

MOAB AREA

real estate

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Volume 4, Issue 6

MAGAZINE

JULY-AUGUST 2020



Movin' on up

A decades-long vision for high-quality senior housing becomes a reality

Inside: THE MOST COMPLETE LOCAL REAL ESTATE LISTINGS



Divine Southwest Artistry
MLS#1683235 • \$1,250,000
Berkshire Hathaway HomeServices (See page 12)

Luxury Living on One Level
MLS#1685836 • \$575,000
Arches Real Estate Group (See page 41)

Investment Opportunity in Bluff!
MLS#1680945 • \$875,000
Byrd & Co. Real Estate (See page 30)

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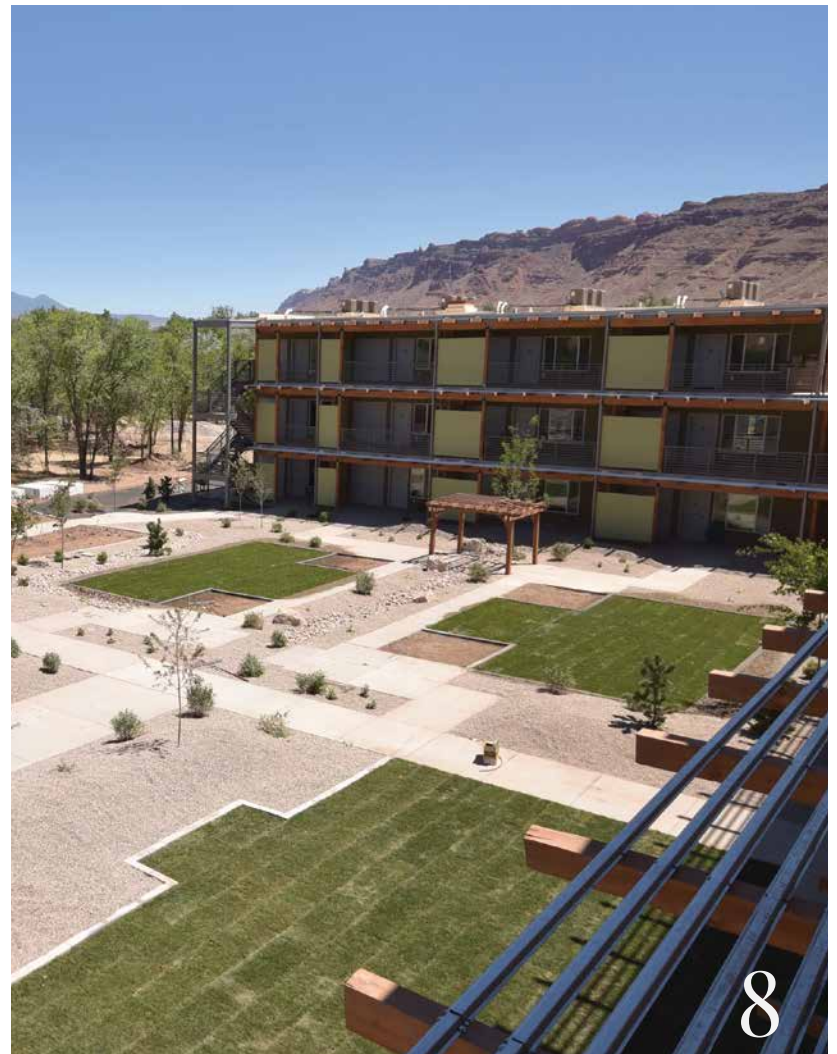
JULY–AUGUST 2020

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Front cover: Landscaping work at the new MAPS Senior Living building
nears completion in July. [Photo by Murice D. Miller]



Majestic Mt. Peale Lodge

Residence plus income potential. 7 master suites, 2 kitchens, covered decks, balcony, spacious common areas inside and out. \$1,320,900. MLS #1681574
Call Kevin 435-260-9890



Mt. Peale Duplex Cabins

Residence plus income potential. Each side 3 bedroom, 1 bath, vaulted ceilings, laundry, covered deck. \$439,000 for each duplex. MLS #1681580 & MLS #1681588
Call Kevin 435-260-9890



Fabulous Nightly Rental Condo

Exquisitely furnished. Is "new" unit, features 3 bedrooms 2 baths, vaulted ceilings, laminate flooring throughout. \$379,500. MLS #1651484
Call Janie 435-260-1572



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
Call Tom 435 260-1018



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. Price: reduced to \$330,000. MLS #1647006
Call Janie 435-260-1572



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.
Call Bryon 435-260-1699



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



Three bedroom, 2 bath home

2080 sq ft triple-wide home built in 2006. This home is on 20 ac. of Cedar and Pinion trees with incredible mountain views. MLS #1684225. \$299,000
Call Preston 435-260-1701



Beautiful 4 bedroom 2 bath home

Single level located on quiet cul-de-sac. Well landscaped and affordable for a family. \$369,000. MLS #1683232
Call Preston 435-260-1701



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

Turn key short term rental unit fully furnished and appointed. Vacasa property management. In convenient location near 5th W. and 400 N. in walking distance of conveniences and facilities. Price: \$579,000. **Call Janie 435-260-1572**



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

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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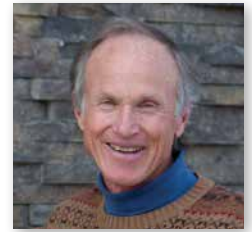
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435-260-2599
rick@moabrealty.com



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**



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 sunsets 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**



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**



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**



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**



Uniquely furnished and turnkey ready townhome in beautiful Rim Village! Stunning views of the red rock rim and La Sal mountains. 3 bedrooms 2 1/2 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**



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**



Beautiful modern farmhouse style home on a large half acre lot. This 4 bedroom, 2 bath house boasts open spaces, light finishes and an extra large garage for all those Moab toys. MLS#1636750 | \$525,000 | **Stephanie 435-260-8023**



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, 1519453, 1520062 \$225,000 each
Rick 435-260-2599

COMMERCIAL

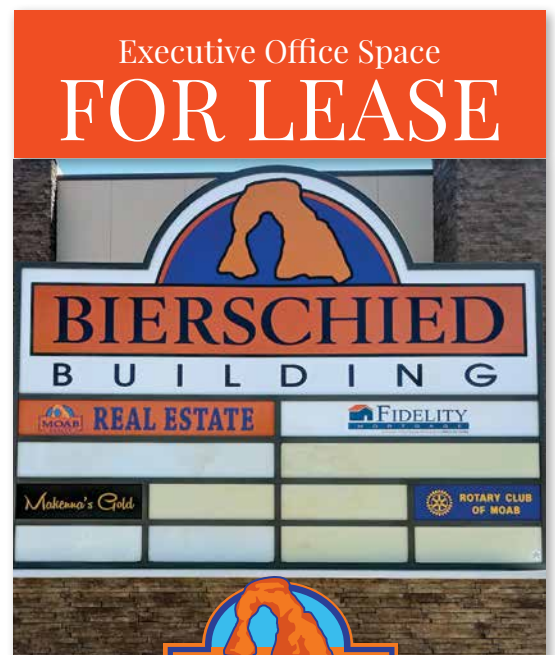
LEASING OPPORTUNITY - COMMERCIAL PROPERTY 4,000 Sq Ft of commercial space. Located on Hwy 191, directly across the proposed USU campus, this property has great visibility with ample customer parking. \$1.00 SQ FT / Per Month. MLS# 1621858
Dave 435-260-1968



