

# Inside: THE MOST COMPLETE LOCAL REAL ESTATE LISTINGS



Spectacular custom home, 3 bed, 2 bath, 4,700 sq. ft. MLS#1635488 • \$3,990,000 (See page 20)



Stunning Flatiron Mesa home, 2 bed, 2 bath, 2,500 sq. ft. MLS#1629947 • \$1,995,000 (See page 25)



Taming the traffic

drainage and safety improvements

Highway 191 getting widening,

Splendid privacy and views, 5 bed, 3 bath MLS#1624338 • \$739,000 (See page 40)





# THERE IS NOT THE IS NO



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NOVEMBER-DECEMBER 2019

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# real estate

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Cover: Motorists wait on Highway 191 in the scenic canyon country between Moab and La Sal Junction as crews work on safety improvements, including wider, smoother shoulder areas, and improved guard rails.

[Photo by Murice D. Miller]







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

# DRAMATIC CLIFFSIDE ESTATE

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. Call Rachel to arrange a showing, 435-260-8245.

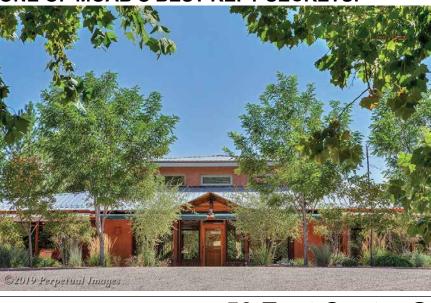
- Masterfully Remodeled in 2017
- 5 Bed, 3.5 Bath, 7,365 SF
- 6.5 Cliff-side Acres
- Oversized 3 Car Garage
- Offered at \$3,450,000 #1569938







# ONE OF MOAB'S BEST KEPT SECRETS!







#### THE DEWEY HOUSE

Extraordinarily private property nestled in the hollows by Pack Creek, just 10 minutes to town! Stunning 2 bed, 3 bath, 2,578 SF 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 & outdoor kitchen, lush landscaping including fruit trees. Room for your vision!

- 2 Wells. Deeded Irrigation Water
- 7.51 Acres, Subdivide-able
- Offered at \$1,385,000 #1627831

# 50 East Center Street, Moab, Utah

Find us in the Heart of Downtown, Just East of the Moab Information Center 435-259-0150 Office | 435-260-8240 Mobile | Info@MoabReCo.com





# Moab's Real Estate Source:

# www.MoabReCo.com

### **EXQUISITE SOUTHWEST DETAIL**







#### **DWELL IN THE SOUTHWEST**

Elegant, meticulously crafted luxury home with beautiful touches of the ancient dwellings of the region throughout. Superb views of the La Sal Mountains and Behind the Rocks Wilderness Study Area! Gracious, open floorplan, stellar kitchen with walk-in pantry, remote Master Suite with patio, dressing room, laundry. Indoor parking for 6 vehicles. Horses allowed!

- 3 Bed, 2 Bath, 3,170 SF
- 3 Garages; 12.83 Acres
- Offered at \$1,200,000 #1580425

#### LUXURY IN THE RED ROCKS

This exceptional 5 bed, 4.5 bath, 3,018 SF luxury home is perfectly situated on a beautiful lot in Moab's White Horse Subdivision. The home is flooded with natural light, and features a chic yet welcoming aesthetic, and quality fixtures and finishes throughout. Magnificent Great Room, gracious floorplan, main bedroom suite in private wing features dual-sided gas fireplace.

- 5 Bedrooms, 4.5 Baths
- .66 Acres abuts Red Rocks
- Offered at \$1,089,000 #1586828





# LUXURIOUS LIVING, EVERYDAY COMFORT



# PERCHED ABOVE BEHIND THE ROCKS WILDERNESS AREA







#### 360 DEGREE VIEWS

This exquisitely detailed 3 bed, 2 bath, 2,792 SF home is perfectly designed to celebrate high desert beauty and awe-inspiring views. Natural materials are featured throughout the home. Fabulous floorplan, with private Master wing. Extraordinary outdoor living spaces, cliff-side studio/teahouse, two car garage, large shed/shop, gorgeous setting on two lots with gated access.

- On Two Lots!
- 21.5 Acres, Gated Access
- Offered at \$998,000 #1377302

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**ECOLOGICAL SANCTUARY** Harmonious balance of green living and extraordinary design in an amazing creek-side setting. This soothing 3,372 SF retreat is perfectly situated on 9.01 acres in gorgeous Pack Creek. Stunning sunroom w/75' indoor lap pool. Room for horses! **\$846,000 #1325867** 



**DOWNTOWN DUPLEX** Fabulous investment opportunity, or the perfect answer to your Moab second home/income property dreams! Impeccably updated 2 bed, 2.5 bath home with new 1 bed, 1 bath Accessory Dwelling on .32 acre w/ beautiful yard, fruit trees! **\$749,000 #1637152/1637153** 



**SOUTHWEST SOLITUDE** An astounding, 210.9 acre private retreat just south of Church Rock. Lovingly crafted, energy-efficient 1 bed, 2 bath, 1,736 SF off-grid cabin w/ elegant style & finish. Near Needles turnoff, close to Indian Creek climbing! **\$545,000 #1527998** 



**MOAB ARTISTRY** Absolutely beautiful 4 bed, 3 bath, 4,046 SF Southwest home cradled in the heart of downtown Moab! Crafted with meticulous care; elegant & light-filled floorplan, fabulous outdoor living on lush, private, fenced .42 acre with shed & 2 car heated garage. **New Price!** \$769,000 #1631200



**PERFECTION IS IN THE DETAILS** Gorgeous 2 bed, 2 bath, 1,872 SF home, tucked into a glorious landscape on 2.63 acres w/ endless recreation just moments away. Impeccable quality throughout, 3 car garage with full gym, outdoor shower and huge patio with kitchen. \$747,000 #1553945



**GRACIOUS SOUTHWEST** Beautiful, newer 2 bed, 2 bath, 1,888 SF home enjoys a wonderful location near the Golf Club with gorgeous views! Gracious, open floorplan with luxurious touches you will love. Stellar outdoor spaces, oversized 2 car garage on .28 acre. \$495,000 #1622568

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**ADVENTURE AWAITS!** Spacious 3 bed, 2 bath, 1,882 SF home tucked below the Moab Rim on 1.02 acres w/ abundant parking for your toys, RV, & toy hauler! Gorgeous outdoor living w/ huge deck and patio, lush fenced yard. Open floorplan, alarm & smart thermostats. **New Price!** \$459,000 #1631611



MODERN BUNGALOW Delightfully updated 2 bed, 2 bath, 1,372 SF 1922 Old Town bungalow you will fall in love with! This charmer has been beautifully updated throughout, with a perfect balance of period charm and fresh design. Secluded back yard, mature fruit trees, .18 acre. New Price! \$438,000 #1634975



**THE FUTURE AWAITS!** Superb opportunity to capture a developable parcel in a wonderful mid-valley setting with gorgeous red rock & mountain views! Bright and open 2 bed, 2 bath, 1,271 SF home with all utilities in place, huge shop/garage, 1.15 subdivide-able acres! \$360,000 #1622950



