zoning does not allow for nightly rentals but it does allow for horses. The guesthouse was thoughtfully designed with strawbale construction and expansive windows to embrace the views. Outdoor living is natural with multiple decks and doors leading to the outside. A peaceful location with the space to create your dreams in red rock country.

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HomeServices
Utah Properties

NEW LISTING



CUTE & COZY

370 Wingate Avenue | \$495,000
3 BD | 2 BA | 1,152 SF | 0.15 Acre | MLS 1767890
Rachel Moody Team 435.260.8240

This little charmer is located on the north west side of the City of Moab, walking distance to Swanny City Park, Moab Recreation & Aquatic Center, as well as HMK elementary school. Sustainable construction and hand-finished detail make this 3 bed, 2 bath home an absolute charm! On a fantastic .15 acre xeriscaped parcel, with two sheds, and a private back yard. A wonderful home in a convenient city location with solar power.

NEW LISTING



SWEET LIVING

1005 South Valley View Court | \$485,000
3 BD | 3 BA | 1,578 SF | 0.56 Acre | MLS 1769618
Angela Houghton 435.260.0700

Newer home with easy access to town and outdoor recreation. This home has an awesome layout that is perfect for entertaining and a short walk to Mill Creek. 3 bedrooms, 3 bathrooms and a garage to store your toys. Wake-up to views of the Moab Rim from the large master bedroom. The master bath is spacious with a modern shower and hookups to add a stand-alone bathtub. Downstairs, an open kitchen and living space lead to a private back patio.

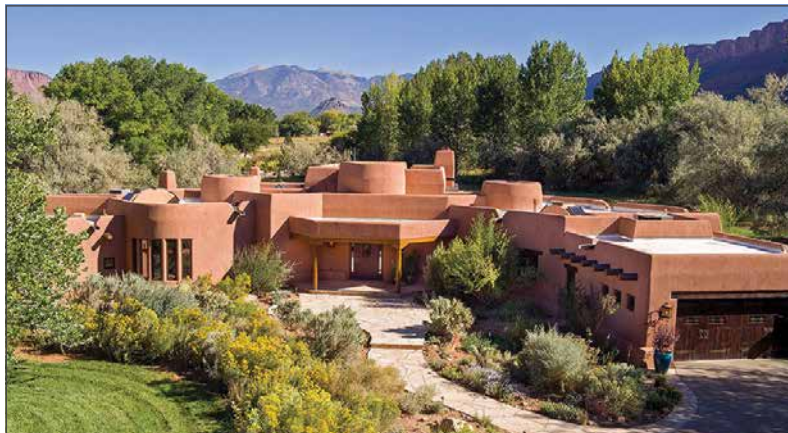
NEW LISTING



MOUNTAIN VIEWS

17 E. Coronado Street, Spanish Valley | \$395,000
3 BD | 2 BA | 1,620 SF | 1.07 Acre | MLS 1768279
Nikole Andersen 801.750.5280

This manufactured home sits on a large corner lot in Spanish Valley. The spacious floor plan has vaulted ceilings, new paint throughout and new carpet in the bedrooms. The yard is partially fenced and encompasses two sheds, offering an abundance of storage. Enjoy the detached oversized two car garage, a covered patio and mature trees. This home is close to endless hiking and biking trails, Ken's Lake, and the new Spanish Valley Medical Clinic.



ARCHITECTURAL ARTISTRY

388 Castle Creek Lane, Castle Valley | \$3,300,000
3 BD | 4 BA | 5,300 SF | 5.76 Acres | MLS 1706284
Angela Houghton 435.260.0700

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. The spectacular setting affords a view from every room. Mature trees and native vegetation from local seed gathering enhance the private feel. Located on 5.76, this property provides peaceful living and privacy.

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POLISHED PERFECTION

4325 Zimmerman Lane | \$1,545,000
4 BD | 4.5 BA | 4,394 SF | 0.5 Acre | MLS 1750593
Rachel Moody 435.260.8245

The shining elegance of this magnificent house will call you home. The double iron front door welcomes you to experience the unique details throughout – teak wood and stone accent walls, crystal chandeliers, quartz counter tops, chef's kitchen with high-end appliances and an outdoor kitchen that is set to impress. This home was designed for entertaining! Three classy en-suites. Multiple home offices. Flawless landscaping. So many details!



NEW PRICE

MOUNTAIN LUXURY

699 Spotlight Hollow, Willow Basin | \$1,490,000
4 BD | 4.5 BA | 2,799 SF | 10 Acres | MLS 1752247
Rachel Moody 435.260.8245

Entice your senses with the sound of Castle Creek, the view of La Sal Peak, the smell of mountain fresh pine, and the comfort of this Willow Basin retreat. On 10 acres with grid power at nearly 8,000 feet of elevation, this mountain home is perfect for living year-round or your seasonal get-away. Extensive landscaping invites you to relax, enjoy the great outdoors, and steep in nature. Live and recreate here, in beautiful Willow Basin



SUPER FINE

4242 E Lipizzan Jump | \$1,475,000
3 BD | 4 BA | 2,530 SF | 0.53 Acre | MLS 1759372
Rachel Moody 435.260.8245

Live intimately in the convergence of indoor and outdoor spaces amongst the stellar red rock setting. The outdoor living spaces are available on 3 sides of the home- a private concrete back patio surrounded by quality metal fencing, gorgeous low maintenance landscape, red rock cliffs; a covered patio faces toward the Moab Rim for far reaching views; the front door patios offer a quaint entrance and year-round shade.



AN EQUESTRIAN'S DREAM

3440 Juniper Drive, Moab | \$1,360,000
4 BD | 2.5 BA | 2,520 SF | 2.5 Acres | MLS 1742941
Rachel Moody 435.260.8245

Magnificent setting amongst the red rocks of Juniper Drive, this equestrian campus is the acreage you have been looking for. Located on 2.50 sub-dividable acres, this parcel offers a 2,500 square foot home, a paddock, arena, horse stalls and an incredible steel shop structure. With two levels- the home has exceptional outdoor living for entertaining or casual evenings on the balcony.

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PERCHED RIM TO RIM

4251 E Lipizzan Jump | \$1,295,000
3 BD | 2 BA | 2,476 SF | 0.56 Acre | MLS 1767890
Rachel Moody 435.260.8245

Situated above open space, this spectacularly designed home has guaranteed unobstructed views of the Moab Rim and Hidden Valley. Walk out your front door to hike up Moab's East Rim, come home to enjoy sunsets over the West Rim from the gracious patio. 18 foot cathedral ceilings welcome you in the bright and airy great room with stone gas fireplace, maple hardwood floors, wood clad Marvin sliding glass doors and casement windows.



REFINED CITY LIVING

504 Cottonwood Lane, Moab | \$1,195,000
5 BD | 3 BA | 4,086 SF | 0.28 Acre | MLS 1719204
Rachel Moody 435.260.8245 | Nikole Andersen 801.750.5280

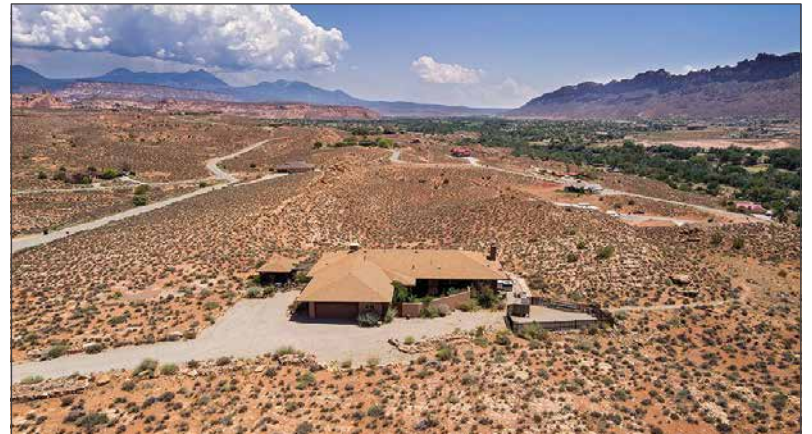
Laden with exquisite finishes, this 4,086 square foot beauty welcomes a sense of chic and splendor with its culmination of convenience, comfort, and precision. This home offers a bonus room above the garage- ready for your much needed home office. The fully finished walkout basement has 2 bedrooms, full bath, family room, laundry and recreation room, as well as a room ready for you to complete as your sauna or wine cellar.



BIG BLUE – APARTMENT/SUPER SHOP

33 Tangren Circle | \$845,000
2 BD | 2.5 BA | 60' x 40' footprint | 1 Acre | MLS 1728031
Rachel Moody 435.260.8245

Turn key and ready for you! This amazing property has a 2,400 square foot structure with over 1,700 square feet of living space, plus 2 toy shops! Located on one full acre in San Juan County's Highway Commercial Zone, this opportunity has potential for subdivision with nightly rental capability and light commercial use. This amazing, awesome, one-of-a-kind, unique, lifestyle opportunity created for any dream adventure does exist!



ON TOP OF KAYENTA

1230 West Kayenta Drive | \$795,000
3 BD | 2.75 BA | 2,432 SF | 3.47 Acres | MLS 1756585
Rachel Moody 435.260.8245

Wow- the views do not get better than this! Amazing 3.47-acre parcel with a 1976 brick 'time capsule' with 1,740 square feet in the main house and a 700 square foot guest apartment. So much potential with this extraordinary location perched above the Moab Valley with sweeping 360-degree views! This location is your dream site in the Moab Valley! The purchaser of this property has right of first refusal for the adjoining 2 acre parcel also for sale.

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PICTURESQUE SPACE AND PLACE

178 Castle Valley Drive, Castle Valley | \$750,000
4 BD | 2.5 BA | 2,708 SF | 4.62 Acres | MLS 1757299
Lynda Diem 435.260.9244

Surrounded by Castleton Tower, Porcupine Rim, and the La Sal Mountains. This beautiful home features an open kitchen and living room with vaulted ceilings. An attached sunroom and skylights in the hallway bring light and brightness into the home. Inviting lanai off the side porch, for picnics and star gazing. Hot tub included... two car garage; insulated studio/shop and supplementary storage building with awning for toy storage.



SPACIOUS HOME ON 3.49 ACRES

2560 Spanish Valley Drive | \$689,000
3 BD | 2 BA | 1,827 SF | 3.49 Acres | MLS 1762221
Nikole Andersen 801.750.5280

This home has stunning views of the Moab Rim and the La Sal Mountains. The parcel is zoned LLR which allows for subdivision as small as half acre lots. With its great corner location this parcel has plenty of possibilities for development. Or create your own small equine paradise. Plenty of space for outbuildings, corrals, and water rights for irrigation. Just a short drive to Downtown, and Moab adventures galore!



HOME SWEET HOME

1164 Austin Drive | \$535,000
4 BD | 2 BA | 1,533 SF | 0.25 Acre | MLS 1765287
Jessiqua Zufelt 435.210.1171

This adorable home offers great single level living, and enjoys a convenient mid-valley location. New metal fencing offers great privacy to the back yard. The Main bedroom features an en suite bathroom complete with jetted tub and walk in closet. Three more spacious bedrooms offer plenty of room to have an in home office. The oversized attached garage and driveway provide ample off street parking and storage.



SECLUDED STRAW BALE HOME

631 North 500 West | \$499,000
3 BD | 2 BA | 1,151 SF | MLS 1764078
Nikole Andersen 801.750.5280

This home is tucked away from the main street and is surrounded by 7 acres of community gardens. The 0.55 acre lot includes a large garden area with drip irrigation, a large shed and chicken coop. The functional single level home has straw bale construction, 3 bedrooms, 2 bathrooms, solar panels and includes all appliances. Close to town, hiking and biking trails and the Colorado River.

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DARLING HOME IN BLANDING

390 W 400 S | \$250,000

3 BD | 2 BA | 1,808 SF | 0.26 Acre | MLS 1761578

Nikole Andersen 801.750.5280 | Reina Every 435.260.1542

There is ample off-street parking as well as a carport with built in storage. Mature trees provide great shade, with endless potential of additional landscaping. This home has been recently painted, and new siding installed. Many windows allow natural light to flood the bedrooms and great room upstairs. This charming 1931 home is just a short drive from Canyonlands National Park as well as Mesa Verde National Park.



PORTAL RV RESORT LOT

1261 N Main Street #22 | \$255,000

Vacant Land | 0.08 acre | MLS 1745453

Rachel Moody Team 435.260.8240

Capture a pool-side home-base for your Motorcoach in a gorgeous, resort setting! This full-sized RV pad features charming landscaping and full hookups, as well as parking for your "toad" vehicle! Resort amenities are excellent, including the beautiful pool. The setting is picture-perfect, with a peaceful location close to the downtown hub, as well as near the entrance to Arches National Park.