Arguably one of the finest, custom built homes in Moab. Local contracts and artisans built this spectacular home, located on 6.85 acres in the gated Navajo Ridge community. Includes 4700 sq. ft. living space, 3 bedrooms in the main house, 2 bedrooms in the guest house and a nanny quarters. Swimming pool and outdoor kitchen. Make this custom home a delight for entertainment. MLS# 1635488 | \$3,990,000
Dave 435-260-1968 or Danette 435-260-0130



IN TOWN GEM! LOCATED ON A QUIET CUL DE SAC, THIS COZY HOME AWAITS YOUR PERSONAL TOUCH. With 3 bedroom and 1 1/2 baths the home has a large living area with a cozy corner gas fireplace. Walk right out to the large, fenced back yard with an area for gardening. There is no lack of parking, including room for an RV or trailer. Updated with double pane windows and new carpet in the bedrooms, don't miss the opportunity to make this home your own. MLS#1634605 | \$345,000 | **Danette 435-260-0130**



4 Executive Offices Available
Ground Floor | All Utilities Included
Premium WiFi

Contact Dave (435) 260.1968

MOVIN' ON UP

A decades-long vision for high-quality senior housing becomes a reality

Written by Rachel Fixsen | Photos by Murice D. Miller

In July, the MAPS Senior Living apartment building began welcoming residents to a new, state-of-the-art complex for residents 55 years and older. The three-story, 36-unit building is the realization of a vision conceived years ago.





FEELING RIGHT AT HOME FROM DAY ONE

The MAPS (Moab Area Partnership for Seniors) Senior Living apartments are a mix of market-rate and affordable one and two-bedroom units, with several set aside for applicants with disabilities or who are experiencing homelessness.

"I'm so in love with my new apartment," says Ella-Dene Stewart-Yahnel (formerly Gritts), a Moab native who moved into the new building at 380 W. Park Drive in early July. Stewart-Yahnel is wheelchair-bound after losing her legs to diabetes, and she is in one of the units specially designed to accommodate wheelchairs. There are no thresholds, no carpets, and there's no rim on the shower. She says she also feels particularly safe in her new home because there is no back door and no basement, just a secure front door.

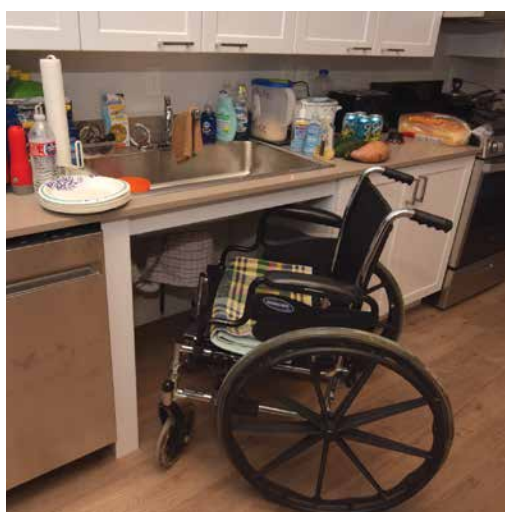
"I feel like I'm back in a gated community in Las Vegas," she says. Stewart-Yahnel has spent time living in Nevada and California, where she worked as a professional opera singer. During her stints in Moab throughout her career, she taught singing lessons and gave performances at Star Hall and on local radio stations. Now back in her hometown to stay, she has since retired, but keeps busy spending time with her grandchildren and writing children's books, which she hopes to publish soon. She says it's not just the security that makes the MAPS building feel like an upscale gated community. "It's because of the quality of the facility, inside and out," she says. She describes her unit as a "little home that looks like a beautiful hotel room."

"The courtyard alone has blown my mind," she adds. She's been watching the progress of the landscaping, which was still underway as the first residents moved in. She says a variety of beautiful trees have been planted in the outdoor patio area.

Stewart-Yahnel she is proud to see Moab

develop a quality housing option for its older residents. "A lot of [seniors] have done a lot of [for this] community," she says. For her part, she gave many free vocal performances locally, both in the theater and on the airwaves.

"I used to feel like Moab really didn't care about their citizens, that they didn't care about anything but the tourists. But I am living proof I was dead wrong," she says. "It's like MAPS is saying, 'thank you.'"



FACILITY IS ONE PART OF MULTI-STAGE INFRASTRUCTURE

The building has shared amenities like a computer room, a rooftop deck, a fitness room, and a community lounge with couches, TVs, and facilities for basic food prep. The complex is within walking distance of Swanny City Park, Moab Regional Hospital, and the Grand Center, a venue for regular senior activities like exercise classes, meals, crafts and games.

The MAPS building's location is no accident. The property was donated to the Housing Authority of Southeastern Utah (HASU) by the Canyonlands Healthcare Special Service District when the entities realized their goals aligned. HASU's mission is to provide affordable housing, and the Healthcare Special Service District has a five-phase master plan to provide centralized access to senior services.

"I recognized that there was this big need for long term care in this community," says Joette Langianese, who helped found the Moab Area Partnership for Seniors in the early 2000s. She was on the county council at the time, and has a background as a gerontologist. She describes the facilities for long-term care in Moab at the time as "horrible."

"There were only 14 long-term care beds, and they were in shared rooms," she says. "And because there were so few beds, a lot of people had to go to other facilities outside Moab. That's like the worst case scenario for seniors, to leave their communities and their families."



Opposite page: A view from the third floor of the just-completed Moab Area Partnership for Seniors building on Park Drive in Moab. **Top:** The bright, spacious interior of a MAPS apartment. **Clockwise, lower half of page:** Ella-Dene Stewart-Yahnel moved into the MAPS building in early July. Work is done on the MAPS landscaping. Stewart-Yahnel's new kitchen is wheelchair accessible.



So along with other citizens, she formed MAPS and the group formulated a plan to offer various levels of care for aging Moabites. The Healthcare Special Service District acquired a large property in the early 2000s to host the projects. Four phases of the plan have now come to fruition: Moab Regional Hospital, which replaced the previous Allen Memorial local hospital; the Canyonlands Care Center, which provides long-term and hospice care; the Grand Center; and, most recently, the MAPS independent senior living facility. The last phase was intended to be an assisted-living facility, but Langanese says that plan has changed.

"Assisted living is really expensive, and our market studies showed that Moab couldn't really support assisted living," she says. The remaining parcel of the Healthcare Special Service District's property will be used for another form of senior housing, but there are no specific plans determined yet.

The donation of the nearly two-acre parcel for the MAPS apartment building was a substantial boost for the Housing Authority in getting an affordable housing project underway. To fund the building, HASU employed tax credits granted by the Utah Housing Corporation.

"There's a federal regulation called the Community Reinvestment Act," explained Executive Director of HASU, Ben Riley, in 2019, discussing the financing for the project. "Big banks and other types of big corporations have to give back to the community that they're chartered in. One way that they can do that is they can invest in

affordable housing. American Express is one that we work with a lot."

HASU applies for tax credits to fund a project from the Utah Housing Corporation, and can then sell them to a company like American Express. The company is able to write off some of their taxes, while the Housing Authority can move forward in constructing community assets like the MAPS building.

The project did face some community push-back in the planning stages, with immediate neighbors concerned about an increase in traffic on what had been a dead-end street with single-family homes. City officials and HASU considered community input in their design. Langanese, for one, is pleased with the outcome.

"It just adds another layer of support for our seniors in our community. It's a great addition. And exactly what we planned," she says.