HIGHLANDS HOME Breath-taking sunrises and sunsets await you, with superb perched views from this lovely 3 bed, 2 bath, 1,568 SF home. Well-tended, with excellent upgrades including hardwood and tile floors, newer roof, more! Great sun room, four sheds, private red rock setting on .65 acre! \$335,000 #1637576

SWEET NOW & TOMORROW



SWEET NOW & TOMORROW
Adorable 2 bed, 1 bath, 755
SF bungalow in the downtown
core, with C-5 Zoning for a
great future! Perfect potential
whether you seek a sweet little
home & yard, or a home for
your office, art studio, more!
Wonderful "bones" inside &
out on .10 acre. New Price!
\$275,000 #1620545



PRIVACY & VIEWS! 2 bed, 2 bath, 1,767 SF off-grid home in a peaceful setting with stunning views on 68.35 private acres NE of Monticello. Solar electric, propane for cooking/hot water, wood stove, cistern, irrigation well, septic. Even good Cell and Internet service! \$278,000 #13869415



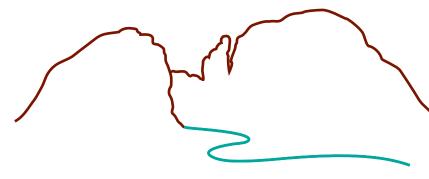
TURN-KEY RENTAL HOME Delightfully updated 3 bed, 2 bath, 1,488 SF home on a quiet side street close to town. Gorgeous new kitchen & baths, open floorplan, nice Master Suite. Plenty of trailer parking and room to grow on .43 acre. Furnished, turn-key, ready to enjoy or rent! \$249,900 #1555088



WHAT COULD BE Wonderful location less than 10 minutes from downtown, with amazing red rock views and backdrop! Older 3 bed, 2 bath, 1,200 SF manufactured home brings utilities in to this great .42 acre lot. NO restrictive covenants; ideal for new manufactured home, tiny home, more! \$189,000 #1628926



STUNNING **LOCATION** Extraordinary 3 bed, 3.5 bath, 3,282 SF Flat Iron Mesa home, built for energy efficiency in harmony with the landscape. Two Master Suites, sunroom, indoor lap pool, dual artists's studio, oversized 2 car garage on 13.07 gorgeous acres! \$795,000 #1463584



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### **ROSE TREE LANE**

Superb downtown location and tremendous charm! This adorable vacation rental four-plex is conveniently located within minutes of dining, shopping, and more. Off-street parking, shady fenced yard with hot tub and private patios, excellent guest amenities, great revenue history!

- .23 Acre, Downtown Location!
- Four-Plex Vacation Rental
- Offered at \$799,000 #1615562

# Rim Village and Rim Vistas Townhomes - Ready for you to enjoy!



RIM VILLAGE VISTAS 3A4
Beautiful turn-key 3 bed, 2.5
bath, 1,478 SF vacation townhome! Gorgeous views,
ready to rent and enjoy with
quality furnishings and tasteful decor throughout. Master
Suite with private balcony, 2
car garage, great amenities
including pool, spa, tennis!
\$424,000 #1626747



RIM VILLAGE Y3 Updated end unit with new carpeting and furnishings. Lovely vistas toward the lush green fields of the Old Spanish Trail Arena. Enjoy this turn-key, 3 bed, 2 bath, 1,551 SF townhome and let vacation rentals help pay for the property when you are away. Private hot tub! \$465,000 #1631211



RIM VILLAGE W3 Great views from the private patio of this 3 bed, 2 bath, 1,551 SF single-level townhome! Open floorplan, vaulted ceilings, gas fireplaces in living room and Master Suite. Includes turnkey furnishings and decor. Ready to rent, and ready for your own Moab adventures! \$475,000 #1632721





relaxing on the oversized private patio of this 3 bed, 2 bath, 1,551 SF townhome after a day of adventure on the trails! Patio access from the Master Suite. Meticulously maintained as a second home with all furnishings included; zoned for vacation rentals! \$475,000 #1634493



RIM VILLAGE X3 Escape to your own Moab adventure, with this beautiful turn-key 3 bed, 2 bath, 1,551 SF vacation rental townhome! Fully furnished, tastefully decorated, and ready to rent when you are not enjoying it yourself. Patio access from Master Suite, private hot tub! \$485,000 #1633517

# Moab's Real Estate Source:

# www.MoabReCo.com

### **BOUTIQUE VACATION RENTAL INVESTMENTS**







#### **MOAB FLATS**

Situated less than a block off Main Street, this hip, retro vacation rental is a favorite with repeat guests. The sleek style & Insta-worthy aesthetic are beautifully complemented by all of the modern comforts your guests will love. Eight 1-bed units feature great design, individual heat/ac, dishwashers, laundry. Outdoor gathering space w/ hot tub, fire pit, bike wrenching and storage areas.

- Eight One-Bedroom Units
- Increasing Revenue
- Offered at \$2,750,000 #1580823

#### **PURPLE SAGE FLATS**

This gorgeous vacation rental property is located just 3 blocks off Main Street, on a shady, green .28 acre lot. Beautifully updated with a great vintage feel guests love, this 8-plex features excellent common spaces including a guest laundry, hot tub, fire pit, bike storage, and more. Completely turn-key, beautifully maintained, well-reviewed, this is an amazing opportunity to invest in Moab!

- Eight Apartment-Style Units
- Lush, Shady Setting
- Offered at \$2,375,000 #1580859







# Your own Moab vacation destination...

# **CREEKSIDE NIGHTLY RENTAL COMPLEX**







#### CREEKSIDE AT MOAB

One of a kind vacation rental complex in the walking district! This private oasis sits on a .69 acre creek-side parcel with a canopy of mature trees. Four rental homes, each with lovely outdoor space. Strong bookings and excellent reviews. Turn-key, well-maintained, tastefully furnished and finished, truly a phenomenal opportunity in Moab's dynamic nightly lodging market!

- Four Nightly Rental Homes
- Amazing Downtown Location
- Offered at \$1,700,000 #1511526

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# **ACT CAMPGROUND**

Ecologically constructed camp park featuring 21 RV sites with full hookups, 19 tent sites, 9 cabin rooms, a large yurt, two "glamping" tents, a phenomenal community space with kitchen, dining, laundry, and more; two bath houses, electric car charger, outdoor kitchen and lounge, and private 2 bed, 1 bath residence!