COMMERCIAL LISTING

MOAB SPANISH TRAILS SHELL STATION

2420 Spanish Trail Road | \$4,500,000 | MLS 1719240

Highway Commercial Zone | Large Convenience Store

Rachel Moody 435.260.8245

This fuel center features a large convenience store, above ground fuel tanks and an oval layout with a gravel drive circling the back of the structure. Turn-key, including retail inventory, and has been professionally operated with a reputation for pleasant service. Excellent revenue and fabulous potential for expansion. This station is the only fuel station and convenience store within 5 miles to the north, 55 miles to the south and the first upon the south entrance of the Moab Valley.



COMMERCIAL LISTING

MOAB FLATS

81 E 100 S | \$2,750,000 | MLS 1580823

Boutique Lodging Complex with Eclectic Vintage Vibe!

Rachel Moody 435.260.8245

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. The 8 units are consistently well-reviewed. With excellent numbers, this superb investment property is ready to take you into your future in Moab!

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COMMERCIAL LISTING



PURPLE SAGE FLATS

338 E 100 S, Moab | \$2,375,000 | MLS 1580859
An Extraordinary Investment Opportunity
Rachel Moody 435.260.8245

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. An extraordinary investment opportunity in Moab.

COMMERCIAL LISTING

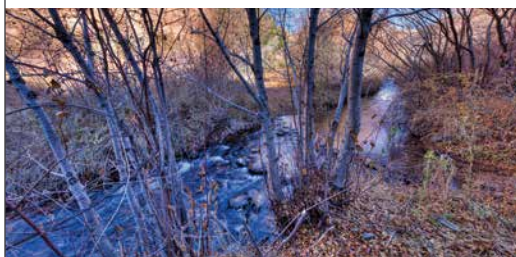


COMMERCIAL ACREAGE

2446 Spanish Trail Road, Moab | \$1,500,000 | MLS1719225
1.35 Acres | Highway Commercial Zone
Rachel Moody 435.260.8245

Subject to the sale of the Moab Spanish Trails Shell station. Excellent opportunity to expand upon the services offered at the gateway to the Moab Golf Club, Spanish Valley residential areas, Ken's Lake recreation area and hundreds of vacation rental units and RV sites. This abutting parcel allows for an expansion of the Moab Spanish Trails Shell; should the opportunity not be captured by the fuel center's potential buyer, this opportunity will be available for the open market.

NEW LISTING | PRIVATE CANYON



NATIONAL PARK SETTING

240 South Flat Pass, Mill Creek Canyon
\$3,500,000
240.21 Acres
MLS 1770966
Rachel Moody 435.260.8245

Hidden within beautiful Mill Creek canyon at the base of the La Sal Mountains, a 240-acre private oasis invites you to wander and explore. This stunning property offers a gorgeous palette of soaring red rock cliffs and monolithic stone formations, imposing mesas and mountain peaks, and lush riparian habitat alive with native birds and wildlife. The hushed silence and sheer beauty of the property awakens the spirit as the stress of the city melts away. The outdoor recreationist who wishes to escape the madding crowds will find much needed solitude in the privacy this property affords. Surrounded by thousands of acres of federally protected land, this in-holding provides unlimited opportunities. Build your base camp for recreation a retreat in solitude and tranquility. Explore it...cherish it...own it.

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NEW LISTING**PEACEFUL AND SPACIOUS**

2820 East Bench Road, Lot 1 | \$395,000

This 1.11 acre lot has been prepared to build a custom dream home or duplex without restrictive covenants. 360° spectacular red-rock views.
MLS 1772012 Kim Kirks 801.369.9184

NEW LISTING**SPECTACULAR VIEWS**

2820 East Bench Road, Lot 2 | \$365,000

1.15 acre lot surrounded by spectacular views and ready to build without restrictive covenants. Enjoy creating your haven and meaningful memories here.
MLS 1772045 Kim Kirks 801.369.9184

VACANT LAND**HIGH DESERT TOPOGRAPHY**

Hatch Wash | \$999,000

240 acres available for your private ownership. Make this your adventure basecamp! MLS 1732547
Rachel Moody 435.260.8240
Nikole Andersen 801.750.5280

**BRUMLEY RIDGE RANCH**

Brumley Ridge Ranch Road | \$235,000 per lot

Lot 2, 6.28 Acres | Lot 3, 5.43 Acres | Lot 4, 3.59 Acres
25 minutes from Moab City center. MLS 1732547
Rachel Moody Team 435.260.8240
Nikole Andersen 801.750.5280

**KAYENTA HEIGHTS VIEW LOT**

1270 W Kayenta Drive | \$275,000

This two acre lot is perched above the Moab Valley with dynamic views of the Moab Rim, sweeping toward the mountain range for 360 degree glory.
MLS 1756607 Rachel Moody Team 435.260.8240

**BIG MOUNTAIN AND CLIFF VIEWS**

4144 Valle Del Sol Drive | \$249,000

Horse Property with Stunning Mountain and Cliff Views! This one acre lot sits at the entrance to one of Spanish Valley's most desirable neighborhoods.
MLS 1758013 Reina Every 435.260.1542

**BIG ABAJO VIEWS - 13 LOTS**

Elk Meadows Lots | \$64,000-\$79,000

6 - 8 acre lots located 15 minutes to downtown Monticello, and 48 miles from Moab city center.
Rachel Moody Team 435.260.8240
Nikole Andersen 801.750.5280

**PACK CREEK ESTATE SITE**

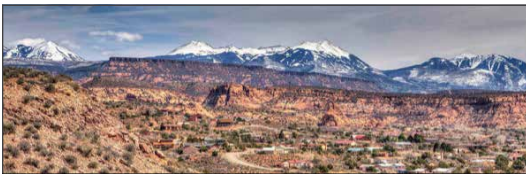
525 E Pack Creek Road | \$349,000

Stunning 11.18 acres in the gorgeous Pack Creek area, tucked into the foothills of the La Sals and features beautiful mountain and red rock views.
MLS 1657922 Rachel Moody Team 435.260.8240

**ABSOLUTELY STUNNING!**

1650 Vertigo Drive | \$270,000

3.66 acre site at the top of Kayenta Heights with sweeping red rock, sandstone, and mountain views. Perfect mid-valley location, just minutes to town.
MLS 1745464 Rachel Moody Team 435.260.8240

**YOUR ISLAND IN THE SKY**

1600 Old Mail Trail | \$220,000

This 3.23 acre Kayenta Heights parcel is an incredible view lot in a dramatic landscape. CC&R's protect your view-shed and investment.
MLS 1745454 Rachel Moody Team 435.260.8240

**CUSTOM CABIN LOT-PEAK VIEWS**

10 N Hoolihan Road 2 | \$168,000

7 acres at Buried Hatchet Ranch, in the Brumley Ridge section of the La Sal Mountains. Services available at the lot line. Only 25 minutes from Moab.
MLS 1702713 Rachel Moody Team 435.260.8240

**TWO 80 ACRE PARCELS**

186 County Road SW 1/4 | \$150,000 Per Lot

Vast desert landscape with far reaching views, privacy and open skies. MLS 1669814/1669887
Rachel Moody Team 435.260.8240
Jessiqua Zufelt 435.210.1171

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Secluded Backyard Retreat

Enjoy living inside and outside in this well cared for home on a quiet street. The backyard, high up on the bank of a gentle creek, features therapeutic-grade hot tub, cabana, custom patio, cottonwood trees and endless privacy. 3 bedrooms, 2 baths, includes master bedroom and open kitchen design. \$598,000. MLS #1759519. **Call Kevin 435-260-9890**



Private Mountain Lodge in Old La Sal

Marvelously suited for a retreat property, a shared vacation home, or an investment property, this Mt Peale paradise has 7 bedrooms, 9 baths, 2 kitchens, all under nearly year-round starry nights and blue skies. Private well with pristine water. \$999,000. MLS #1757783. **Call Kevin 435-260-9890**



Water, Views, and More Water

In this quiet, lush setting are 53+ acres with well, power, and 10 individual water rights, for vast development potential. \$655,000. MLS #1733619. **Call Kevin 435-260-9890**



Live the Good Life Affordably

The Cabins on Deer Creek Rd offer you two homes in one with potential for income or room for extended family. Each side of the cabins has 3 bedrooms and one bath, great room, laundry and separate entrance with covered deck. \$449,000. Two cabins available, 6 beds/2 baths each. MLS #1759315 and #1759324. **Call Kevin 435-260-9890**



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**



Off-Grid Paradise

54 acres of majestic high desert slick rock, juniper, and sage along historic Hatch Wash with spectacular mountain views. 3 livable rock caves, 2 wells, small manufactured home wired for 5,000 kw solar. \$999,000. MLS #1759550. **Call Kevin 435-260-9890**



212.5 acres at Tin Cup Mesa in San Juan County

If you like artifacts and searching for history on your own private property (212.5 acres), then you will really dig this 212.5 acres at Tin Cup Mesa in San Juan County. About 10 miles North of Hovenweep National Monument. You have far reaching views of several mountain ranges, Navajo Mts., Abajo Mts., and really close to Squaw and Papoosa Canyon Wilderness Study area. Approximately 75 % of the land has been dry land farmed. \$450,000.00. MLS #1719040. **Call Janie 435-260-1572**



Majestic Mountain Property

5.54 acres high above the Moab valley. Buried Hatchet Ranch Lot #1 on Brumley Ridge, accessed from the LaSal Loop road and just twenty minutes from downtown Moab. Snowcapped LaSal Mountain views to the east and vast Canyonlands views to the west. Peaceful setting and clean air for your mountain getaway home. Secluded and wooded with juniper, piñon, and sage. Internet, water, power stubbed to the lot. Adjacent to 40 acres of common open area. \$220,000. MLS #1746051. **Call Kevin 435-260-9890**



1.04 Acres

Half zoned Rural Residential (RR) half Highway Commercial (HC). HC allows 18 units per acre, 10 housing units with existing zones, or owner could apply for the High Density Overlay zone. Plenty of room for a business and residence. Located close to town. \$690,000. MLS #1744967.

Call Preston 435-260-1701



Get away from the crowds, and enjoy the calm and quiet at this 83.43 acres at Sunrise Country in San Juan County. County maintained roads get you to this area, and the school bus even runs by here. The views of several surrounding mountain ranges are visible from this awesome vantage point. Off the grid! Portions of this property have been dry land farmed by neighbor. \$111,000. MLS #1736262.

Call Janie at 260-1572 for a showing or info.



Woodland Ridge in Old LaSal

18 acres, \$134,000, MLS#1697268
77 S. Wray Mesa Rd. \$127,000, MLS#1749433
79 S. Wray Mesa Rd. \$125,000, MLS#1748447
You won't believe the views.
Additional lots available soon.
Call Billy 812-360-3302



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#1723104 / \$1,800,000
Eklectica— one of the locals & tourists favorite places to eat in Moab. Main St., 0.50 AC, zoned C3.



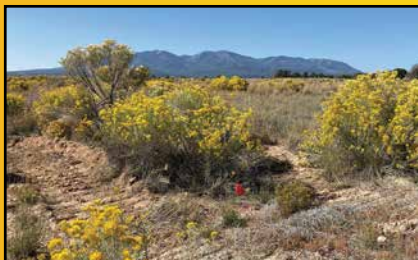
#1747200 / \$1,250,000
La Sal—Peace & Tranquility. 20 Acres with 3 bed 2 bath cabin with oversized garage. Bunkhouse, hookups for RV. Surrounded by USFS.



#1750683 / \$985,000
2.19 Acre Hwy. Commercial Available. Allows 18 units per acre. All utilities available. Bring your plans and build your dream property.



#1771818 / \$380,000
20 Acres of beautiful land located up Thompson Canyon. Hike, bike, jeep, & ATV from this property.



#1769799 / \$68,900
Six Acres near Monticello, at Elk Meadows. Live the good life here full time or create your vacation getaway.



#1762123 / \$389,000
Lot 2—0.37 Acre, C-4 Commercial Lot on Mill Creek Dr. Great location for your business.



#1762122 / \$249,000
Lot 1—0.59 Acre, C-4 Commercial Lot on Mill Creek Dr. Commercial building, residential or mixed use.



#1758754 / \$104,900
Lot 11A, Entrada Subd., San Juan County. 0.28 acre lot. Modular & Manufactured Homes Allowed. No CC&Rs.



#1766340 / \$36,000
20 Acre Parcel Near Cisco, surrounded by public land. Excellent base camp for your adventure.



#1766341 / \$34,000
20 Acre Parcel near the railroad tracks & close to the Kokopelli Trail North of Cisco. Unique property.



#1411251 / \$67,000
Lot 6 Avikan Hills, Blanding. 6.00 acres. CC&Rs allow modular homes. Room for horses.



#1575311 / \$52,500
0.76 acre lot in **Bluff**. Walk right up to the nearby ancient rock art panels, & cliff dwellings from this lot.



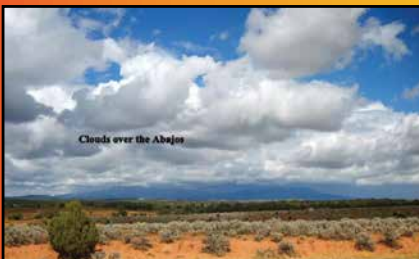
#1411264 / \$67,000
Lot 7 Avikan Hills, Blanding. 6.00 acres with spectacular views of mountain ranges. Room for horses.