Riley agrees, saying, "Overall, it's a great location for the project, for the clients, for the community."

APARTMENTS AVAILABLE

About half of the units in the complex have been reserved as of July 8, with several more applications in process, according to Jazmine Duncan, property manager for the building. Duncan manages Cinema Court as well, another Moab affordable housing project owned by HASU. She also happens to be the mayor of Castle Valley. In addition to being the point-person for residents, Duncan handles the processing of applicants for the MAPS apartments. It can be an involved pro-

"I'M SO IN LOVE WITH MY NEW APARTMENT."

— Ella-Dene Stewart-Yahnel

cedure as she runs background checks and verifies income and assets to determine if applicants might qualify for the reduced-rate units.

"I think people have been pretty pleased overall," she says of the residents who have moved in so far. "The views have been a big deal, that's always a big thing." Vistas of the redrock rim and the towering La Sal Mountains can be seen from MAPS windows. Duncan says she looks forward to spending more time chatting with MAPS residents.

"It's been a great group, it's been fun getting to know everyone," she says. Stewart-Yahnel appreciates Duncan as well.

"Jazmine's amazing," Stewart-Yahnel says. "I hope we fill this up and we have a waiting list." ■

For more information, contact the Housing Authority at 435-259-5891, or call Cinema Court at 435-259-2600, or email cinemacourt@sellersgroup.net.

Top right: Housing Authority of Southeastern Utah Executive Director Ben Riley in front of the MAPS building in July.

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

RACHEL MOODY TEAM
MOAB REAL ESTATE
"Committed to Your Future"



HIGH DESERT BEAUTY!

15 W Blue Mountain Court, Moab | \$1,100,000
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



435.259.0150 | 435.260.8240
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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 home. MLS 1645362
Rachel Moody 435.260.8245



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 Team 435.260.8240**



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**

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50 EAST CENTER STREET, MOAB
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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 Team 435.260.8240



ONE-OF-A-KIND MOAB RETREAT

4278 E Lipizzan Jump, Moab | \$799,000
5 Bedrooms | 5 Bathrooms | 3,018 Square Feet

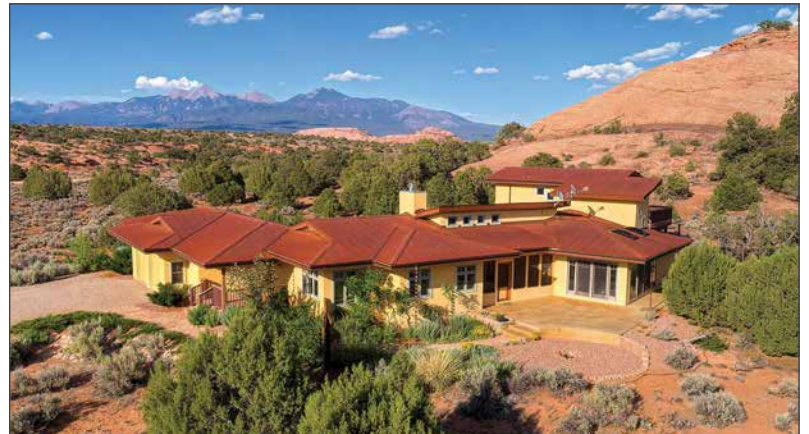
One-of-a-kind Moab retreat situated against cliffs of red rock. Five bedrooms, for you and all your guests. Three car garage, with a door to the back yard. Plenty of parking for jeeps, cars and toys. Custom outdoor shower for bike washing. Landscaping in early stages. Located in the White Horse neighborhood with dedicated open spaces. Close to Moab, with an out of town feel. MLS 1661511 Lynda Diem 435.260.9244



TRANQUIL CREEKSIDE SANCTUARY

31 Abbey Road, Moab | \$796,000
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



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

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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



CLASSIC CRAFTSMAN

793 Blue Heron Court, Moab | \$695,000
5 Bedrooms | 4 Bathrooms | 3,280 Square Feet

This Classic Craftsman style home offers a stellar cul-de-sac location in the North West section of Moab City. Amazing access to town, the aquatic center, schools and the Colorado River bike path. Enjoy this gracious floor plan with a formal entry, formal living room, dining room, breakfast nook with built-in desk space, and an additional flexible use den. The private .36 acre lot has plenty of parking. MLS 1672575 **Rachel Moody Team 435.260.8240**

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PRICE REDUCED



PEACEFUL PICTURESQUE

480 E Cottonwood Lane, Moab | \$640,000
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



RUGGED LUXURY!

2845 S East Bench Road #6, Moab | \$625,000
3 Bedrooms | 3.5 Bathrooms | 1,995 Square Feet

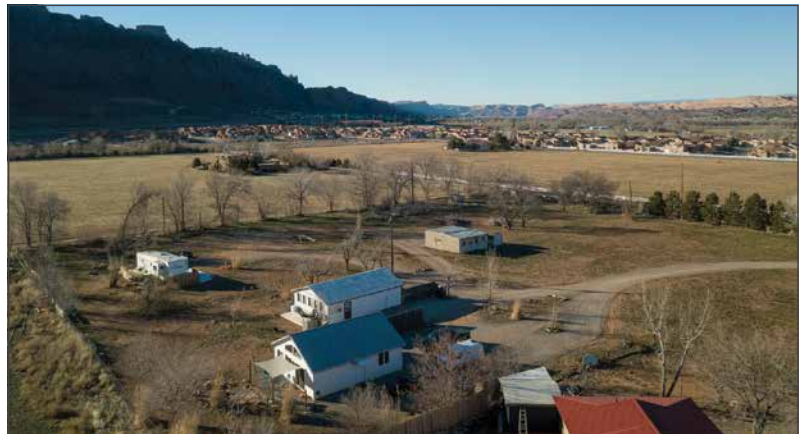
Coyote Run, Moab's premier golf course vacation homes, located at the end of a charming country lane. This home offers a gorgeous balance of luxurious comfort and upscale accommodations, with a classic Western aesthetic for a one-of-a-kind feel! Beautifully landscaped outdoor spaces surround the private hot tub. Enjoy the views alongside the 9th fairway. Fully furnished, decorated and ready for you to enjoy! MLS 1679828 Rachel Moody Team 435.260.8240



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



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 throughways, 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 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



PRICE REDUCED

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



PRICE REDUCED

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



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

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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



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



PRICE REDUCED

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



PRICE REDUCED

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

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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**



QUICK WALK TO DOWNTOWN MOAB

495 Doc Allen Drive, Moab | \$339,000
3 Bedrooms | 2 Bathrooms | 1,160 Square Feet

This home is a quick walk to downtown Moab shopping and dining. If you like to walk or bicycle; the Pipe Dream Trail is a few minutes down the street. Large master bedroom with en-suite bath; double sinks, soaking tub, separate shower; walk-in closet. Modern kitchen with concrete counter tops and a bright airy feel. Ready for full time living or an easy to maintain second home. MLS 1675223 **Lynda Diem 435.260.9244**



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**



TURN KEY HOME

1910 Shumway Lane, Moab | \$225,000
3 Bedroom | 2 Bathrooms | 1,488 Square Feet

Set on a quiet side street about ten minutes from downtown, this nicely maintained 1974 manufactured home has been delightfully updated inside. Great open floorplan, gorgeous kitchen, main suite with en suite bath. The aesthetic throughout is pleasing, with a Western flair, neutral color scheme, and quality furnishings and decor. This property is perfectly suited for furnished monthly rental home! MLS 155088 **Rachel Moody Team 435.260.8240**