HIGHWAY ACRE Excellent high visibility location in town, with fabulous development potential! Two abutting lots, for 1.02 acres zoned Highway Commercial. Large 1,827 SF shop with restroom, office, overhead doors. Suited to an array of uses, flexible zoning! \$1,500,000 #1519745



MOAB WAREHOUSE Incredible location along the main traffic corridor, this 14,400 SF industrial building features retail, shop, office, restrooms, and more. Almost limitless potential, great anchor tenants, with Highway Commercial zoning on .55 acre. \$1,375,000 #1570439



**DEVELOPMENT ACREAGE** Amazing location at the corner of Highway 191 & Resource Boulevard, 2.34 acres of Highway Commercial land! Easy access, all utilities available including water and sewer. Industrial building on site w/ long-term lease, well placed for easy development! \$2,550,000 #1607124



MOAB BUSINESS PARK A7 Fabulous 1,800 SF flex use industrial space just off Hwy 191 w/ visibility from the road! Unit A7 features a 3/4 bath, office, heat & cool, frontage and overhead door at the rear of the unit. Perfect for shop, business; build out to suit! \$297,000 #1592375

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**UNPARALLELED BEAUTY** 10.71 acre Bridger Jack Mesa lot, massive views & stunning cliff edge! \$297,000 #1571223



RARE DOUBLE-SIZED LOT Spacious 2.61 acre double lot, water and power, perc tests done. \$95,000 #1316168



NAVAJO RIDGE 1A Stunning views from this incredible 2.15 acre corner lot in beautiful Navajo Ridge! New Price! \$249,000 #1616189



WILSON ARCH LOTS Incredible value, w/ power, phone/DSL, water! .31 Ac Cottage Lot \$38,900 #1597581 1.33 Ac Home Site \$55,000 #1588573



HEIGHTS **ESTATE** Two stunning lots, Seller Financing! 3.66 Acres **\$250,000 #1346908** 3.23 Acres \$189,900 #1260380



**PERFECT ESCAPE** Gorgeous 11.92 acre Bridger Jack parcel, easy access, great views from your private mesa! \$179,000 #1585776



HIGH DESERT Stunning 15.88 ac parcel in Flat Iron Mesa. Amazing mountain and red rock views! \$145,000 #1524056



**BUILD YOUR BEAUTY Lovely .50** acre lot in Blu Vista Casitas! Red rock and mountain views you will love. \$125,000 #1608421



**DEER HAVEN, OLD LA SAL** Two superb parcels, side by side! 10 Acres \$119,500 #1524238 9.5 Acres \$98,500 #1524230



YOUR DESERT HOME Lovely 1.23 acre building parcel w/power, phone/DSL, water, & perc tests done. New Price! \$64,900 #1629736



RECREATIONAL PARADISE Welcome to Wray Mesa, just past Old La Sal. Power, water, parcels 2.62-77+ acres. **Priced From \$69,000** 



ROOM FOR YOUR IMAGINATION Gorgeous views of the Book Cliffs from this Thompson Springs 5.51 acre parcel! \$249,500 #1618801

# Buying or Selling Moab? We're Here to Help.



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Written By Sharon Sullivan

Then Moab Private Chef owner Ken Moody first began cooking community Thanksgiving meals he recalls making sweet potato hash and duck confit for the approximately 200 guests who attended the WabiSabi-sponsored meal. These days, however, with the number of people who come for dinner increasing each year, Moody sticks to the basics — turkey, mashed potatoes and gravy, and other traditional Thanksgiving fare — which is, after all, what most people crave and look forward to each holiday season. This year's 15th annual WabiSabi community Thanksgiving meal is expected to serve up to 850 people.

WabiSabi — a local nonprofit organization that operates a secondhand thrift store, whose proceeds in turn support various Moab nonprofits — is joined this year by the Moab Chamber of Commerce in sponsoring the event. Everyone's invited to the Thanksgiving meal, which will be served Thursday, November 28, from 2-5 p.m. at the Grand Center, 182 N. 500 West. Guests come with friends and family, or by themselves — sharing tables and becoming acquainted with fellow community members they've just met.

Kevin and Nancy Fitzgerald, who both work as Real Estate agents at Moab Premier Properties, celebrate Thanksgiving at the community meal every year. The couple also volunteers for the event. "We've been on the serving crew, the cooking crew, the cleanup crew; it's a well-oiled machine, it runs smooth, and is a wonderful event for the community," Kevin says. "It's a chance to see friends you don't see all the time and make new friends."



Plus, Nancy says she enjoys chatting with the few tourists who often come for dinner — "they're missing family," she says. "Your town is so wonderful," the travelers often remark, says Nancy.

"Some people have a small family, or can't travel. It's for those who want to be at a big table for Thanksgiving."

It's a festive atmosphere, with Dave Seibert playing a variety of classical, gospel, patriotic and oldies tunes on keyboards, followed by Mike Toninelli performing popular and oldie songs on accordion. Last year, students and staff from DayStar Adventist Academy in Castle Valley played hand bells and string instruments for the last hour of the event. Volunteers wearing colorful aprons — identifying them as helpers — run around pouring water, bussing plates, and talking to guests. "It's like you're a part of a great big family," Kevin says.

A second buffet line will help with the flow of people passing through the serving line. Across from the pans of savory hot dishes is a table full of



delicious sweets donated by local restaurants and bakeries. "There are wonderful desserts — amazing cookies, lemon cake, lots of pies," Kevin says, gleefully. Many Moab businesses provide utensils, coffee and tea, ice and other necessities. Atomic Grill always donates five gallons of cranberry sauce.

Several years ago, longtime Moab resident Bob Jones attended the Thanksgiving meal with friends and noticed that organizers were having a difficult time keeping up with restocking plates and silverware for the line of people waiting to be served. So, the next year he volunteered to wash dishes — a job he's been doing every year since.

"I like to be one of the dishwashers," he says. "It's very busy, keeps me occupied, and

it's a lot of fun." Jones is one of more than a hundred volunteers who help WabiSabi each year to put on the community event. The 74-year old former co-owner of Tag-A-Long Expeditions said he admires WabiSabi for going to all the trouble to provide a Thanksgiving meal for residents and visitors alike. "I thought, it gets me out of the house and I'm volunteering for a major community event."

WabiSabi board of directors President Lily Houghton attended the community meal for the first time last year with her husband, their baby and a few friends. Then, she stayed to volunteer for the second shift as a greeter. Guests are asked to sign in when they arrive so organizers can get a head count to learn the number of attendees from year to year.







WabiSabi also keeps track of the number of locals versus out-of-towners. While the vast majority of guests are from Moab, people have come from as far as Colorado, Idaho, and Salt Lake City, she says. Though the meal is free, donations are welcomed at the door.

As a vegetarian, Houghton says she wasn't sure what to expect. "Chef Ken Moody did such a great job; there were lots of options for me. I was really impressed." She says she saw people she knew but hadn't seen for years. What she liked best, however, is that there are people from all walks of life, all happy to be there — even when the line of people waiting to enter the

dining room trails outside the door. Volunteers strive to keep guests happy with snacks while they stand in line.

"Red Rock Bakery last year donated pumpkin chocolate chip cookies — they were so good," Houghton recalls. "Volunteers walked the line handing out cookies and drinks while (guests) waited." Throughout the afternoon you see lots of hugs, she says. "It's a way to reconnect with the community during a quiet time in town."