#1747288 / \$45,000
Splendid mountain views in every direction. 4.15 AC, minutes from **Blanding** City. With CC&Rs. No HOA.



#1445176 / \$67,000
Private, peaceful setting. 6.00 AC in **Blanding**. Well water & electricity stubbed to all lots. Room for horses.



#1444620 / \$69,000
Build your dreams here! 6.28 AC, minutes from **Blanding** City. Water, electricity stubbed to lot.



#1444616 / \$45,000
Enjoy **Blanding's** clean country air & wide open spaces. Room for horses. CC&Rs allow modular homes.



#1760982 / \$75,000
Lots 4,5,6 & 7 on Old Hwy 6&50 **Thompson Springs**. Great views of the Book Cliffs.



#1770577 / \$70,000
Affordable land in **Thompson Springs**. Lots 1,2,3 on Old Hwy 6&50. Old out-bldg. needs TLC.



#1743655 to #1743660 / From \$469,000 to \$495,000 / Rancho Verde—New Development!

Manufactured Homes with Double Garages for your toys. Cavco 3 Bedrooms, 2 full baths with large spacious rooms. One level 1,500 sqft. Nice open floor plan, a kitchen with an island. Lots of space. Utility Room goes out to the Garage. 2 plans on the Garages that have plenty of room for everything. R.V. Pad. Views, privacy and quiet area. Sits on the banks of Pack Creek with large lots (0.51 AC to 1.01 AC).



#1770176 / \$1,198,000 — Located in the heart of Spanish Valley. INVESTORS BONANZA! Two plus acres dressed with mature trees and vegetation. Spectacular panoramic views of Hidden Valley and Johnson's Up-on-Top. Large Pole Barn. Two Stick Built Homes and vintage 1957 trailer home on concrete and rock foundation. Comprise existing structures. Allows for ADU (mother-in-law). 5 acre ft. of Spanish Valley irrigation water included. Metal roofs on 2 homes approximately 1 year old. GREAT INVESTMENT PROPERTY. Potential for making more bedrooms in houses.

Investors Bonanza! Two plus acres dressed with mature trees and vegetation. Spectacular panoramic views of Hidden Valley and Johnson's Up-on-Top. Large Pole Barn. Two Stick Built Homes and vintage 1957 trailer home on concrete and rock foundation. Comprise existing structures. Allows for ADU (mother-in-law). 5 acre ft. of Spanish Valley irrigation water included. Metal roofs on 2 homes approximately 1 year old. GREAT INVESTMENT PROPERTY. Potential for making more bedrooms in houses.



#1758679 / \$449,000

Great Family or Starter Home in established neighborhood. 3 bed 2 bath home on 0.18 acre lot. Central a/c. Attached car garage.



#1757715 / \$425,000

Fixer Upper—4 bed 2 bath home on 0.17 acre lot. Close to City Park, Aquatic Center, school, hospital, & churches.



#1740066 / \$415,000

Great Location for accessing local recreation area. Close to school, church & downtown. 2 bed 1 bath home.



#1725862 / \$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.



3-bd. 2-ba.

#1758448 / \$250,000

Well-maintained home just 4 blocks from Green River's Main St. 3 bed 2 bath with great views of the Book Cliffs & lots of storage.



#1758751 / \$359,900

Newly Remodeled—3 bed 2 bath manufactured home on 0.28 acre lot in San Juan County. Great views of the mountains.



#1524620 / \$275,000

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



#1745594 / \$285,000

Peace & serenity in Thompson. Clean & tidy 2 bed 2 bath manufactured home on 5.5 acres. Completely remodeled & very well insulated. 30x40 Quonset hut.

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All aboard!

Moab a destination for new luxury rail line

Written by Rachel Fixsen | Photos by Murice D. Miller





A FEW MILES NORTH OF MOAB, NEAR RED SANDSTONE BUTTES, AMID OTHERWISE UNDEVELOPED DESERT LAND, A CONVOY OF DELUXE BUSES PULLS UP ALONGSIDE A GLEAMING BLUE AND GOLD TRAIN WAITING ON THE TRACKS.

The bus tour guide welcomes guests to “The most unusual rail station on our great earth.” Staff in blue vests unroll welcome mats and go about positioning steps in front of the train doors so that guests can climb aboard the Rocky Mountaineer train.

The Canadian company Rocky Mountaineer has long operated luxury scenic train tours in western Canada, carrying travelers through the wild scenery of the Canadian Rockies. The company’s newest route is its first in the United States. Called “Rockies to the Red Rocks,” it carries passengers on a two-day trip between Denver and Moab, with an overnight stop in Glenwood Springs, Colorado.

Rocky Mountaineer staff wave the American and Utah flags as the train begins moving, clacking along the tracks as it gains momentum and reaches a moderate traveling speed. On the first leg of the trip, northbound alongside Highway 191, the train host, Michael Hannifin, explains that the train will clack and clatter because the rails, meant to carry freight trains, aren’t welded together. When the train turns east, it transfers to a welded rail track on which it can travel three times faster, with a smoother, quieter ride.

The clean and bright Rocky Mountaineer train cars are 1960s Pullman cars, refurbished in Canada for about \$3 million each before traveling to the United States to serve the new route. Rocky Mountaineer leases engines from the Union Pacific Railroad Company to power the Rockies to the Red Rocks train.

Train staff bring snacks, meals, and drinks to passengers throughout the trip. For an onboard

change of scene, there’s a lounge car with cozy armchairs and a bar staffed by a friendly and experienced bartender. Passengers can feel the fresh air on the deck between cars, where the windows are open to the outside.

Throughout the trip, Colorado-native Hannifin entertains the guests with facts and stories, covering history, geology, paleontology, wildlife, train trivia, and sometimes offering personal stories from his own life—like the location of his first kiss.

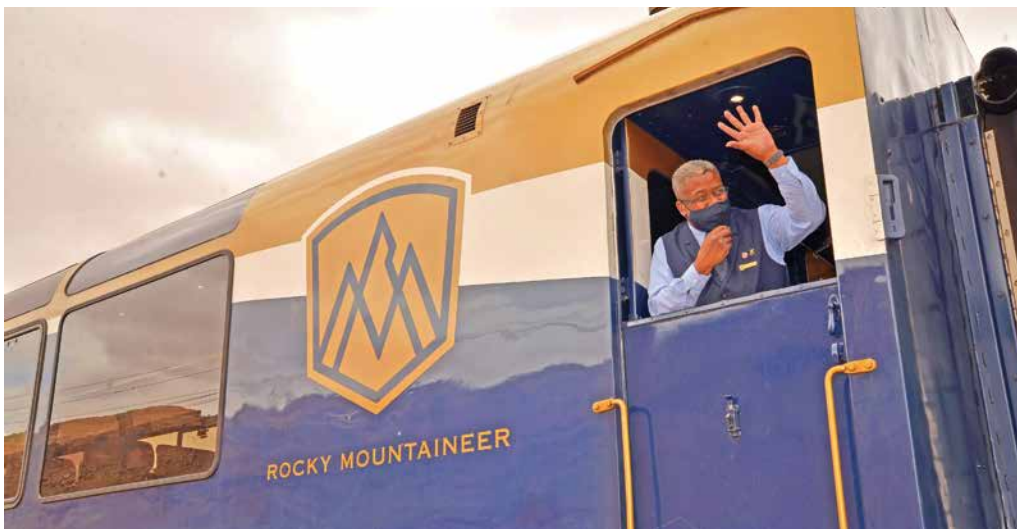
As the train departs, the atmosphere is festive and convivial. Twin sisters are celebrating a birthday and taking their mother on the journey; one couple is celebrating a 40th wedding anniversary. Soon after leaving, one guest gets the whole car laughing when she alerts the group that she accidentally pressed the “S.O.S.” button in the restroom, mistaking it for the flush button. Her companions ribbed her affectionately about the mistake throughout the rest of the trip.

On the Utah leg of the journey, red and pink sandstone buttes provide the backdrop, dotted with green desert scrub and yellow-blooming rabbitbrush, with a wide-open sky beyond. The route follows the Colorado River for much of the journey, a waterway that varies in character from wide and cloudy green to fast-splashing and clear as it travels across the West.

Even for those who’ve often seen the landscape through a car windshield, the wide-angle view from the tall, broad train window gives a different, grander impression.

For some passengers, it’s not just the scenery that makes the trip—it’s a fascination with trains themselves.

Opposite page: En route to Denver from Moab, the Rocky Mountaineer cruises through wine country near Palisade, Colorado. [Photo courtesy of Rocky Mountaineer] **Bottom:** Rocky Mountaineer hosts Dillon Johnson and Christina Routt assist travelers as they board the train in Moab.



Bill Sieck is from Chicago and has loved trains since he can remember. When he was three or four, he recalls, his mother got him a train-themed birthday cake. When the time came to cut the cake, Sieck protested in alarm. “Don’t cut the tracks!” he told his mother.

“Even at that age, I understood about not cutting those lines,” Sieck says. The solution, he said, was to cut the decorated top of the cake off laterally to keep the rail lines in tact, then cut regular slices from the lower half.

Sieck’s interest in trains continues, even as he nears retirement. He’s fascinated by the complexity and ingenuity of the system that’s essential for shipping and travel across the country. That system is rich with marvelous feats of engineering, planning and design. Sieck, a train-trivia buff, describes how, in some instances, sections of rail a quarter of a mile long are shipped by train to where they’re needed, and how those long strips of metal can bend along with the curves in the track as they go. On the second day of the journey, the Rocky Mountaineer is passed by a train carrying that very cargo – with the long, dull-colored metal tracks on board snaking by.

Rockies to the Red Rocks is Rocky Mountaineer’s first foray into the United States.

“We have long had the goal to expand our routes to showcase new destinations,” says Dallas Carlson, spokesperson for the company. That vision had to be put on hold when the coronavirus pandemic prompted mass shutdowns. The company had to cancel its 2020 season. Now, however, the company is well-positioned to offer a unique experience for U.S. travelers while international travel is still restricted and uncertain. Rocky Mountaineer took the opportunity to develop the new route it had been looking for.

“When we were exploring options for a new route, we knew it needed to be in a special location with many of the same features we have in western Canada,” says Carlson. Those features include incredible scenery, iconic destinations, and the ability to reach those places by train.

“Rockies to the Red Rocks offers all this, and more,” Carlson says. “It is an ideal way to bring the Rocky Mountaineer experience to U.S. travelers who may be looking for a unique rail journey closer to home, or to international travelers, when permitted, to experience an incredible part of the U.S. by rail.”

Joe Kingsley has lived in Moab for decades and has long been actively involved in community development. He also used to work for the National Railroad Passenger Corporation, now known as Amtrak. Kingsley is excited for the new rail line and the benefits and opportunities it brings to Moab.

“It brings in individuals with independent income, and they come without any toys; they stay in town and use local resources, local tour and rental companies to provide them with the means to visit Arches, Canyonlands, Dead Horse Point,” says Kingsley, referring to the popular

national and state parks that make Moab a destination.

Carlson says the company employs about 80 people from Moab, Glenwood Springs and Denver. The company also partners with several hotels in Moab and with Moab Express for transportation. And as Kingsley points out, other service businesses, like lodging and restaurants, benefit from Rocky Mountaineer passengers being in town. Kingsley also notes that many travelers who choose a luxury train trip are retired or semi-retired, with time and disposable income. The train can accommodate over 300 passengers on a trip, and during their Moab stay, those travelers stroll around downtown and engage in the economy, but without adding to traffic congestion, as they arrived without cars.

"I think you're going to see in the tax reports, in 2022 and 2023, more money spent in Moab," Kingsley predicts.

The Rocky Mountaineer is the first passenger train to come to Moab. Right now, the closest Amtrak station is in Green River, Utah. Some community leaders envision a future community center and transit hub at the site of an old mine tailings pile. The tailings are being removed and the site is slated for remediation, possibly beginning in as early as 2025. It could become a plaza with park space, community organizations, and bus and/or train options. There are no confirmed plans for the site, but some community leaders have emphasized conservation of the existing railroad facilities at the site. Right now, those rails are being used to move mine tailings away from the banks of the Colorado River; when that task is done, they could be used to move people in and out of Moab.

It's fall, and as the train moves into the mountainous regions of Colorado, the aspens are turning luminous yellow, contrasting brilliantly against dark conifers. In Glenwood Canyon, angular gray and white rocks jut up steeply above the winding train.

Jim Harris has traveled on every train in the United States, he says, and has also taken journeys with Rocky Mountaineer in Canada. He recommends Rocky Mountaineer as the best passenger experience. Like Sieck, Harris has also loved trains since he was a kid. He remembers riding the train from Chicago to San Antonio, Texas to visit family when he was young. He says he would get off the train with grime coating his face from leaning out the window.

Now retired, Harris is still leaning out of the train window, watching the scenery go by.

"It's the best way to see the country," he says.