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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**



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. A strong CAP rate and the absolute uniqueness of this beautiful property make this an investment opportunity not to be missed! MLS 1511526 **Rachel Moody 435.260.8245**

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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 Team 435.260.8240**

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



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 Team 435.260.8240**



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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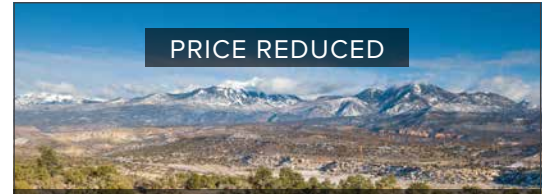
DEVELOPMENT PARCEL \$550,000

Gorgeous views surround this prime 4.17 acre development parcel! Utilities in the access street for easy development. County zoning allows 5 units/acre. Close to town. MLS 1653163 **435.260.8240**



PACK CREEK ACREAGE \$399,000

Stunning offering in the gorgeous Pack Creek area! This beautiful 11.18 acre parcel is tucked into the foothills of the La Sals and features beautiful mountain and red rock views. MLS 1657922 **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**



DEVELOPMENT PARCEL \$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**



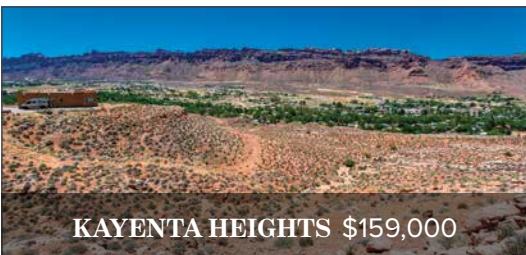
THE PERFECT ESCAPE \$179,000

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 of vast desert landscape. May be purchased separately or together for a total of 160 acres of desert solitude. MLS 1669814 MLS 1669887 Jessiqua Zufelt **435.210.1171**



KAYENTA HEIGHTS \$159,000

Extreme views and terrain atop Kayenta Heights. Perch your home on this 2.60 acre parcel alive with slick rock terrain. Quick and easy access to town. MLS 1683088 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**



RARE DOUBLE LOT \$85,000

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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YOUR DESERT HOMESITE \$55,000

Beautiful **1.23** acre parcel just 30 minutes from Moab or Monticello! Situated just off 191 for ultimate convenience. Power, phone/DSL, water. MLS 1675870 **Nikole Andersen 801.750.5280**



EASY RETREAT \$55,000

Beautiful **1.33** acre building lot just 30 minutes from downtown Moab and downtown Monticello! Power, phone/DSL stubbed, community water available, perc test completed. MLS 1588573 **435.260.8240**



LOT 2 OF GREEN HAVEN \$40,000

This flat **2** acre lot is just a short 40 minutes from downtown Moab. Power is close on Markel Lane, a well and septic will be needed. MLS 1682058 **Jessiqua Zufelt 435.210.1171**

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Merri Shumway

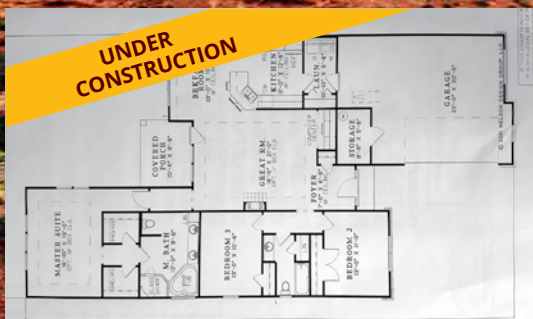
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3 Bed / 2 Bath / 1748 sq.ft. / Moab
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3 Bed / 2 Bath / 1836 sq.ft. / Moab
MLS#1677478 / \$530,000
CALL SUE 435-260-8090



DUPLEX In Down Town Moab
MLS#1658159 / \$564,000
CALL KRISTIE 435-260-1020



4 Bed / 2.5 bath / 3439 sq.ft. / Blanding
MLS# 1645189 / \$360,000
CALL JIMMY 435-275-5200



16.51 Acres / 300 sq.ft. Outbuilding / Bridger Jack
MLS#1642194 / \$349,000
CALL KRISTIE 435-260-1020



820 sq.ft. / 42.93 acres / Monticello
MLS#1638050 / \$110,000
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3 Bed / 2 Bath / 2389 sq.ft. / Moab
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CALL AARON 435-260-8209



4 Bed / 3 Bath / 3401 sq.ft. / Moab
MLS#1600429 / \$785,000
CALL SUE 435-260-8090



3000 sq.ft. / 0.50 acres / Bluff
MLS#1596338 / \$249,000
CALL ANNA 801-209-5139



3 Bed / 2 Bath / 1384 sq.ft. / Moab
MLS#1592451 / \$355,000
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3 Bed / 2 Bath / 2400 sq.ft. / Castle Valley
MLS#1587392 / \$693,000
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3 Bed / 3 Bath / 1608 sq.ft. / Moab
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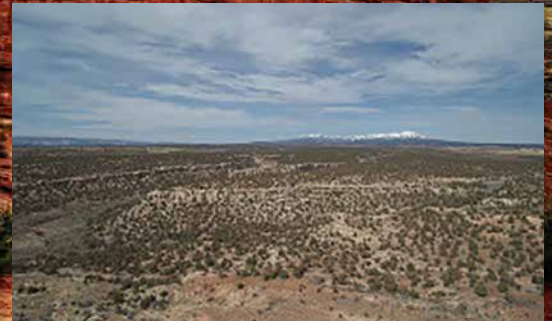
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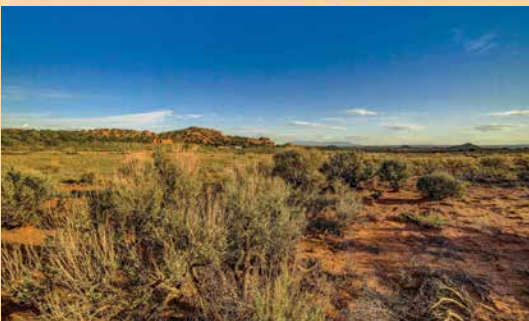