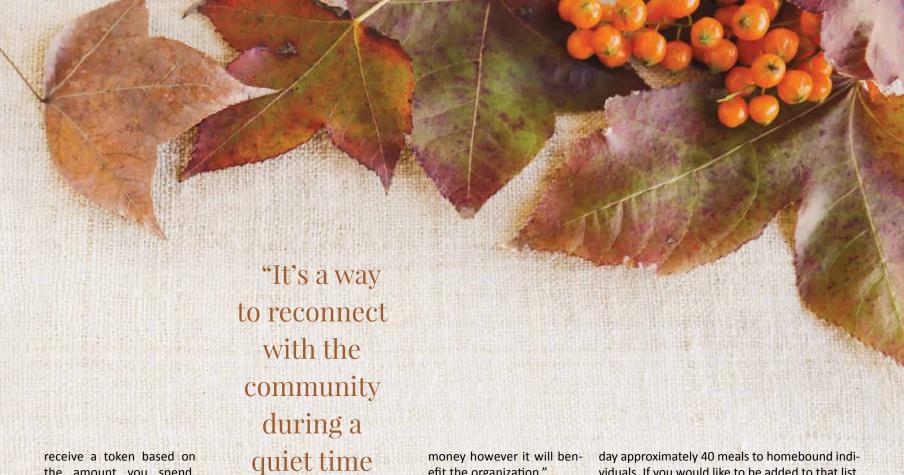
Inside the dining room there's a sponsorship wall with names of donors participating in the "Turkey Challenge." Children attending the BEA-CON Afterschool program each year make plaques

using a spin art bike and old records, paper plates, and construction paper. A \$250 donation gets you a turkey plaque; a \$100 donation earns you a drumstick, and for \$50 you'll get a veggie basket.

In the past, any money raised above the cost of putting on the event would go toward next year's community dinner. This year, WabiSabi is dividing up any remaining funds amongst its nonprofit partners. "The reason WabiSabi exists is that the store acts as a fundraiser for nonprofits in Moab," WabiSabi program coordinator Megan Millar says.

The thrift store divvies up proceeds from store sales based on community input. For example, every time you shop at WabiSabi you





the amount you spend. If you spend \$5 you get a token worth \$1. Purchases less than \$5 receive a 10-cent token. At the store entrance is a display with

information about each of WabiSabi's nonprofit partners. Shoppers deposit their tokens in glass mason jars assigned to the organization they wish to support. "At the end of the month we count the tokens and write checks for the exact amounts represented in the jar," Millar says. "It's unrestricted funding; they can use the efit the organization."

Many Moab Chamber Commerce members already donate to the community Thanksgiving meal each year, says Chamber

Executive Director Laici Shumway. "It's just one of the many ways our businesses give back and it's a very successful one, so it made sense for the Chamber, representing businesses, to be a co-sponsor this year."

In addition to serving Thanksgiving dinner at the Grand Center, WabiSabi also delivers that

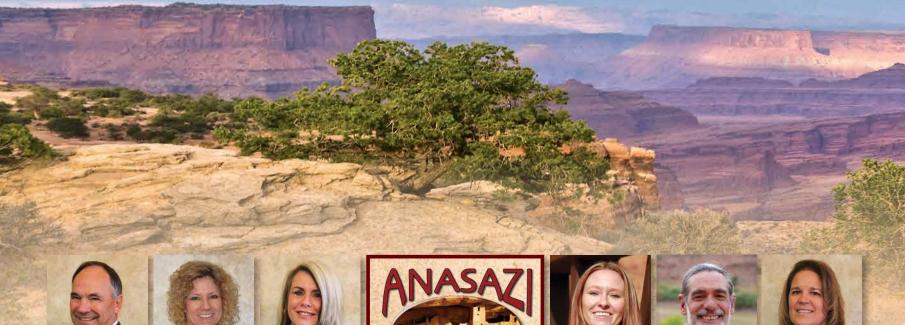
viduals. If you would like to be added to that list, or know someone who could benefit from the service, call WabiSabi at 435-259-2553. That's also the number to call if you'd like to volunteer before or during the event. Or, email Millar at megan@wabisabimoab. While WabiSabi is unable to accept food donations from individuals, financial contributions or gift certificates to local grocers are gladly accepted and can be mailed to 160 E 100 South, Moab, 84532.

"It's a really sweet event," Millar says. "It's not just for any one type of person — it's for the entire community, and anyone passing through."



in town."





**RANDY DAY** PRINCIPAL BROKER 435-260-1388 dyday333@gmail.com



**SUE DALTON** 435-260-8090



435-260-1020



**NICOLE DAY** 

435-260-2692 nday11@gmail.co



**AARON DAVIES** 435-260-8209



**GAIL WELLS** 435-259-7488 anasazirealty@gmail.c

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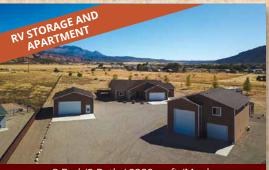
3 Bed / 2 Bath / 1056 sq.ft./Moab MLS#1640490 / \$338,500 CALL SUE 435-259-8090



MLS#1638050 / \$110,000 CALL ANNA 801-209-5139



3 Bed / 2 Bath / 2310 sq.ft./ Moab MLS#1637968 / \$440,000 CALL RANDY 435-260-1388



3 Bed /2 Bath / 2389 sq.ft./Moab MLS#1636208 / \$1,150,000 **CALL AARON 435-260-8209** 



2 Bed / 1 Bath / 876 sq.ft. / Blanding MLS#1633568 / \$145,000 **CALL KRISTIE 435-260-1020** 



3 Bed / 3 Bath / 2526 sq.ft./Elk Meadows MLS#1629752 / \$299,000 **CALL KRISTIE 435-260-1020** 



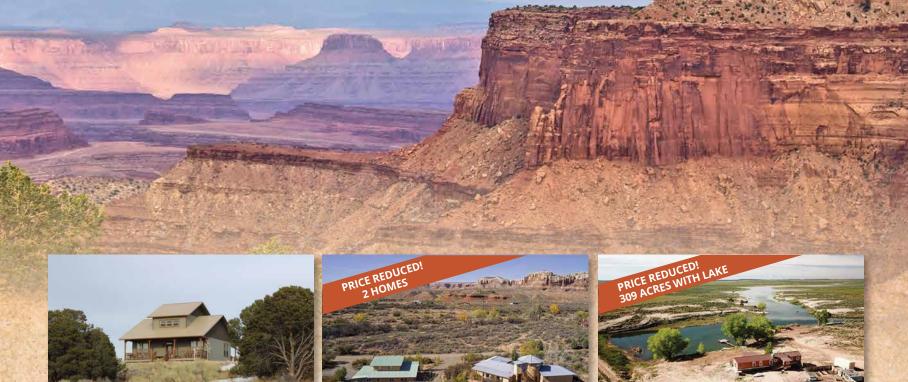
3 Bed / 1 bath / 1292 sq.ft. / Castle Valley MLS#1620230 / \$525.000 **CALL RANDY 435-260-1388** 