Onlookers spot outdoor recreationists along the whole journey. People hiking, relaxing, fishing or boating wave and salute as the train

passes. Some mischievous river rafters give a "cheekier" greeting.

With expansive windows and a brisk but unhurried pace, the train allows many opportunities to spot wildlife. Along with many sightings of deer, ducks, and geese, a few rarer animals appear. A bald eagle perches on a boulder along the river, watching for fish; later, another bald eagle soars across the sky. A herd of majestic elk ford a river; further on, a black bear and her cub splash along the banks in the same river.

Hannifin's commentary gives context to the towns, the rail lines, and western vignettes as the train moves along.

One story he shares is that of "Doc Susie" of Fraser, Colorado, a woman who served as a doctor around the turn of the century, when female doctors were very uncommon. She practiced medicine for nearly 70 years.

He also shares a lot of information about the Moffat Tunnel, which cuts through the Continental Divide in central Colorado, allowing passage for trains. It was conceived of in the early 1900s by railroad mogul David Moffat, and it took over 20 years for the tunnel to become a reality. The project cost over \$15 million, or over \$235 million in today's money. The Rocky Mountaineer rumbled through the Moffat tunnel in about 15 minutes.

On board and alongside the Rocky Mountaineer, a flurry of bustle and questions accompanies each instance of loading and unloading, boarding buses and locating bags. Staff are consistently gracious and helpful. They warn passengers that they may experience "train legs" when they disembark for the evening. The sensation of being on the train—moving while stationary—does persist for a while when first on solid ground.

In Glenwood Springs, passengers alight and make a short walk to one of three partner hotels. Overnight bags are brought to the hotel ahead of time—when guests check into their rooms, they find their suitcases waiting for them just inside the door.

"This is something we do across all our routes," says Carlson, adding that it gives a seamless, relaxing experience.

On the second day of the trip, passengers disembark the Rocky Mountaineer at the Union Pacific railyard in Denver, and take a short bus ride to Union Station in downtown, where the company's partner hotels are a short walk away. The tall buildings and hustle of the city center are an exciting contrast to the sleepy small towns and wild mountainsides outside the train windows for the two days preceding. Passengers may choose to enjoy the nightlife, or cozy up in one of Rocky Mountaineer's elegant partner hotels to fall asleep, still feeling the gentle sway of the train. ■

Opposite page, top to bottom: Guest Services Manager Jonathan Harris waves as the Rocky Mountaineer departs from Moab. The lounge car on one of Rocky Mountaineer's trains. [Photo courtesy of Rocky Mountaineer] Prior to travelers boarding the train in Moab, host Alyssa Miele prepares items for the journey. Members of the Rocky Mountaineer's Moab-based ground operations team, Linda Breitenbach, foreground, Matthew Jaureguy and Rusty Rice, wave the American and Utah flags as the train departs. **This page:** Passenger Jim Harris takes in the views and fresh air during a Rocky Mountaineer trip from Moab to Denver. [Photo by Rachel Fixsen]



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Statistics pulled from WFR MLS

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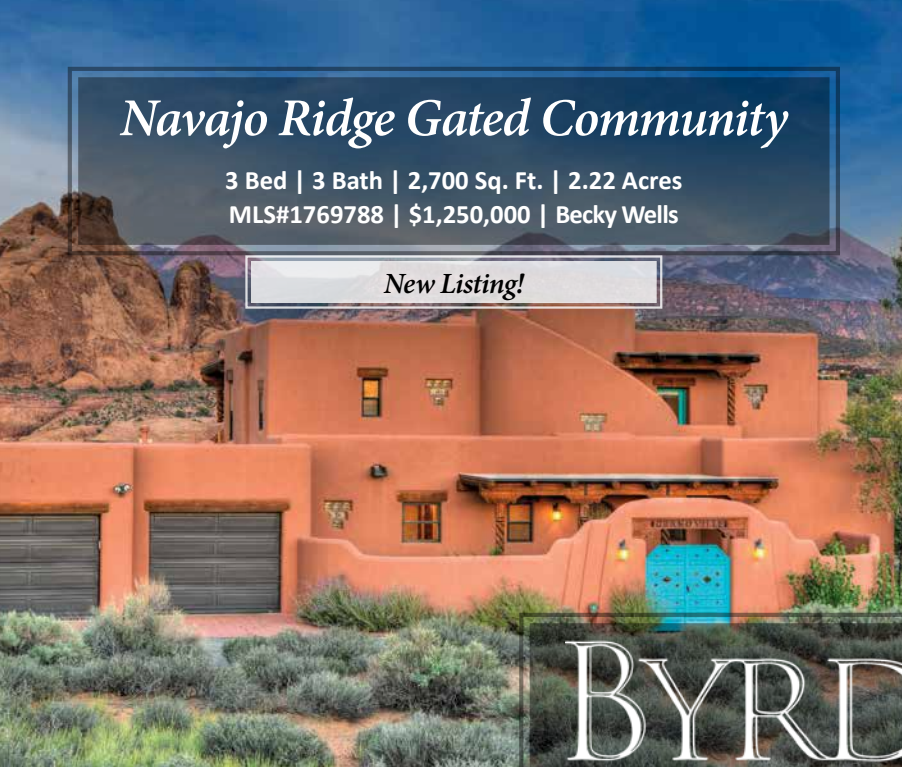
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Navajo Ridge Gated Community

3 Bed | 3 Bath | 2,700 Sq. Ft. | 2.22 Acres
MLS#1769788 | \$1,250,000 | Becky Wells

New Listing!



Watchman Estates

4 Bed | 2 Bath | 2,012 Sq. Ft. | 0.30 Acre
MLS#1751923 | \$789,000 | Heidi Blake



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PREMIER LISTINGS



3A4

3A3

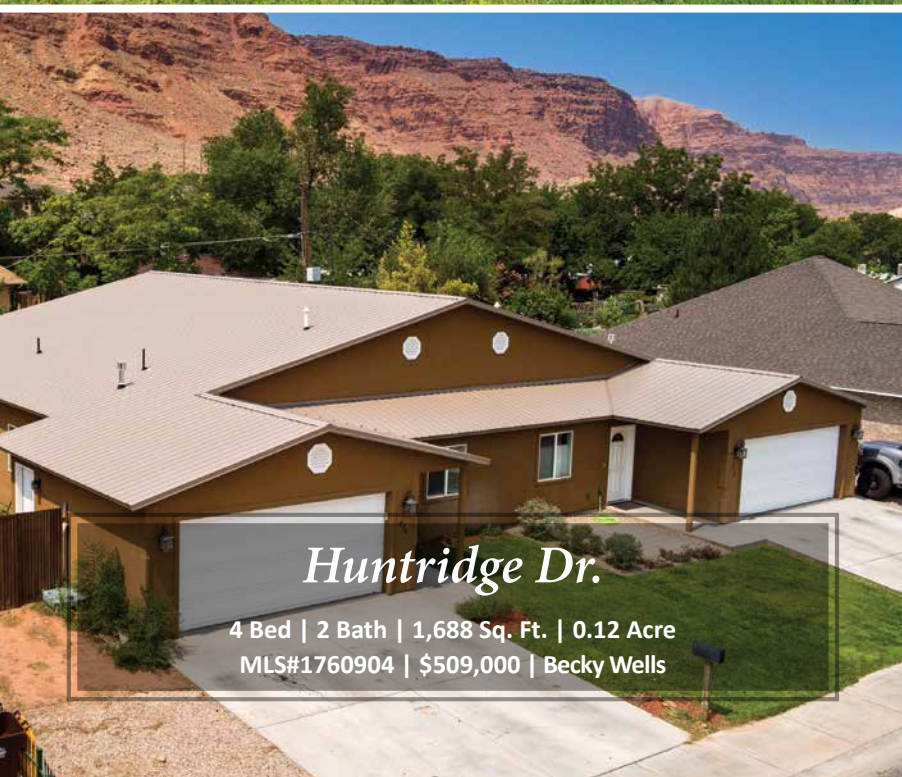
Sold! List with Us!

Rim Village Vistas

3 Bed | 3 Bath | 1,520 Sq. Ft. | 0.10 Acre
MLS#1763543 | \$559,000 | Heidi Blake

Bridger Jack Mesa

3 Bed | 2 Bath | 2,180 Sq. Ft. | 10.28 Acres
MLS#1762507 | \$589,000 | Lenore Beeson

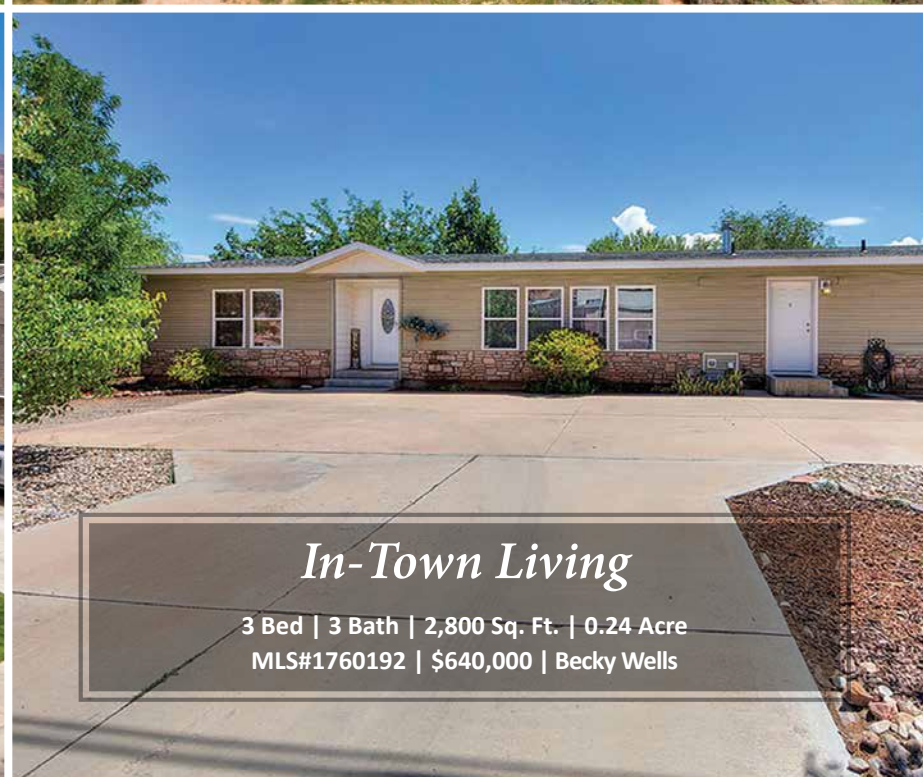


Huntridge Dr.

4 Bed | 2 Bath | 1,688 Sq. Ft. | 0.12 Acre
MLS#1760904 | \$509,000 | Becky Wells

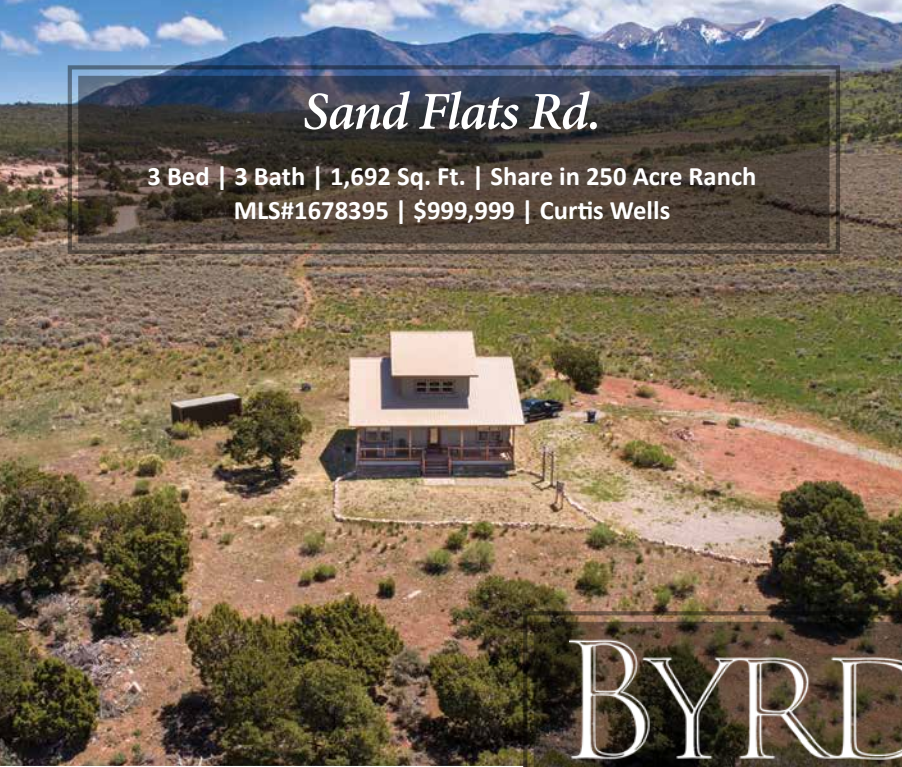
In-Town Living

3 Bed | 3 Bath | 2,800 Sq. Ft. | 0.24 Acre
MLS#1760192 | \$640,000 | Becky Wells



Sand Flats Rd.