ONLY 3 LOTS REMAIN

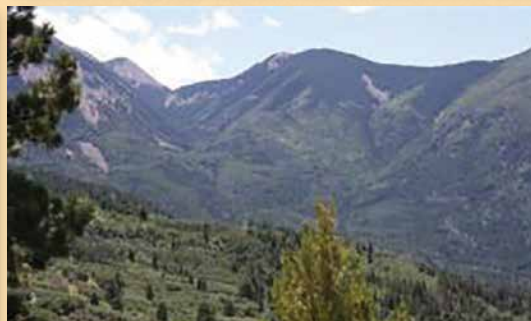
3 Lots Available with Views/Moab
MLS#1656352,64,57,69,71,74 / \$92,000-\$108,000
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4.8 acres on S. HWY 191 / Moab
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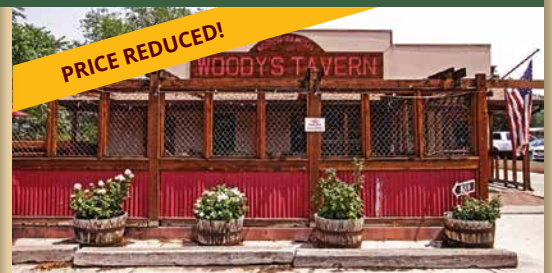
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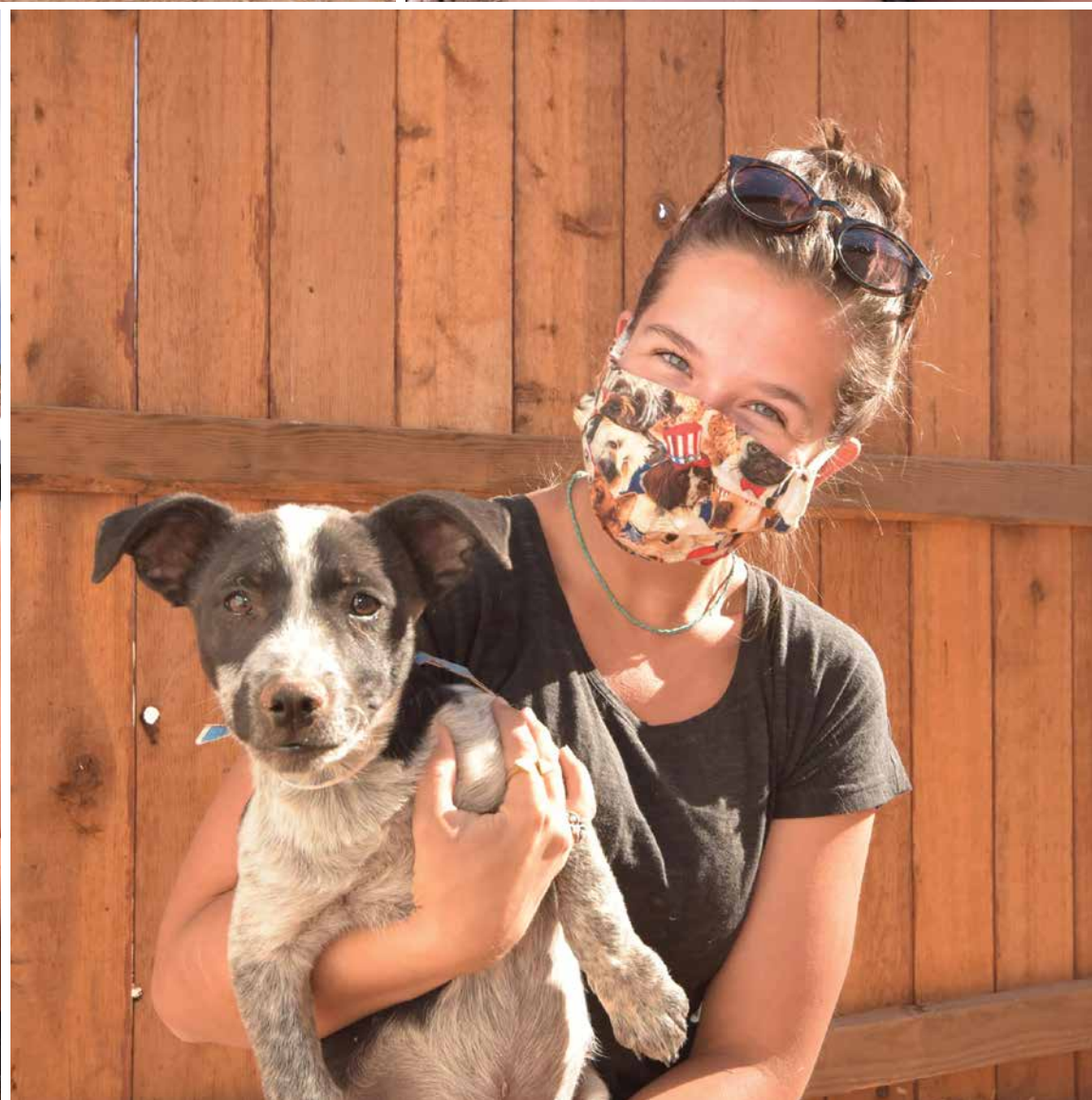


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UNDERDOG TO THE RESCUE

Network of staff and volunteers find safe, loving homes
for abandoned and stray dogs

Written by Ashley Bunton | Photos by Murice D. Miller

As an SUV crunches down the gravel driveway at an animal rescue ranch in Moab, puppies line up in a pen and press their fuzzy noses through the holes in the fence. *Sniff. Sniff.* Is that their new forever family?

A puppy named Wolf gives out a squeal, then immediately flops over in the dust and turns her belly up toward the sun for pats. Wolf is one of nine rescued puppies waiting in Moab to go home with their adoption families. Her siblings — Turtle, Fox, Deer, Beaver, Buffalo, Otter, Moose and Swan — wag their tails with delight, noses busy, and eyes bright and excited. Visitors!

It's a hot July day at Underdog Animal Rescue and Rehab where Wolf's new family will arrive later in the day to take her home. Right now, four of Wolf's siblings are being transported by a volunteer named Amy Mayer to a shelter in Grand Junction, Colorado, where they'll be placed with families.

Amy is greeted in the driveway by adoption coordinator Madeline Wright. Madeline grew up in Moab and is one of a handful of employees working at the rescue ranch to make a difference in the lives of dogs.

"We want the puppies to have the best life that they can have," Madeline says. "We don't get a lot of puppy litters with mommas."

It's one of many litters the shelter has taken in that show up without a mom. Sometimes the puppies are found abandoned, on the side of the road, in parking lots, or they've been left with people who try to find them new homes. In some instances, the mom has died, or the dog lives with a family that can't keep the puppies.

Amy opens the doors of her SUV, and Madeline sets up a transport kennel in the back, laying a clean bath mat on the

bottom for the puppies who are being transported. Amy, also a Moab local, is a self-described dog lover and says "Underdog is the greatest thing in the whole world."

Underdog Animal Rescue and Rehab is one of about 100 nonprofits operating in the Moab area, but is the only nonprofit that specializes in rescuing, healing and re-homing some of the many thousands of stray dogs coming from Native American nations in Utah, Arizona, New Mexico and Colorado, including the Ute, Navajo and Hopi nations.

Founded by Katy Gullette, Underdog is placing its 1,000th dog with an adoption family this year. Volunteers and staff are excited about celebrating that milestone and say it's a huge accomplishment for a nonprofit rescue that has only been around since 2017.

"My purpose in life is to help animals in a meaningful way," Katy says. "It was never a question of if I would start a rescue, only when. The need on the reservations is so apparent, it is impossible to say you care, yet do nothing about it. So, in 2017, I did something about it."

Amy, who says she would do anything to help the dogs being rescued by Underdog, is one of many volunteers who has taken on various roles at the shelter, from fostering dogs with behavioral issues to offering her vehicle and time for transporting dogs. What sets Underdog Animal Rescue and Rehab apart from typical shelters is the growing network of support it offers to the adoption families, Amy says.

Opposite page, clockwise from top left: Underdog operations manager Jackie Kruis, Caregiver Kate Weigel [Courtesy photo], Outreach director Chiara Solitario, Adoption coordinator Madeline Wright



"The support Underdog gives people is phenomenal," she says. "They don't just give you a dog — they give you the support you need to take care of that dog."

Finding a home for a dog that has been abandoned and has behavioral issues can be a challenging months-long process. Volunteers like Amy take the dogs in, fostering them to ensure they are able to meet appointments with veterinarians and see behavioral specialists for extended care and training. Amy has fostered four dogs from Underdog to help with their transition from being a stray to being in a home.