MLS#1619777 / \$598,000 CALL KRISTIE 435-260-1020



3 Bed / 2 bath / 2082 sq.ft. / Moab MLS#1619213 / \$260,000 **CALL KRISTIE 435-260-1020** 



3 Bed / 3 Bath / 1692 sq.ft. / La Sal Mtn MLS#1612950 / \$1,199,000 **CALL RANDY 435-260-1388** 



7 Bed / 4 Bath / 3821 sq.ft./ Bluff MLS#1607813 / \$394,500 CALL SUE 435-260-8090

3 Bed/ 2 Bath / 1280 sq.ft. / Monticello MLS#1603346 / \$549,000 **CALL KRISTIE 435-260-1020** 



4 Bed / 3 Bath / 3401 sq.ft. / Moab MLS#1600429 / \$885,000 CALL SUE 435-260-8090



4 Bed / 2 Bath / 2000 sq.ft. / Blanding MLS#1524102 / \$305,000 CAL DAVID 801-209-9611



5 Bed / 4 Bath / 3280 sq.ft. / Moab MLS#1594795 / \$759,000 CALL SUE 435-260-8090



3 Bed / 2 Bath / 1384 sq.ft. / Moab MLS#1592451 \$368,000 **CALL KRISTIE 435-260-1020** 



3 Bed / 2 Bath / 2400 sq.ft. / Castle Valley MLS#1587392 / \$675,000 CALL AARON 435-260-8209



3 Bed / 2 Bath / 1520 sq.ft. / Moab MLS#1586630-31 / \$397,500 each CALL RANDY 435-260-1388



3 Bed / 3 Bath / 1608 sq.ft. / Moab MLS#1584280 / \$459.000 CALL AARON 435-260-8209

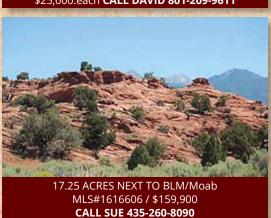


4 Bed / 2 Bath / 1999 sq.ft. / Moab MLS#1570124 / \$549,500 **CALL SUE 435-260-8090** 



3 Bed / 2 Bath / 1152 sq.ft. / Moab MLS#1530131 / \$329,000 **CALL KRISTIE 435-260-1020** 









10 ACRES COMMERCIAL PROPERTY / Monticello MLS#1616527 / \$179,000 **CALL KRISTIE 435-260-1020** 



MLS#1615445-66 / \$75,000 -\$110,000 CALL JIMMY 425-275-5200







DAVID CARPENTER 801-209-9611







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PRIME PROPERTY FOR DEVELOPMENT Green River / 4.21 acres / MLS#1551871 / \$60,000 CALL RANDY 435-260-1388



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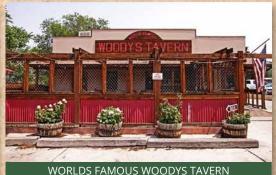
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DAVE BIERSCHIED

Broker – Owner

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



KACY BARLOW
Sales Agent
435-210-4858
kacy@premierlodgings.com



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 | \$525,00 | Stephanie 435-260-8023



**3 bed 2 bath Orchard Villa townhome at the end of cul de sac.** Open floor plan, large living and dining areas, this south facing end unit is flooded with winter sun, master bedroom slider and patio faces east for pleasant morning sun. new cork flooring. MLS#1635947 | \$359,000 | Rick 435-260-2599



In town and affordable. This 3 bedroom/2 bath home was updated in 2012. Located within walking distance of the aquatic center and the elementary school. MLS#1635755 \$215,000 | Stephanie 435-260-8023



Kane Creek Canyon Estates, scenic, beautiful large lot residential subdivision south of Moab across Hwy 191from Bridger Jack Mesa. Only17 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



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



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 | \$225,000 | Rick 435-260-2599



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



Uniquely furnished and turnkey ready townhome in beautiful Rim Village! Stunning views of the red rock rim and La Sal mountains. 3 bedrooms 2 ½ bathrooms. Master bedroom with en suite bathroom and two additional bedrooms with queen beds. Enjoy this townhome as a vacation home and nightly rental or as your full-time residence! Amenities include community pool, hot tub, playground, and tennis/basketball court. Attached two car garage. Ample onstreet parking for trailers, jeeps and RZR's. MLS#1618763 \$399,900 | Dave 435-260-1968



Spacious 2800 sq. ft home in town with beautifully landscaped backyard. 3-bedrooms, 2 full bathrooms and 3/4 bathroom. Open floorplan with stunning flooring all throughout the home. Floors were remolded by owner and brand-new carpet installed in the master bedroom. Large master bedroom features en suite bathroom with spacious bathtub and shower. Built in wall fireplace divides the living room and dining area, providing a peaceful ambiance. Don't miss out on this great property! MLS#1616992 | \$499,900 Dave 435-260-1968



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 ortrailer. 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



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: 1598940 | Under Contract: 1598942, 1598943, 1598941 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



This in town setting leaves nothing to be desired!! 2 bed, 2 1/2 bath town home in a private corner of Millcreek Pueblo. Exceptionally well maintained, bright and open with wonderful portal views from the upstairs deck, community pool and coveted owner storage shed. \$325,000 | MLS#1612005 Danette 435-260-0130



#### **RESIDENTIAL LAND LISTINGS**

5 acres located at the top of Cliffview Lane under the unique rock feature along the Porcupine Rim affectionately known as the "The Glove". From this unique view location, one takes in sweeping views of the iconic rock monuments of Castle Valley, the Colorado River Corridor and the La Sal Mountains. This lot has variable terrain to provide plenty of interest for exploring ones property, but also enough gentle terrain for ease of construction for your home and yard. \$139,000 | MLS#1630860 | Rick 435-260-2599

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 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.

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Incredible views surround this 4.38-acre parcel on Carroll Drive. Great views of the red rock fins of Navajo Ridge, Moab Rim and the valley below. Close proximity to Mill Creek Canyon trailhead, biking, 4X4 trails, and just a golf cart ride away from Moab Golf Club. Sub-dividable. MLS#1601932 | \$339,000 Rick 435-260-2599

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\$159,900 | **Rick 435-260-2599** 



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



Affordable country living at it's finest! This home is in immaculate shape with added craftsmanship throughout. Enjoy your views of the Abajo mountain range and the peace and quiet of country living. You will love watching the sunset over the mountain peaks from you covered patio every evening. 3 bedrooms and 2 full baths. 1456 sq. ft. 1-acre property. MLS#1622572 | \$265,000 Stephanie 435-260-8023



**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 amplecustomerparking. \$1.00SQFT/PerMonth.MLS#1621858 **Dave 435-260-1968** 



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 | \$435,000 Dave 435-260-1968

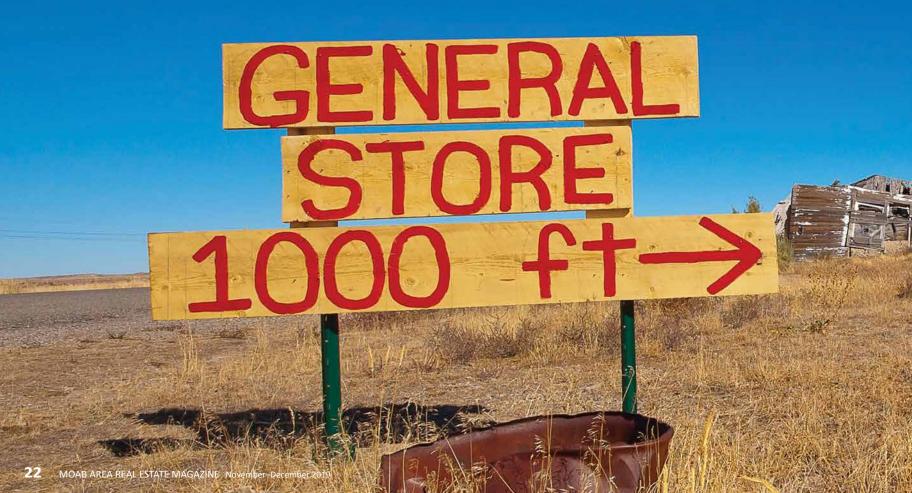




# A GHOST TOWN GETS A STORE

A FRIENDLY AND ECLECTIC
MOM-AND-POP SHOP SPRINGS UP IN CISCO

Written by Rachel Fixsen | Photos by Murice D. Miller







# YOU NEVER KNOW WHAT YOU'RE GOING TO FIND

ong before opening a store with her husband in the remote "ghost town" of Cisco, Utah, Jean Murawski knew what she wanted to call it.