3 Bed | 3 Bath | 1,692 Sq. Ft. | Share in 250 Acre Ranch
MLS#1678395 | \$999,999 | Curtis Wells



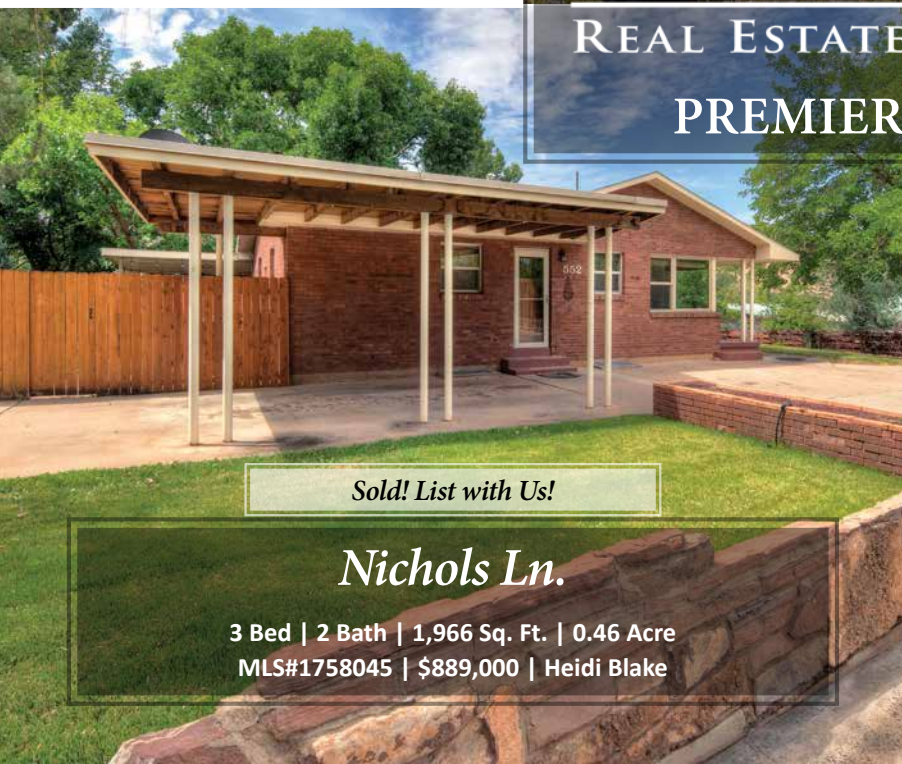
Kerby Ln.

3 Bed | 2 Bath | 1,525 Sq. Ft. | 1 Acre
MLS#1765045 | \$629,000 | Becky Wells

Under Contract!



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PREMIER LISTINGS



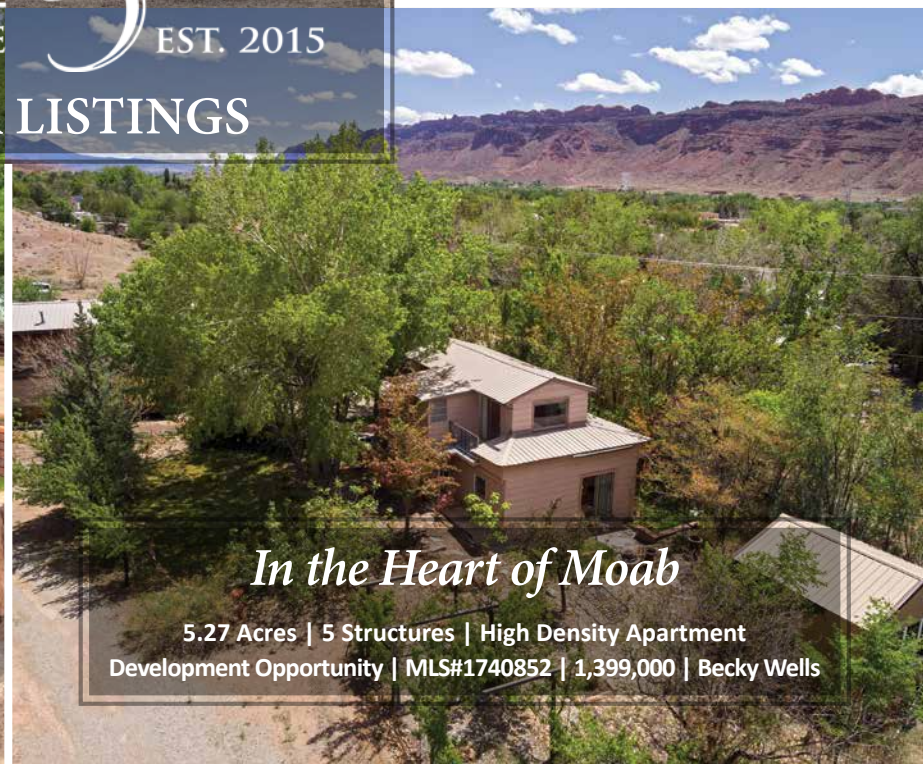
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Nichols Ln.

3 Bed | 2 Bath | 1,966 Sq. Ft. | 0.46 Acre
MLS#1758045 | \$889,000 | Heidi Blake

In the Heart of Moab

5.27 Acres | 5 Structures | High Density Apartment
Development Opportunity | MLS#1740852 | 1,399,000 | Becky Wells



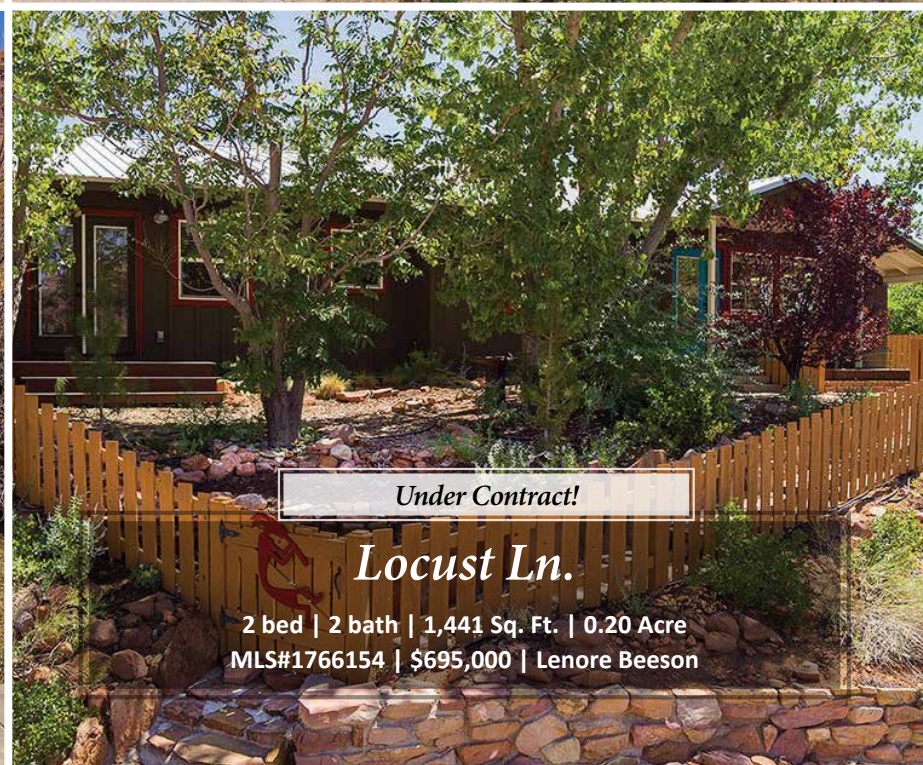
Winesap Cir.

3 bed | 2 bath | 1,928 Sq. Ft. | 0.17 Acre
MLS#1766017 | \$659,000 | Curtis wells

Under Contract!

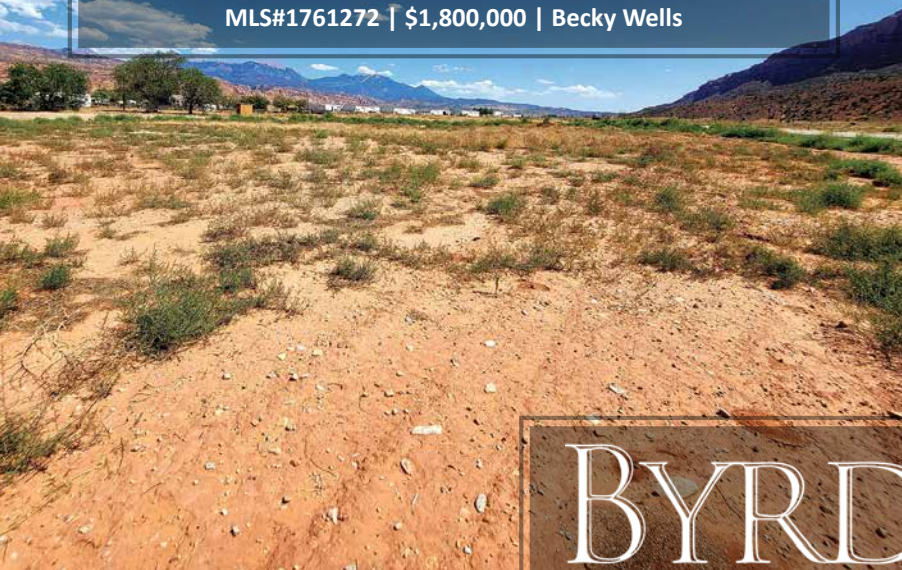
Locust Ln.

2 bed | 2 bath | 1,441 Sq. Ft. | 0.20 Acre
MLS#1766154 | \$695,000 | Lenore Beeson



Highway Commercial

2.39 Acres | Utilities Available
MLS#1761272 | \$1,800,000 | Becky Wells

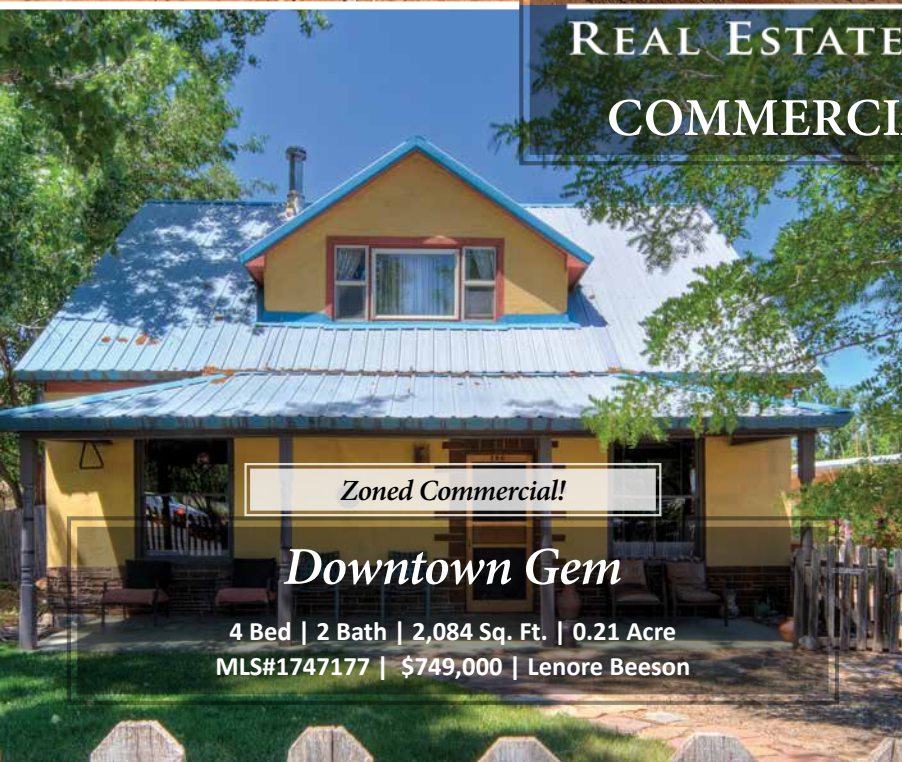


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COMMERCIAL LISTINGS

Moab Business Park

1,800 Sq. Ft. | 1 Bed | 1 Bath | Full Kitchen
MLS#1760983 | \$339,000 | Becky Wells

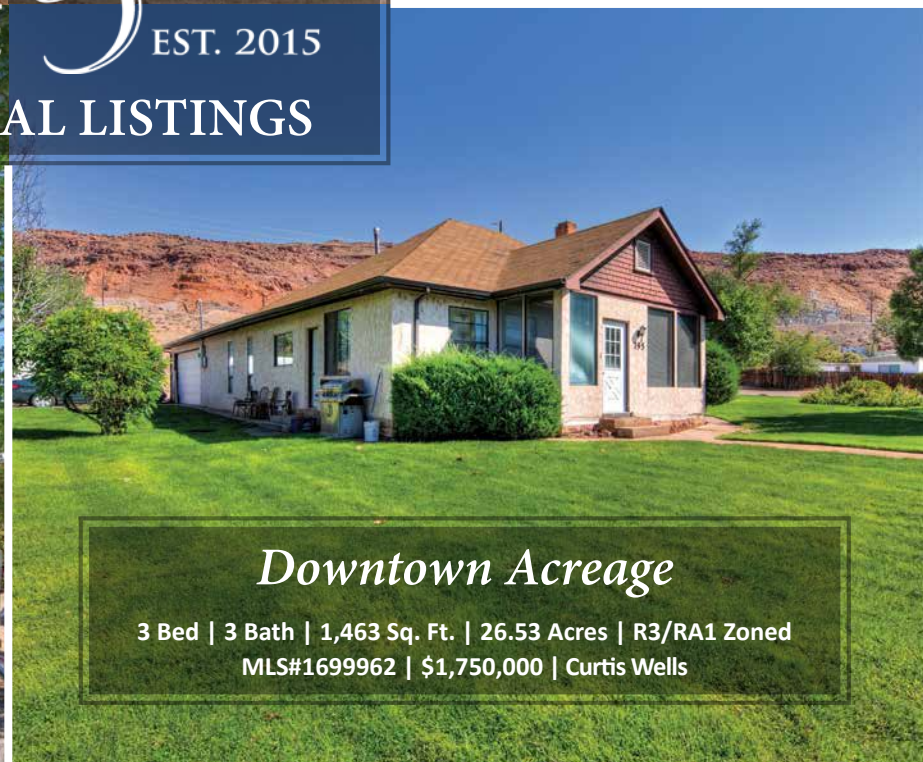
Under Contract!