"It's so fulfilling to foster," Amy says. "I usually foster the trouble dogs, the dogs that need some socialization because I live alone and I have a quiet environment. Most of the dogs wouldn't be great with families. A lot of them have never been in a house."

With a good foster network and volunteers like Amy, the rescue could have 50 dogs in its care at once, plus dozens of puppies and dogs living in foster homes throughout the community. The organization's operations manager Jackie Kruis, and development and outreach director Chiara Solitario, work closely with caregivers who live at Underdog, giving the dogs attention around the clock.

With four of Wolf's siblings loaded in Amy's SUV, the doors close and she waves goodbye. She'll be back later in the day to drop off supplies when she returns from the shelter in Colorado.

A few minutes after Amy pulls out of the driveway, another SUV pulls in. This one has Colorado license plates. As the Covid-19 crisis stretches through the summer, the demand is increasing for rescued dogs and puppies, says Madeline, who wears a face mask for protection and maintains social distancing.

"We started with 30 dogs at the beginning of May, took in another 30, and then we adopted out 45," Madeline says.

A typical day of work for her includes back-to-back meetings to coordinate adoption pickups with people who are traveling from all parts of the country to Underdog Animal Rescue and Rehab to make an adoption.

"We get people from Canada, Wyoming, Arizona, Colorado, New York, Idaho, New Jersey, Illinois, Texas. Colorado people are probably our biggest adopters. Their spay and neuter laws are strict in Colorado and finding rescues right now in Colorado is nearly impossible."

Nathan Giblett and Jamie Curtis, both 23, drove six hours from Boulder, Colorado, to pick up a puppy they are naming Lola. Nathan says he's been "looking for months for a dog" and heard

about Underdog from a friend who lives in Moab.

"I'm super happy to be adopting because it's the thing to do and it's really hard to find puppies in the Denver area," Nathan says. "Any breeder or rescue in Denver is constantly sold out with a huge waitlist. Everyone wants a dog."

Kathy Roatcap, of Newcomb, New Mexico, is another person who learned about Underdog through a network of rescue organizations. Now a volunteer, she transports rescued puppies and dogs to Moab at least twice a month.

Kathy is a fourth-grade elementary teacher on the reservation and says even her students will give her tips about where they've seen abandoned dogs on their way to school so she can go save them.

"A lot of the dogs are dumped at the schools, gas stations, stores, or trading posts, and so, because I live there during the week, I come across them. People are getting to know me and they'll call me and say they found puppies in the middle of the road."

As the news about Underdog continues to travel word-of-mouth across the country, Madeline says its needs are only growing for volunteers, resources and donations.

"We need donations of time, money, dog food and supplies for taking care of the dogs," she says. Donated dog food, and human food, is sent onward to the various Native American communities that Underdog works with.

The shelter has donation boxes at locations around Moab, such as one at the entrance of Moonflower Community Co-op, for supplies such as soap, dog food and other pet-care products. Even without the donation sites around town, community members are welcome to drop off donations at the shelter any time. Underdog relies on fundraising and donations to fund spaying and neutering and to augment its shoestring operating budget. Katy explains that they are working with a budget of just \$210,000 in 2020, with about half of that going to veterinary expenses.

"Every animal goes home with all age appropriate vaccinations, de-worming, and other parasite treatments, tick medicine, a microchip, and frequently other medications if they have had injuries or illnesses," she says. This keeps all dogs, and their adoptive families, healthy, happy and safe in their communities. ■

For more information on how to help rescue puppies and dogs, or to volunteer your time and services contact Underdog Animal Rescue and Rehab at 435-260-8033 or visit www.underdogrescuemoab.org to donate now.





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3.13 Acres | Utilities Connected | HC & RR Zoned
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3 Bed | 2 Bath | 1,748 Sq. Ft. | 0.60 Acre
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WELL MAINTAINED BRICK HOME IN QUIET NEIGHBORHOOD

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 MLS#1672111 | \$399,900
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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



DUPLEX IN DOWNTOWN MOAB

Each Side: 2 Bed | 1 Bath | 1,100 Sq. Ft.
 MLS#1685107 | \$479,000
 Curtis Wells – 435.210.4366



CUSTOM HOME IN BUSINESS FLEX ZONE OF SJ COUNTY

3 Bed | 3 Bath | 2,142 Sq. Ft. | 1 Acre
 MLS#1667700 | \$589,000
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IMMACULATELY MAINTAINED BRICK HOME ON TUSHER

3 Bed | 1 Bath | 1,148 Sq. Ft. | 0.16 Acre
 MLS#1667281 | \$349,000
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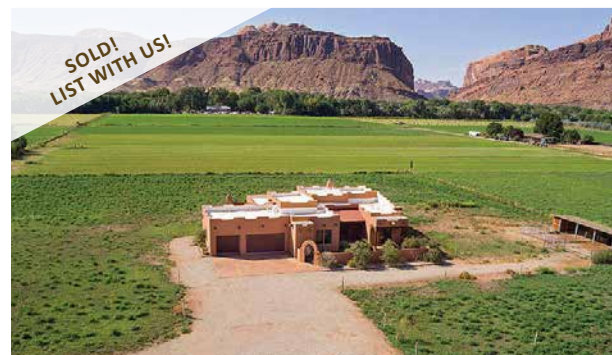
CHARMING, NEWER HOME ON QUIET CUL-DE-SAC

3 Bed | 2 Bath | 1,778 Sq. Ft. | 0.22 Acre
 MLS#1664155 | \$475,000
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MID-CENTURY HOME ON NICHOLS LN.

3 Bed | 2 Bath | 2,589 Sq. Ft. | 0.24 Acre
 MLS#1659029 | \$379,000
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EXQUISITE HOME IN PRIVATE, RURAL SETTING

3 Bed | 3 Bath | 2,399 Sq. Ft. | 3.15 Acres
 MLS#1629042 | \$995,000
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CHARMING MEDITERRANEAN IN PRIZED POSITION

4 Bed | 3 Bath | 3,555 Sq. Ft. | 1.29 Acre
MLS #1659315 | \$839,000
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YOUR VERY OWN PIECE OF RARE PARADISE

3 Bed | 3 Bath | 1,692 Sq. Ft. | 10 Acres
MLS#1678395 | \$1,200,000
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UNDER CONTRACT!

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4 Bed | 3 Bath | 3,555 Sq. Ft. | 1.29 Acre
MLS#1663734 | \$348,500
Kali Bisco – 435.260.9906



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UTTERLY UNIQUE CABIN IN PACK CREEK RANCH

2 Bed | 1 Bath | 1,326 Sq. Ft. | 0.05 Acre
MLS#1658949 | \$445,000
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WALKING DISTANCE TO DOWNTOWN AMENITIES

2 Bed | 2 Bath | 900 Sq. Ft.
MLS#1678420 | \$230,000
Curtis Wells – 435.210.4366



UNDER CONTRACT!

LIGHT & AIRY WITH OPEN FLOOR PLAN

2 Bed | 2 Bath | 1,140 Sq. Ft. | 0.56 Acre
MLS#1661818 | \$369,000
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NIGHTLY RENTAL!

REDCLIFF CONDO NIGHTLY RENTAL OPPORTUNITY!