"I've had the name 'Buzzard's Belly,' honestly, for probably the last fifteen, twenty years," she says. "And I didn't know where — I just knew the name... So it ended up being out here, and it's perfect — I see the buzzards flying around overhead all the time!"

The store's tagline is "You never know what you're going to find," which is true of Murawski's eclectic selection of merchandise. She has been collecting quirky and vintage items from thrift stores, antique shops, and garage sales for forty years. Now retired from a career in radiology, she can curate her own stock to sell in her own space.

"I know I'm not going to get rich out here — it's just, this is my dream to have my own store. I can sell whatever I want," Jean says. Before she found the Cisco location, she told her mother, with whom she is close, about her idea for the name.

"She said, 'That's a horrible name! No one will come to a store named Buzzard's Belly!" Jean recalls with a laugh. But now, people are not only visiting the store and buying snacks, drinks, and vintage items — they're also buying T-shirts and mugs printed with the store name and a hunching vulture logo.

### **GHOST TOWN'S SECOND LIFE**

Cisco, Utah was a hub of activity from the 1880s through the early 20th century, with an economy sustained in turns by the steam-powered railroad, sheep farming, mining, and oil and gas extraction. The town waned through the 1900s, eventually dwindling to an official population of zero and a cluster of decaying buildings around the turn of the 21st century.

Cisco has since attracted ghost town enthusiasts and piqued the interest of passers-by, many of whom are on their way to boating on the Colorado River, enjoying a mountain bike trail, riding OHVs, or admiring the views from scenic Highway 128. More recently, a few determined individuals are investing time and energy into the place. One woman has purchased property and made her home in Cisco and has launched an artist residency program housed in

a refurbished Winnebago. Just this fall, Jean and her husband, Alan Murawski, who live in Grand Junction, Colorado, opened their store.

"I think a little more activity in Cisco is an exciting development," says Zacharia Levine, the Director of Grand County's Community and Economic Development Department.

It's unlikely, however, that Cisco will experience a large-scale revival in the near future. A lack of water is a substantial challenge for anyone trying to establish permanence there. The Murawskis haul their water by truck from Grand Junction.

"There are no good groundwater resources because of the Mancos Shale in that area," said Marc Stilson, the Southeastern Regional Engineer for the Utah Division of Water Rights. The shale makes the groundwater too salty to drink. When Cisco was a railroad stop, water was pumped by steam engine from the nearby Colorado River up to a reservoir a mile from the town. The steam-operated pump is in ruined pieces — one part sits in the yard outside the Buzzard's Belly. Stilson says the river is open to new water rights appropriations, but constructing a new pump operation would be an expensive project.













"Water is a limit to growth in Cisco," Levine acknowledges. But, he adds, "Cisco has some allure as a former railroad stop, Charlie Steen's temporary home, and ghost town of sorts. The Buzzard's Belly will provide retail services to Grand County residents and visitors passing through... it has a limited population, but the through-traffic is substantial and increasing due to the recreation opportunities in the vicinity."

"I don't see Cisco becoming a booming metropolis anytime soon, but it has some potential to accommodate a bit of development and some unique, funky, and attractive activities there," Levine says.

#### RESURRECTING THE BUILDING

The building that is now the Buzzard's Belly has lived a couple of previous lives. It was once used as a garage by the Utah Department of Transportation, and later was a general store, but it had been left vacant and unattended for around fifteen years before the Murawskis purchased the property.

"When we moved in here when we bought it, I think we pulled out three tons of trash," says Alan.

They also replaced the front of the building and the roof, insulated the walls and ceiling, and redid the electrical system. In order to open, they had to have a restroom. For now, they are using a large sized portable toilet, but by this spring they plan to have installed an odorless composting toilet.

"It's pretty hard living out here," Jean says. "It's nice to go home and take a real shower." But she and Alan also revel in the quiet and the loneliness.

"It's beautiful out here. At night, the stars are unbelievable. And the train going by, 'whoo whoo...' It's really cool," Jean says.

The couple repurposed much of the material from the original building, putting the corrugated metal from the old roof on the interior walls, and using wood from the old storefront to trim the windows. "We've tried to keep it as historic as it was," says Jean.

The windows themselves are original. "They leak like a sieve, but that's okay. I would rather do that than have new windows in here," Jean says. "It really is the charm of the building."

#### A PERSONALIZED SPACE

After a year of work on the building, Jean and Alan put up their "Open" sign. Silver desert-themed sculptures populate the gravel yard, and a front porch leads to an open, light-filled room with ample browsing paths winding through densely packed but thoughtfully organized shelves, tables, and racks of Jean's treasures.

"If you could put someone's personality into a physical space, this would express her," says Alan. "This is pretty much who she is."

Old fashioned toys, appliances, tools, clothes, accessories, and kitchenware can all be found in the medley. An old vacuum cleaner sits on a high shelf, its silver hose threading decoratively through the rafters. The vacuum, along with a few other cherished items, is not for sale.

"As a kid, my dad used to take us with him to thrift stores and garage sales and stuff, and

you just get the bug," explains Jean. She doesn't choose her purchases by any method of appraisal or strategy.

"I collect stuff I like," she says, "Anything that strikes my fancy." She points out a row of suitcases in various floral prints, with old-style wooden handles. "I love those old suitcases — they don't make them anymore."

Many of the items are one-of-a-kind, at least among Jean's wares. "If I sell something, then I replace it with something else," she says. "So you never know what's going to be in here."

The stock is not limited to vintage objects. Some items are just unusual things Jean likes — for example, a variety of German-made "nodders," or bobble-head toys, realistically shaped like different kinds of animals. A soap-bar sized Dachshund nods its head and wags its tail when nudged. "I love the little wiener dog," Jean says.

The store also carries drinks and snacks, including fresh-roasted coffee, sandwiches, and ice cream, as well as sundries like sunscreen. Jean keeps a notebook of suggestions and requested items — bikers embarking on multiday trips have asked for backpacking meals, and river runners ask if she will stock beer. Jean and Alan have applied for a liquor license and may have beer in the future.