Zoned Commercial!

Downtown Gem

4 Bed | 2 Bath | 2,084 Sq. Ft. | 0.21 Acre
MLS#1747177 | \$749,000 | Lenore Beeson



Downtown Acreage

3 Bed | 3 Bath | 1,463 Sq. Ft. | 26.53 Acres | R3/RA1 Zoned
MLS#1699962 | \$1,750,000 | Curtis Wells



Sold! List with Us!

Moab Business Park

1,800 Sq. Ft. | 2 Offices | Warehouse Space with a Mezzanine
MLS#1739396 | \$309,900 | Lenore Beeson



Downtown Commercial

7 Suites | 3,520 Sq. Ft. | 0.13 Acre
MLS#1698909 | \$750,000 | Lenore Beeson

Vista Antigua – EXCEPTIONAL HOMES DESIGNED FOR THE RUGGED DESERT

Sold!

VISTA ANTIGUA LOT #1

3 bedroom, 4 bathroom, 2,822 square feet,
1.36 acres, 2 car/RV garage.

Listed at \$1,128,800 | MLS#1633114



Sold!

VISTA ANTIGUA LOT #31

3 bedroom, 3 bathroom, 2,410 square feet, 0.40 acre, 2 car garage.

Listed at \$964,000 | MLS#1633142



VISTA ANTIGUA LOT #3

3 Bed | 3 Bath | 2,636 Sq. Ft. | 1.13 Acres

Listed at \$1,589,000 | MLS#1727638



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Immaculately maintained home located conveniently in central Spanish Valley. Perfect for the Moab lifestyle, enjoy your island patio complete with a gas firepit after a long day of recreating and playing in the red rocks. Spacious garage for the toys, beautiful landscaping, and classic world-class Moab views. With utilities recently stubbed for an accessory dwelling unit, (ADU) the seller has created an ideal base camp for exploring canyon country with friends and family.

4 Bedrooms | 2 Bathrooms | 2,194 Sq. Ft. | 0.52 Acres
MLS #1773286 | \$869,000



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STARBUCK LANE — BED AND BREAKFAST

Income producing Bed and Breakfast. Serene setting with mature trees and lush landscaping. Fabulous views of the Las Sal Mountains from the covered patio off the living room. The main house has 2 bedrooms and 2 full bathrooms. Vaulted ceilings in the living room, another covered patio off the dining room for an evening of star gazing. Two additional rooms accessed from outside the house that are the BnB rooms, fully furnished. One of the rooms has a covered patio that provides a perfect place to sit, relax, and enjoy your morning coffee. Best of both worlds, exceptional property. Lot is .42 of an acre.

MLS#1761107 | \$859,000



MILL CREEK DRIVE — LANCE MANOR SUBDIVISION

Artist retreat, housing development, vacation oasis, look no further, this 1.66 acre property is the perfect spot to make your own! Graced with an incredible 100 year old cabin, 2 separate detached garages, a fenced garden, plentiful relaxing nooks for entertaining and desirable proximity to downtown moab, you will find no shortage of creative inspiration once you step foot on this unique property. The main house features 2 bedrooms and 2 baths upstairs, a family room and additional bedroom in the basement. The abundant surrounding acreage allows for you to develop it how you wish whether you keep the current unique layout or based on the zoning, further develop into a more robust housing complex. Let your creativity run with this one!

MLS#1769782 | \$849,000

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Associate Broker • 435.260.2135 • Lenore@MoabByrdCo.com



New Listing!



Spanish Trail Estates

3 Bed | 2 Bath | 1,456 Sq. Ft. | 1.13 Acre
MLS#1772424 | \$399,900

◆◆◆
Sue Shrewsbury

New Listing!



Lisbon Valley Rd.

8.76 Acres | Power Available
MLS#1771892 | \$105,000

◆◆◆
Sue Shrewsbury & Lenore Beeson

New Listing!



Lisbon Valley Rd.

3.93 Acres | Power Available
MLS#1771890 | \$67,500

◆◆◆
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New Listing!



Lisbon Valley Rd.

3 Bed | 2 Bath | 2,951 Sq. Ft. | 5 Acres
MLS#1771889 | \$299,000

◆◆◆
Sue Shrewsbury & Lenore Beeson

New Listing!



Portal Vista

3 Bed | 2 Bath | 1,240 Sq. Ft. | 0.11 Acre
MLS#1769927 | \$439,000

◆◆◆
Lenore Beeson



New Listing!

*Huntridge Dr.
Mountain View Subdivision*

3 Bed | 2 Bath | 1,648 Sq. Ft. | 0.23 Acres
MLS#1768667 | \$479,000

◆◆◆
Lenore Beeson

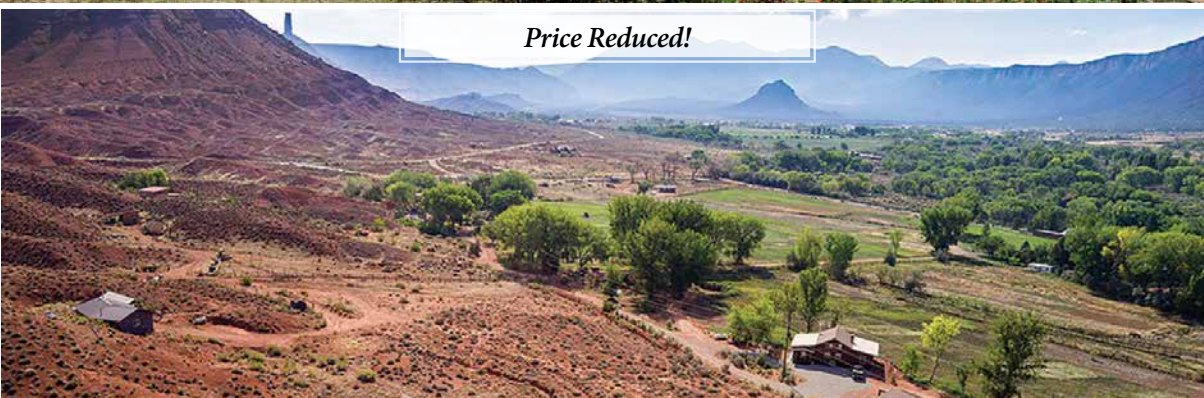


Price Reduced!

Spanish Valley Dr.

3 Bed | 2 Bath | 1,848 Sq. Ft. | 1.01 Acre
MLS#1764752 | \$350,000

◆◆◆
Becky Wells



Price Reduced!

Rimrock Ln - Castle Valley

4.30 Acres | Power Available | Drilled Well
MLS#1766484 | \$319,000

◆◆◆
Becky Wells



Orchard Place

0.31 Acre | Utilities Stubbed
MLS#1742232 | \$239,000

◆◆◆
Jennifer Johnston



Navajo Heights

6.50 Acres | Utilities Available | Well
MLS#1743607 | \$749,000

◆◆◆
Lenore Beeson





RARE, WILD AND SPECTACULAR MILL CREEK CANYON PROPERTY



Rare, unique, riparian oasis in the desert! The 80-acre off grid parcel has lush, mature vegetation with Mill Creek running through it year-round. The 40-acre parcel features stunning views and impressive red rock spires. Property has public land, (BLM or Forest Service), on 3 boundaries. National Park quality scenery from both parcels. Limited access to the property provides amazing seclusion and serenity. Stunningly beautiful property harbors all kinds of wildlife. For 30 years, the current owners have allowed the canyon to recover to its natural wild state.

MLS#1740875 | \$2,279,000

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"Sue has been my realtor for over 15 years, through 2 purchases in Moab. Having purchased other properties elsewhere with other agents, I've learned just how helpful and efficient Sue is through every step of the process. She takes care of every detail, looks out for her client at every crossroads, and makes the whole sale experience smooth and easy. I've left both closings feeling totally comfortable and thankful for all the work she did on my behalf." —S.D. *Review Left on Facebook*



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BEAUTIFUL HOME! SHORT DISTANCE TO DOWNTOWN



Adorable four bedroom, three bath home, complete with a gorgeous kitchen, custom cabinets, and a fireplace on .50 acre. Newly painted and updated, this home has amazing views of both the red rocks and the mountain. Short distance from downtown. This home is a must see! NOTE Year built is 2006.

Listed at \$670,000 | MLS#1770139

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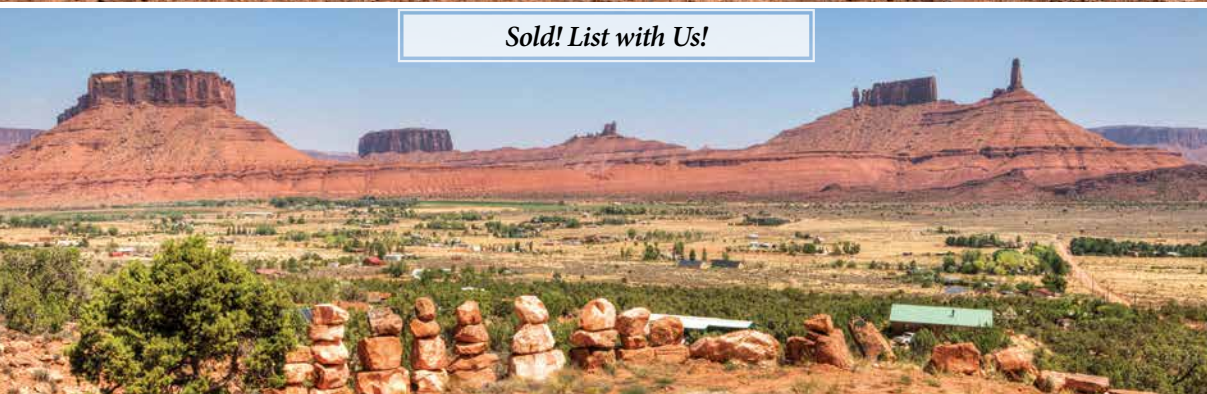
Utilities Stubbed

MLS#1760906 | \$229,000



Curtis Wells

Sold! List with Us!



Castle Valley - Pope Ln.

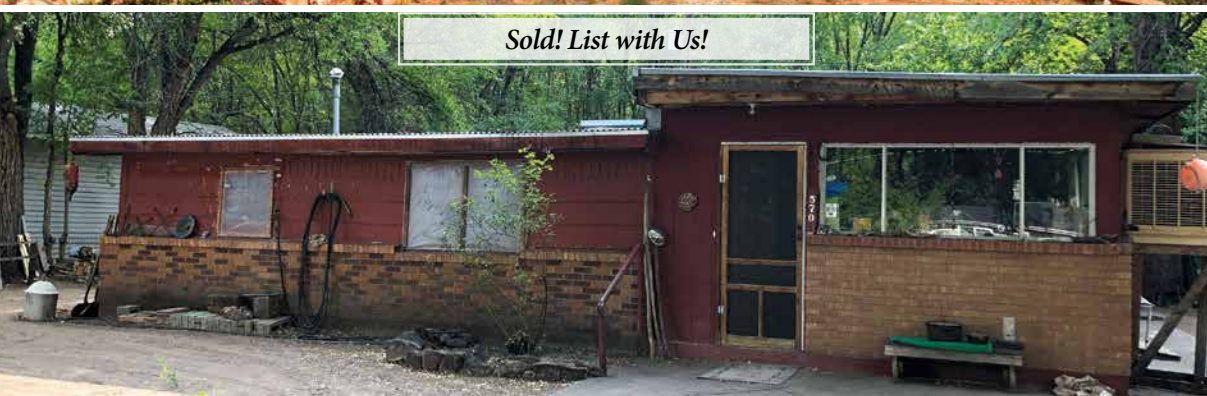
5.94 Acre | Power, Septic, and Cistern Installed

MLS#1761014 | \$300,000



Lenore Beeson

Sold! List with Us!