3 Bed | 2 Bath | 1,384 Sq. Ft. | 2nd Floor
MLS#1657838 | \$325,000
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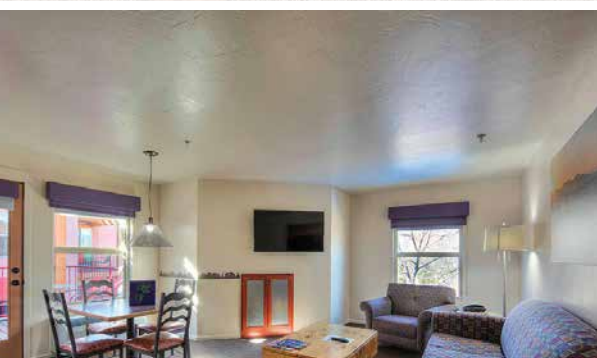
LOVELY HOME NEAR ELEMENTARY SCHOOL & REC CENTER

4 Bed | 3 Bath | 2,291 Sq. Ft. | 0.20 Acre
MLS#1661737 | \$549,000
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2.25 Acres | Utilities Connected | Well
MLS#1657854 | \$499,000
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3 Bed | 3 Bath | 2,243 Sq. Ft. | 0.39 Acre
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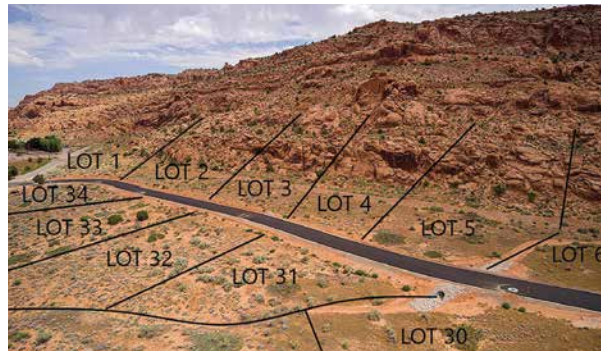
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3 Bed | 2 Bath | 1,573 Sq. Ft.
MLS#1624926 | \$419,000

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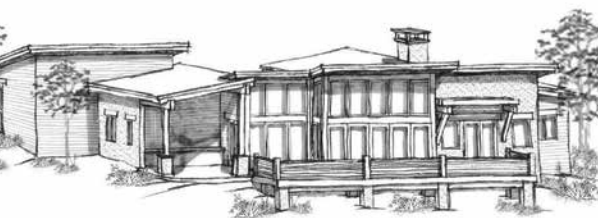


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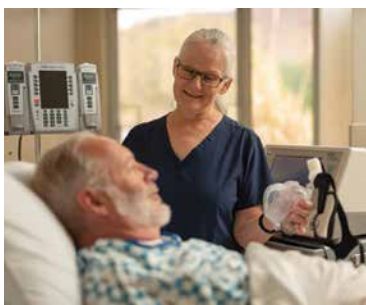
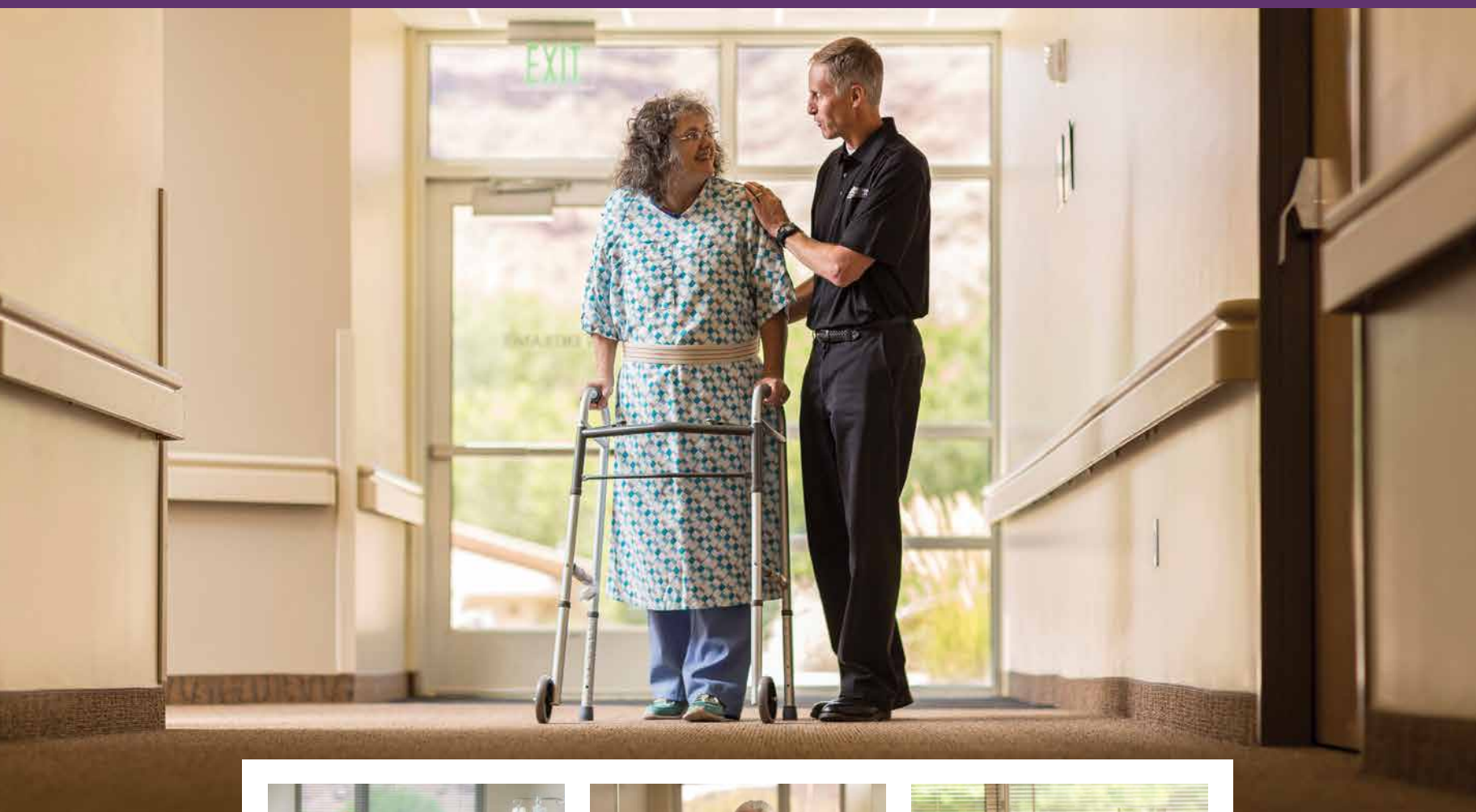
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Private Mountain Paradise

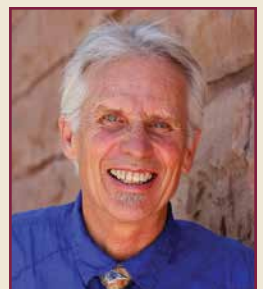
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Ranch House, Cabins, and Acreage



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- C.** Cabins 3 & 4 – Built in 2005.
MLS #1681588, \$439,000 total for both*
* Each cabin is 800 sq. ft., 3 bed / 1 bath,
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- D.** Cabins 1 & 2 – Built in 2003.
MLS #1681580, \$439,000 total for both*
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- F.** Lot 1A
1.5 acres residential with three horse shelters.
MLS #1681646, \$25,500
- G.** Lot 2A
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MLS #1681647, \$33,000



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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 Mtn. 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

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
Monticello: 587-2271
www.monticellooutah.org
Blanding: 678-2791
www.blandingutah.org

GRAND COUNTY

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

SAN JUAN COUNTY

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

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
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

PROPERTY MANAGEMENT COMPANIES

Moab Property Management: 259-5955
www.moabutahlodging.com
Premier Properties Management: 355-0269
www.premierlodgings.com
Vacasa: 866-937-6622

CONTRACTORS

Ben Byrd: 259-0224
Chuck Garrett: 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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#1678322 / \$1,800,000

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



#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.