"I'm here for no matter who comes by," Jean says.

#### A FRIENDLY STOP

The store opened in late September, and so far, the Murawskis have been enjoying the venture. They had expected to mostly serve river runners going to and from the put-in for Westwater Canyon but are pleased to welcome a more diverse crowd.

"I'm surprised," says Jean. "There's tourists from around the world! The first week I was open, we had people from Poland, France, Germany, Switzerland. It was just cool to hear their accents and their stories."

Customers love Jean's friendly personality.

"She's awesome," says Jason Perez, who likes to ride his motorcycle from Grand Junction, Colorado down the scenic Highway 128 to Moab. He stopped at the Buzzard's Belly to buy a V8 juice and take a break from the road. "She was very welcoming, and offered me a seat outside, and it was just great."

On previous rides, Perez had only stopped by Cisco briefly to take photos of some of the abandoned buildings and experience the eerie ghost town feel. Then he saw a sign for the store near the turn-off for 128.

"It definitely prompted me to stop this time while heading back home to Colorado. And I was pleasantly surprised, because there is so much cool stuff in there," Perez says. The store offers wi-fi in addition to snacks and restroom facilities, making it the perfect place to pause and reset on a cruise between Grand Junction and Moab.

"There's nothing between here and Fruita [other than] the gas station at Thompson Springs," says Perez. "This is the mid-way for Moab to Colorado. I'll definitely stop here again." ■



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Owner/Agent. MLS#1544106. Price: \$30,000. Call Janie 435-260-1572

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Prime Doc Allen Lot - .30 acres on West side. All utilities are stubbed to the lot, curb and gutter are in. MLS #1630078. \$132,300. Call Kevin 435-260-9890

Bliss of being away from crowds at Flat Iron Mesa Ranch Lot 19 (12.96 acres); brilliant night sky and clean air. Easy build lot should percolate well for septic system. Power & phone at frontage. \$199,000. MLS#1579822. Call Janie 435-260-1572

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**Bryon Walston** – Principal Broker / Owner 435-260-1699 | mbwalston@hotmail.com

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Tom Shellenberger – Associate Broker 435-260-1018 | moabtom41@gmail.com

Janie Tuft – Associate Broker 435-260-1572 | janietuft@yahoo.com

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MLS#1624926 | \$439,000

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DELIGHTFUL, COMPLETELY REMODELED HOME IN TOWN!

3 Bed | 1 Bath | 1,125 Sq. Ft. | 0.17 Acre

MLS#1626255 | \$339,000

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NEWLY & TASTEFULLY REMODELED GEM ON TUSHER

3 Bed | 2 Bath | 1,418 Sq. Ft. | 0.14 Acres

MLS#1621072 | \$357,000

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BUILDING LOT IN SANDSTONE ESTATES

1.52 Acres | Utilities Available | Building Plans Included

MLS#1620317 | \$189,000

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PEACEFULLY QUIET HOME ON SECLUDED

DEAD-END ROAD – 2 Bed | 1 Bath | 840 Sq. Ft. | 0.27 Acre

MLS#1617644 | \$159,000

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REDCLIFF CONDO NIGHTLY RENTAL OPPORTUNITY!

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MLS#1621394 | \$325,000

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SPACIOUS HOME IN QUIET IN-TOWN LOCATION

3 Bed | 3 Bath | 2,243 Sq. Ft. | 0.39 Acre

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BEAUTIFUL CORNER LOT IN QUIET, RURAL SETTING

0.60 Acre | Well | 2 Irrigation Units

MLS#1617160 | \$169,900

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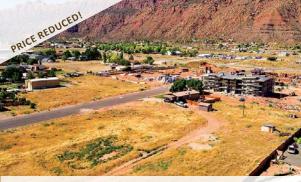
IMMACULATE, DOWNTOWN GEM ON LARGE LOT!

5 Bed | 4 Bath | 4,340 Sq. Ft. | 1.45 Acre

MLS#1619707 | \$950,000

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BUILD YOUR DREAM IN SWEET SURROUNDS! 1.20 Acres | Utilities Stubbed | Well MLS#1614656 | \$199,000 Heidi Blake - 435.260.8185



LUXURIOUS DESERT RETREAT WITH CAPTIVATING VIEWS

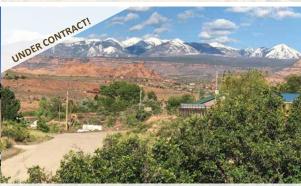
3 Bed | 3 Bath | 3,805 Sq. Ft. | 20.80 Acres

MLS#1617156 | \$1,600,000

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THE PERFECT SITE FOR YOUR FUTURE! 1.49 Acres | Power & Phone at Lot Line MLS#1614647 | \$25,000 Heidi Blake - 435.260.8185



AN INVESTMENT WITH GREAT POTENTIAL!

0.52 Acre | Utilities Available | Kalina Heights

MLS#1610700 | \$159,000

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CHARMING HOME ON A QUIET CUL-DE-SAC 4 Bed | 2 Bath | 1,570 Sq. Ft. | 0.21 Acre MLS#1618385 | \$359,000 Sue Shrewsbury - 435.260.1479



PERFECT TO LIVE IN OR GREAT INVESTMENT PROPERTY
3 Bed | 2 Bath | 1,384 Sq. Ft. | Ground Floor | Redcliff Condo
MLS#1611633 | \$349,000
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TURNKEY, UPGRADED REDCLIFF NIGHTLY RENTAL UNIT!

3 Bed | 2 Bath | 1,384 Sq. Ft. | Ground Floor

MLS#1614925 | \$369,500

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ONVENIENT OPPORTUNITY IN PRACTICAL LOCATION!

0.75 Acre | Utilities Available

MLS#1614657 | \$149,000

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INSPIRED COUNTRY LIVING WITH ENDLESS POSSIBILITIES

3 Bed | 2 Bath | 2,720 Sq. Ft. | 16.49 Acres

MLS#1615430 | \$639,900

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NEW RIM VISTAS NIGHTLY RENTAL INVESTMENT

OPPORTUNITY – 2 Bed | 3 Bath | 1,274 Sq. Ft. | Built 2018

MLS#1606147 | \$309,900

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THE PERFECT PACKAGE OF SPACE, STYLE, AND COMFORT 3 Bed | 2 Bath | 2,016 Sq. Ft. | 20 Acres | Monticello MLS#1600662 | \$399,000 Heidi Blake - 435.260.8185 & Lenore Beeson - 435.260.2135

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STUNNINGLY SERENE SANCTUARY

1.50 Acres | Power Available | Pack Creek

MLS#1592255 | \$260,000

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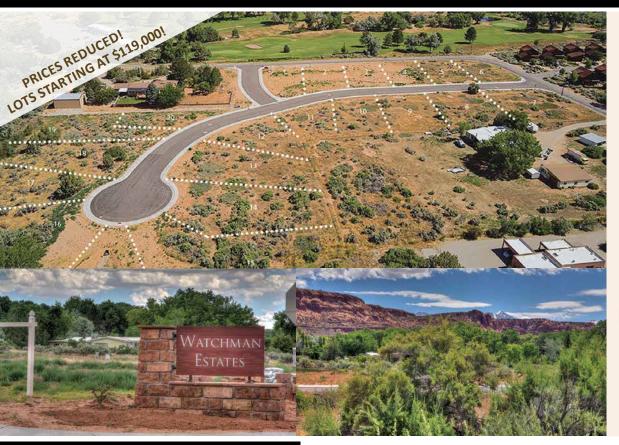
ULTIMATE SETTING, LOCATION, AND LIFESTYLE!