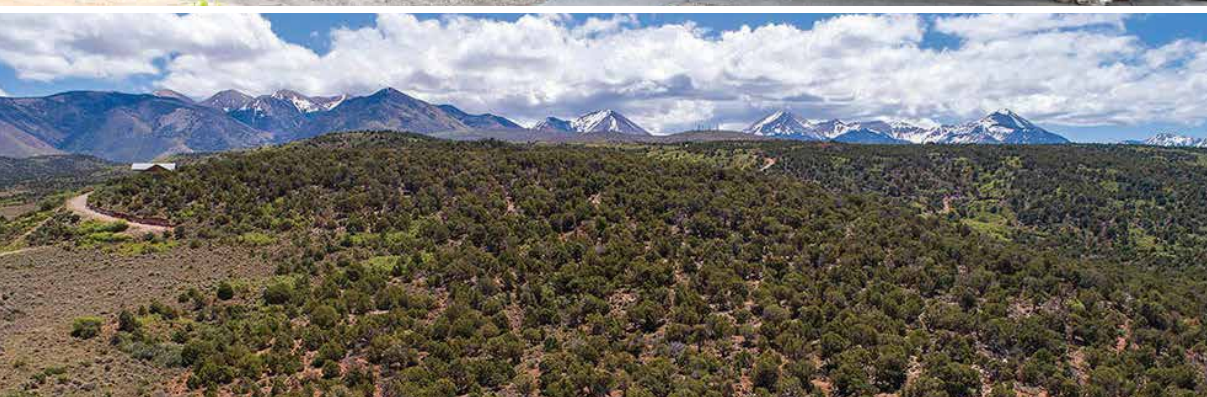
Riversands Rd.

0.19 Acre | Utilities Connected

MLS#1755875 | \$199,000



Sue Shrewsbury



Sand Flats Rd.

10 Acres | Power Available

MLS#1754857 | \$129,000



Curtis Wells



Sand Flats Rd.

10 Acres | Power Available

MLS#1754854 | \$129,000



Curtis Wells



Price Reduced!

Salida Del Sol

0.42 Acre | Utilities Available

MLS#1746989 | \$229,000



Heidi Blake



Sold! List with Us!

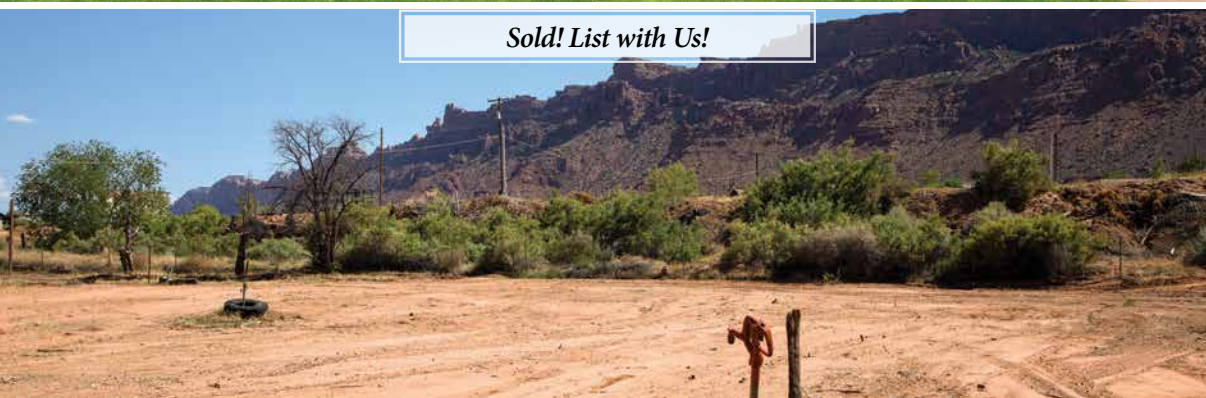
Sundial Drive

4 Bed | 2 Bath | 1,708 Sq. Ft. | 0.17 Acre

MLS#1763858 | \$469,000



Lenore Beeson



Sold! List with Us!

Knutson Corner

1 Acre | Utilities Stubbed

MLS#1761957 | \$239,000



Becky Wells



Deerhaven - La Sal

9.60 Acres | Utilities Stubbed | Shared Well

MLS#1713163 and MLS#1731368

\$150,000



Lenore Beeson



Watchman Estates

Adjacent to the Moab Golf Club

Lots Starting at \$155,000



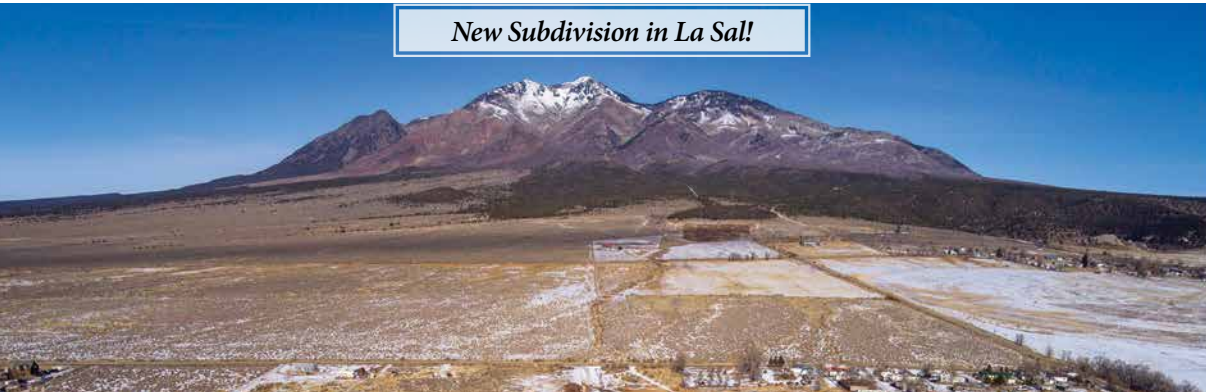
Becky Wells & Curtis Wells





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New Subdivision in La Sal!



*Legacy Fields
New Subdivision in La Sal*

Starting at 1 Acre
\$48,500 w/ Shared Well
Ask Agent for MLS#



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Thompson Canyon

1.32 Acres | Utilities Available
Thompson Springs
MLS#1741222 | \$150,000



Heidi Blake



Mountain Homes Subdivision

Power Stubbed | Shared Well
Contact listing agent for MLS#
Lots starting at \$89,999



Curtis Wells



Green River Acreage

31.50 Acres | 70.50 Irrigation Shares
Power Available
MLS#1752841 | \$1,890,000



Curtis Wells



Crimson Cliffs

0.30 Acre | Power & Water Subbed
MLS#1757257 | \$175,000



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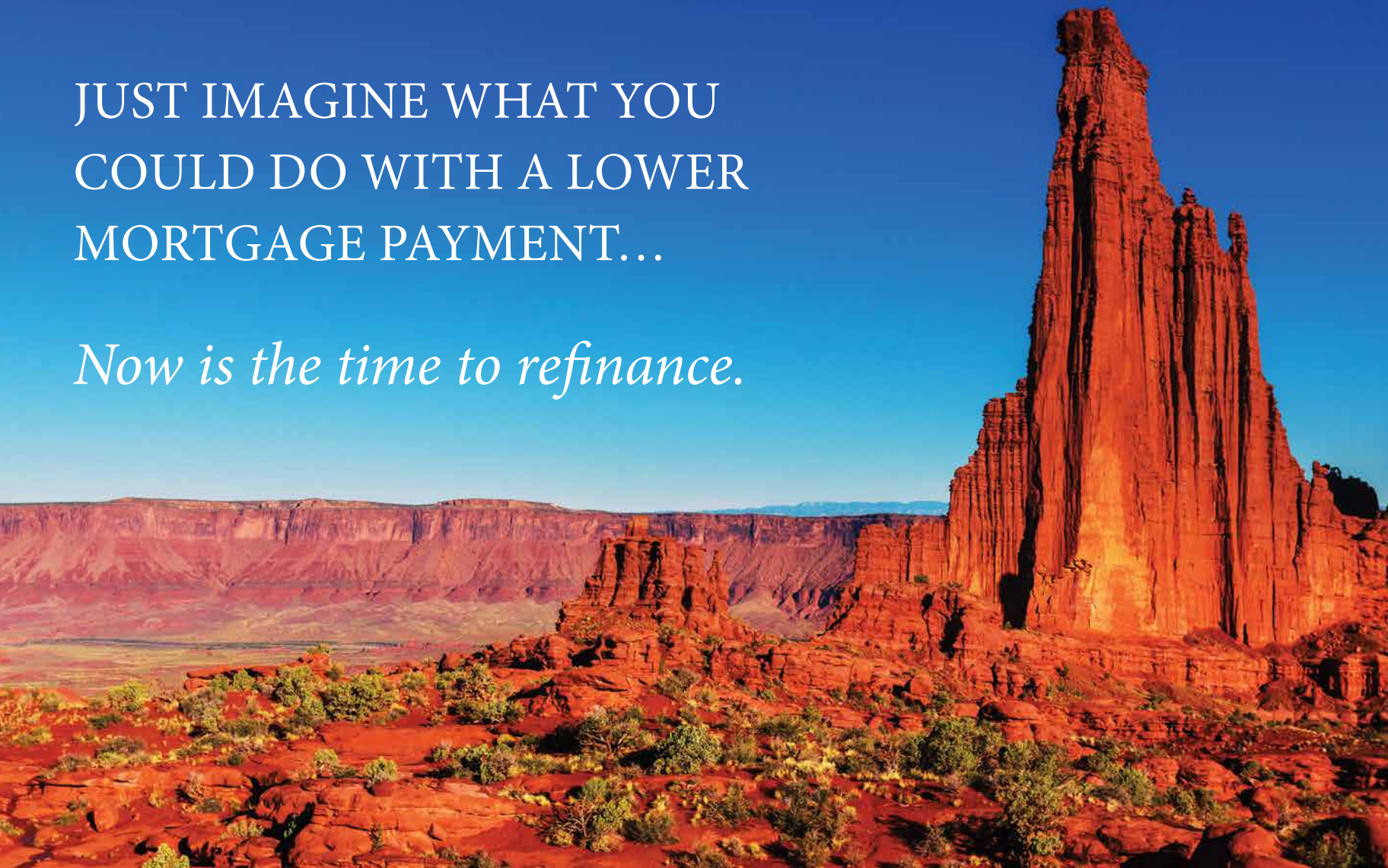
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RIM CONDOS! Home included furnishings and reservations on the books. This home is near pool and Tennis Courts. Great views. Beautifully furnished. Other units available also. MLS#1751815 | \$615,000 | **Dave 435-260-1968**



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: 1756554 & 1756549. Prices range from \$145,000 to \$195,000 | **Rick 435-260-2599**



EXCELLENT in-town location - close to downtown, Moab Arts and Recreation Center, ballfields, library and more! Updated, open kitchen, newer flooring, double pane windows throughout and a large walkout deck are just some of the fabulous features of this home. Add to that raised garden beds, a large workshop and additional storage space, along with plenty of living space and you have the perfect place to call home. MLS#1769608 | \$469,000 **Danette 435-260-0130**



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: 1756551 & 1756557. Prices range from \$145,000 to \$195,000 | **Rick 435-260-2599**



NOTHING TO DO BUT MOVE RIGHT IN! This very well maintained Monticello home features a large open kitchen with plenty of counter space and a large pantry. The dining area opens to a bonus family room with bay windows and lots of light that walks directly outside to the large patio area. The main floor also boasts a formal living room, half guest bathroom, large master with ensuite bath and guest room. Downstairs offers an additional bedroom with bath, den area and other spaces to make your own! The front and back yards are lush and green with an automatic sprinkler system. Large garden area, mature fruit trees, and a storage shed. Covered parking and additional storage, and RV parking. MLS#1754434 | \$299,900 | **Danette 435-260-0130**



HORSE PROPERTY. 2,011 Sq ft, 3 Bedroom 2 Bath home on 1.88 acres. This great home is located on the west side of Moab Valley. There are 360 degree views of mountains and Red Rocks. This home is well-built with in-floor radiant heat which is economical to heat and cool. Must see to appreciate. Price \$729,900. Call Dave for an appointment. MLS# 1754849



CREEKSIDE DREAM LOT! Find yourself building your DREAM home here! Close proximity to downtown with access to walking trails, Mill Creek Canyon and more. MLS#1751815 \$225,000 | **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. **Dave 435-260-1968**



INVESTMENT OPPORTUNITY! Duplex - two 1 bed, 1 bath units - updated throughout. Private, fenced back yard, ample parking and an ideal downtown location. MLS#1739419 \$575,000 | **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

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**

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



Nightly rental opportunity! This 2 bedroom, 2 bath is the perfect place to enjoy what Moab is about. The location is quiet and serene. You can enjoy a dip in the community pool or use it as an investment property. This has good rental history and is furnished and ready for a new owner. MLS#1690830 \$375,000 | **Stephanie 435-260-8023**



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Contact Dave (435) 260.1968



Photo: RayBloxxham



Since 1983, the Southern Utah Wilderness Alliance (SUWA) has been the only non-partisan, non-profit organization working full time to defend Utah's redrock wilderness. Our power comes from people like you from across the nation who want to protect this irreplaceable heritage for all Americans.