#1685836 / \$575,000

2500 sqft of luxury living on one level—4 bed 3 bath on 0.50 acre lot. Plenty of room to build a garage or shop.



#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.



#1653099 / \$390,000

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



#1644509 / \$350,000

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



#1652932 / \$399,500

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



#1641935 / \$369,000

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



#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.



#1664198 / \$695,000

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



#1674904 / \$315,000

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



#1662600 / \$369,000

Cozy cottage—2 bedroom, 1 1/2 bath. Privacy with scenic views at Wilson Arch community.



#1671983 / \$259,000

Cozy cottage—furnished 1 bed 1 bath. Located at scenic Wilson Arch Community.

#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 / \$625,000
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.

#1681326 / \$195,000
Wake Up & Retire with this amazing view that this 5 acres has to offer. Nice building sites. Views of Round Mt., Castle Rock, La Sal Mts.

#1686812 / \$242,500
2.13 Acres Corner Lot —flat, easy to build. Potential for solar. Close to the Moab Golf Course. Has CC&Rs, zoned RR, water & sewer taps are paid.

#1674874 / \$139,000
Beautiful 0.36 acre lot with excellent red rock views and views of the Moab Valley near the golf course. Bring your plans for your dream home.

#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.

#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.

#1527057 / \$110,000
Enjoy starry nights & desert silence on this 13.84 AC property. Natural vegetation with beautiful view in every direction. Lot 34 Flat Iron Mesa.

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.

#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.

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.

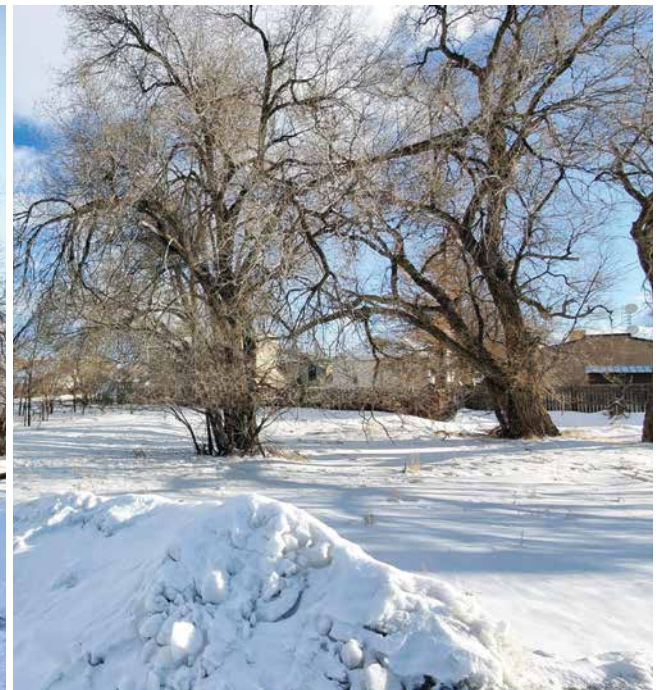
#1603068 / \$65,000
Soak in the scenic views & peaceful vibes of this historic town Bluff. CC&Rs to protect your investment on this large 1.20 acre lot.

#1677981 / \$52,000
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.



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.



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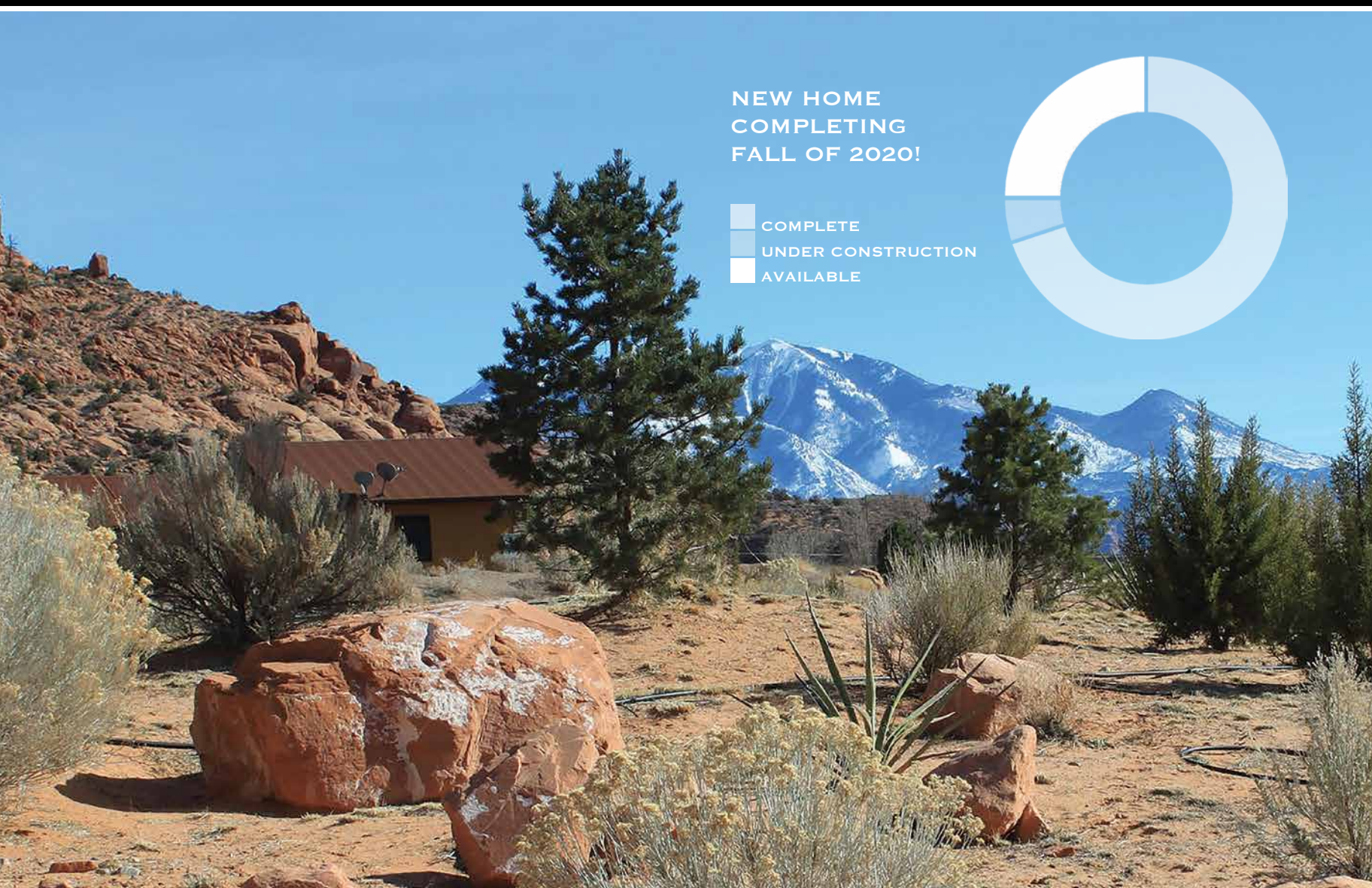
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