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12,000,000 TONS AND COUNTING

Spearheaded by locals, the federal cleanup of a massive pile
of uranium era mine tailings pushes onward

Written by Sharon Sullivan

MARY MCGANN CHUCKLES WHEN SHE MENTIONS SERVING YELLOW CAKE DURING THE 2019 MILESTONE CELEBRATION MARKING THE REMOVAL OF 10 MILLION TONS OF URANIUM MILL TAILINGS FROM THE BANKS OF THE COLORADO RIVER.

MCGANN WAS OFFERING DESSERT TO FEDERAL OFFICIALS AND COMMUNITY MEMBERS – NOT THE RADIOACTIVE YELLOWCAKE THAT WAS PROCESSED FROM URANIUM ORE DECADES AGO AT THE FORMER URANIUM MILL PROCESSING SITE NEAR THE ENTRANCE TO ARCHES NATIONAL PARK. THE RESULTING WASTE – KNOWN LOCALLY AS THE “MOAB PILE” – COVERS 130 ACRES OF THE 489-ACRE SITE.



McGann, 69, has chaired Grand County's Mill Tailings Project Steering Committee for the past six years. Years earlier, she and other local citizens took matters into their own hands to convince the Department of Energy (DOE) and U.S. Congress to remove the waste pile that was leaching toxic chemicals into the groundwater and river.

The Moab Uranium Mill Tailings Remedial Action Project (UMTRA) began in 2009 and, as of mid-October 2021, has moved 12 million, of the estimated 16 million tons of uranium tailings, to a permanent disposal site 32 miles north, in Crescent Junction. Security and maintenance take place at the former mill seven days a week, while tailings excavation and conditioning operations continue four days per week. In August 2021, 73,923 tons of tailings and mill debris were loaded onto trains and brought to Crescent Junction.

'URANIUM CAPITAL OF THE WORLD'

Moab became known as the "Uranium Capital of the World" after an impoverished geologist named Charlie Steen discovered a large, high-grade uranium deposit in 1952 – transforming a small Mormon farming and ranching community settled in 1855, into a booming mining town. Moab's population doubled, then tripled as miners and their families came to Utah from across the country to stake their own claims.

The Atomic Energy Commission – the DOE's predecessor – fueled the rush to mine the ore for its nuclear weapons program. The government incentivized uranium mining during that era by offering a high price and cash bonuses.

Steen had discovered an ore bed worth \$60 million and, in 1955, built an \$8 million processing mill called Uranium Reduction Company, which began operating in 1956 near Moab at a site next to the Colorado River. In 1962, the "King of Uranium" sold the processing mill to Atlas Minerals Corporation, which continued to process uranium ore for weapons through 1970, and for nuclear power plants after that date.

Separating uranium from the ore creates a sand-like waste material containing heavy metals and radium – a by-product of uranium's decay. Radium releases radon, which creates radioactive particulates. These particles, when inhaled or ingested, increase a person's risk of cancer.

Over the years the Moab pile grew to a mound 80-feet tall across dozens of acres. Atlas Minerals Corporation shut down operations in 1984, and declared bankruptcy in 1998.

LOCALS GO TO WASHINGTON, D.C.

McGann's predecessor, Joette Langianese, served on Grand County Council from 2001 to 2008, where she focused on getting the pile removed. She and other local leaders traveled on multiple occasions to Washington, D.C. to testify before Congress and meet with various U.S. Senators and Representatives to persuade the DOE to authorize cleanup of the site, and for Congress to fund the project.

"The question at the time was whether to cap it or remove it," recalls Langianese. Capping in place would have been less expensive, but toxic chemicals were impacting the land and water. "Of course, the council wanted to move it. We felt strongly we didn't want it leaching into the river."

The project has removed more than 925,000 pounds of ammonia and 5,000 pounds of uranium from the groundwater since 2003.

"We realized it would be hard for a small community (to make their voices heard) so we worked with the powerful Metropolitan Water District of Southern California (MWDSC)," says Langianese, 64.

Downstream users were concerned that a catastrophic event could unleash tons of toxic waste into the river, destroying its water supply. Metropolitan Water District lobbyists helped Langianese schedule meetings with key representatives from Arizona, Nevada, California and Utah – states that depend on the Colorado River for irrigation and drinking water. Utah Senators Orin Hatch and the late Bob Bennett, who chaired the appropriations committee, were particularly helpful, as were the California delegation, she says.

Tailings removal is important to Native American communities, too, says Lee Shenton, former UMTRA liaison from 2000-2018. A coalition of tribal communities, concerned about the water quality of the Colorado River, visited Moab to learn about the project. "It's important to a lot of people, locally and (those) downstream," Shenton says.



Opposite page: An aerial photo of the 130-acre, 16-million-ton uranium tailings pile, taken before work began to relocate the material from the banks of the Colorado River to a secure site near Crescent Junction. [Photo courtesy of Tom Till] **This page:** One scoop at a time, heavy equipment moves the massive pile, loading the tailings into containers that will be closed and loaded onto the train. [Photo courtesy Dept. of Energy / Moab Sun News file photo]



Fortunately, for Moab residents, the city's own drinking water is sourced from groundwater in the La Sal Mountains and is among the most pristine water in the United States, says John Weisheit, who, along with Owen Lammers, co-founded the nonprofit Living Rivers/Colorado Riverkeeper in January 2000. That organization also lobbied the science community to remove the Moab pile, says Weisheit, 67.

"We felt it was imperative to be part of the campaign to get it off the flood plain," he says. "We know the Colorado River has huge floods – three or four have occurred in the 19th century." Three floods, of more than 300,000 cubic feet per second, have occurred within the past 2,000 years. In 1957, the year the mill was being built, the river overflowed up onto the construction site.

Two flooding incidents have occurred since the decision to move the pile, Langianese adds. One happened in 2007 when a thunderstorm erupted directly over the pile, dumping more than 4 inches in an hour. The deluge compro-

mised the pile, inundated the site with flood waters, exposing the tailings and washing them into the river.

The second flooding occurred in 2011, during a high-water year when the Colorado River was running at 49,000 cubic-feet per second and had reached the toe of the pile, again washing tailings into the river. Fortunately, it was a cool spring that year – if temperatures had risen quickly, the flood could have been much worse, causing catastrophic damage, Langianese says.

MOVING THE PILE

Once the federal government approved removal of the pile, the steering committee began working on finding funding to implement the project.

"We were looking at a billion dollars," Langianese says. "We continued our lobbying efforts to fund it." The steering committee submitted comments to the DOE about the possibility of rockslides, flash floods, and other disaster-caus-

ing scenarios. It took approximately five years to secure approval to do the remediation, then another four years to find money to pay for it, she says.

The Department of Environmental Quality told the group they didn't want the pile to be open for 50 years while being moved – it needed to happen fast.

The Obama administration provided TARP (Trouble Asset Relief Program) monies from the American Recovery and Reinvestment Act of 2009. When that funding was cut in 2012, and then again in 2017, employees were laid off and trains hauling the waste to Crescent Junction were reduced from two to four each day to one. The search for additional funding resumed.

"We were looking at 2040 (as a completion date) which was unacceptable," Langianese says. "We were told by the Department of Environmental Quality not to leave it open that long. We didn't want the exposure."

McGann knew of Langianese's experience working with Congress, and so she asked the former county councilor to return to the Mill Tailings Steering Committee as a community-at-large member. From 2017-2020, she, McGann, and city counselor Rani Derasary, and, in 2018, Tawny Knuteson-Boyd, traveled to Washington to lobby for project funding. They were promised \$48 million, with an annual increase for inflation.

"Mary (McGann) is in contact with our delegation," Langianese says. "It's really important to keep this project on their radar."

As Grand County's first-ever UMTRA liaison, Shenton's job was to ensure the community had accurate information regarding the project. The 75-year-old Shenton, who retired in 2018, (Jessica Thacker is current the UMTRA liaison) had previously worked on a U.S. military project helping to develop techniques for detecting contamination at a Baltimore-area arsenal where there was radioactive contamination.

Shenton helped community members understand what was going on at the site,



Top: Once featured on a postcard, the Uranium Reduction Corporation mill began processing ore on October 1, 1956. [Image courtesy Moab Museum] **Bottom:** A powerful gantry crane is used to lift containers full of contaminated material from trucks, and place them on a train that delivers the load to Crescent Junction. [Photo courtesy Dept. of Energy / Moab Sun News file photo]



and clarified, when necessary, what he considered misleading information from the DOE. "I was not constrained by DOE public relations guidance," Shenton says. "I had an obligation to my employer (Grand County) and the community to explain what was going on – although I did consult with the DOE."

When Utah Rep. John Curtis came to Moab, Shenton gave him a guided two-hour tour of the site.

The steering committee demonstrated that locals have oversight over what the feds are doing regarding the Moab pile, says Langianese. "The county was really proactive; we didn't just sit back and let the feds in without our say. We have a good partnership with the DOE."

Though the steering committee is hopeful the tailings will be completely gone within the next five years, there will be other contaminated debris to remove from the site. The DOE assumed ownership of the property in 2001, and will continue to monitor the site for 50-60 years.

FUTURE PLANS FOR THE SITE

Meanwhile, the Mill Tailings Project Site Futures Committee, made up of Grand County citizens, has been developing plans on what to do with the riverfront property once remediation is complete. Ideas have included planting cottonwoods, willows and other native vegetation, as well as possibly adding a park, and a bike trail.

"I've been asking our congressmen and senators to deed the land back to Grand County to use as an asset for our citizens," McGann says. The group has been working with Utah Senators Mike Lee, and Mitt Romney, and Rep. Curtis for help in acquiring the property for Grand County, along with money to make improvements at the site.

For more information about the project visit www.grandcountyutah.net/206/Moab-Tailings-Project-Site-Futures-Comm. ■



Top: A reach stacker lifts a container of uranium mill tailings from the train in Crescent Junction. [Photo courtesy Dept. of Energy / Moab Sun News file photo] **Bottom:** A recent photo of the UMTRA project in which more than half the tailings pile have been relocated. [Photo courtesy Dept. of Energy]



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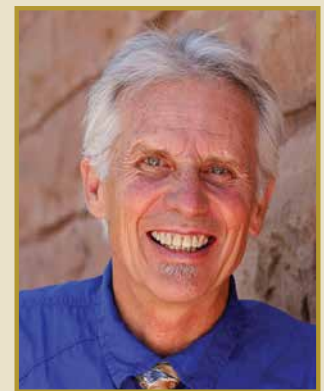


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CASTLE VALLEY LIVING! This 2B/2B home & lot are perfect for the person that wants to build a dream home & live on the property while building. This lot is truly one of the best lots in the valley. \$695,000. (#1770732) **CALL RANDY**



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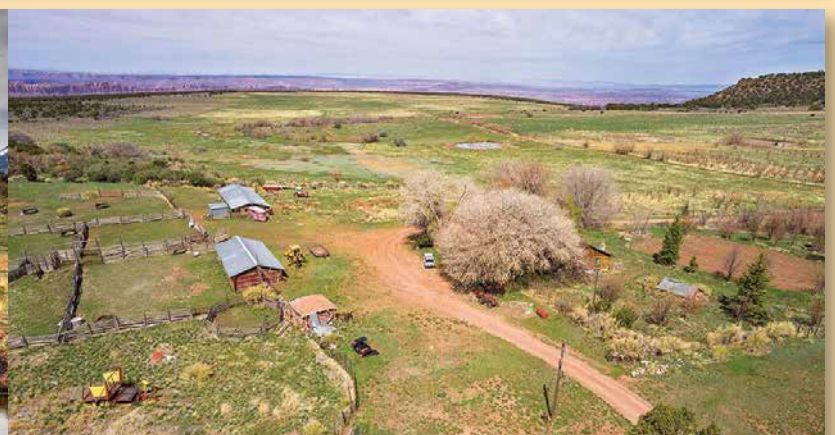
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QUICK FACTS:

Elevation: 4,026

Settled: 1878

Mayor: Emily Niehaus

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

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

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.grandcountyutah.net

SAN JUAN COUNTY

Building Inspector: 587-3225

Economic Development: 587-3235 x5006

Water and Sewer: 587-3221

Sanitarian: 587-2021

Assessor: 587-3221

INSURANCE COMPANIES

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

Triple J: 259-9988

Moab Construction: 259-8529

Lawson: 259-4079

Eco Logic: 259-6264

Jude Tuft, General Contractor: 719-5082

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

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

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