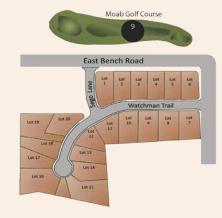
0.20 Acre | Utilities Stubbed | Moab Irrigation

MLS#1589136 | \$145,000

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# WATCHMAN ESTATES





# ADJACENT TO MOAB GOLF CLUB!

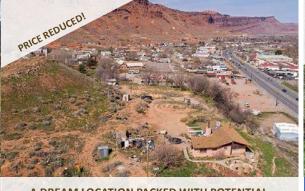
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Becky Wells, Broker/Realtor 435.260.2842 • Becky@MoabByrdCo.com







A DREAM LOCATION PACKED WITH POTENTIAL

1.17 Acre | Utilites Available | HC & RR Zoned!

MLS#1589106 | \$699,000

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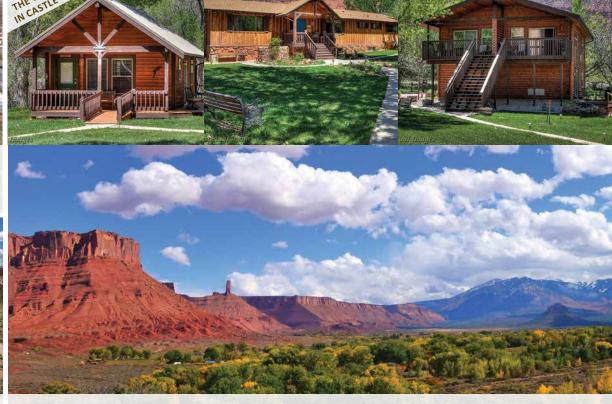


BREATHTAKING LOT WITH CAPTIVATING VIEWS

0.33 Acre | Utilities Available | Wilson Arch

MLS#1609283 | \$40,000

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CASTLE VALLEY INN BED & BREAKFAST 8 Rooms | 4.53 Acres | 8.9% Cap Rate | Water Shares MLS#1590093 | \$1,975,000 Becky Wells - 435.260.2842 & Lenore Beeson - 435.260.2135



GORGEOUS ACREAGE WITH BRILLIANT VIEWS
7.98 Acres | Utilities Available | Navajo Heights
MLS#1606160 | \$306,000
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DOWNTOWN COMMERCIAL SPACE WITH

IMMENSE POTENTIAL – 1 Bath | 1,305 Sq. Ft. | 0.11 Acre

MLS#1587590 | \$499,900

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4 Bed | 3 Bath | 3,555 Sq. Ft. | 1.29 Acre

MLS#1594501 | \$839,000

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Home: 3 Bed | 2 Bath | 1,568 Sq. Ft. | 2,901 Sq, Ft, Shop | 0.60 Acre | MLS#1636837 | \$629,000

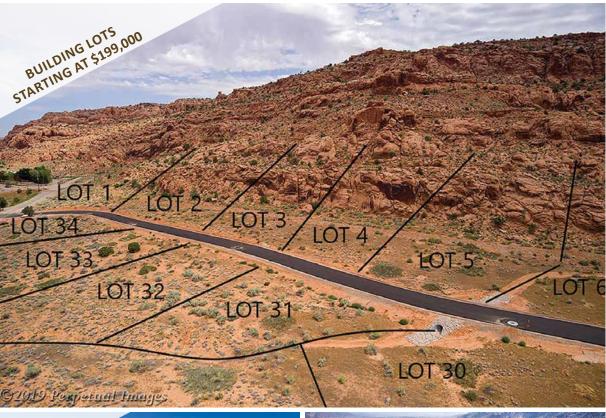
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TWIN HOME – 3 Bed | 2 Bath | 1,100 Sq. Ft. | 0.11 Acre
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HIGHWAY 191 – Moab Ice | Warehouse, House, 40+
Leveled RV Sites | 2.40 Acres | MLS#1580009 | \$5,000,000

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120 Acres | Raw Land | San Juan County

MLS#1556357 | \$ \$98,000.00

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EXCEPTIONAL VIEWS & EXCLUSIVE SURROUNDS
5.22 Acres | Power Available | Kayenta Heights
MLS#1568800 | \$95,000
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# TAMING THE TRAFFIC

Moab's busy transportation corridor, Highway 191, getting widening, drainage and safety improvements Written by Rachel Fixsen | Photos by Murice D. Miller

he Utah Department of Transportation (UDOT) and the City of Moab are getting ready to open the call for bids from contractors for a large-scale infrastructure project north of town. The entities have entered into a "betterment agreement," which allows them to share the cost of projects that should logically be completed together. UDOT will be widening the section of Highway 191 from 400 North to Highway 128, from two lanes to four lanes. At the same time, the city will be improving the storm-drainage system along that corridor, installing a sidewalk, and completing the multi-use path that follows 191.



#### STORM DRAINAGE

"Coordinating on the storm water on this particular project makes a whole lot of sense," says Chuck Williams, Moab's City Engineer. "In fact, it would be almost impossible for either UDOT to have just done theirs within their right-of-way, or for us to have just done ours outside of the right-of-way."

New storm drainage pipes will be laid down under the highway as it's being dug up and redone. The pipes will redirect water that now, during heavy rain, flows down from the rim above the valley and can leave mud and debris across the road.

"I've seen it several times in the last few years," Williams says of the flooding. "In Stewart Canyon, and some of the other nearby canyons, water came over the cliffs, picked up rocks and debris, and tumbled them down across the highway. And it doesn't have to be a very large rock for it to be a problem for a car coming at thirty miles an hour." Williams says he's seen bowling ball-sized rocks strewn across the roadway during flood events.

Settling ponds designed to catch the larger, heavier debris will be constructed above the road. The drain pipes under the road will route the water to catchment structures on a property on the west side of town, currently being acquired by UDOT to be turned over to the City for management. Storm water will be further filtered in those retaining structures and through vegetation on that property before finally being released into the wetlands in the Matheson Preserve.

#### **MORE LANES**

UDOT conducts various traffic flow studies to try to anticipate the future needs of a corridor like 191, and outlines plans far in advance. This stretch of highway has been on UDOT's radar for decades.

Kevin Kitchen is the Communications Manager for Region Four of UDOT, which includes the Moab area. "We typically have what's called a Phase I, II, and III," Kitchen explained. "It's called a long-range plan, and that basically means ten, twenty, or thirty years."

A timeline provided by UDOT shows the evolution of plans for 191 near Moab, from a public comment period in 1993 to the widening of the Colorado River Bridge in 2011.

Traffic has continued to increase in the area. Kitchen says that, according the UDOT's data, Annual Average Daily Traffic (AADT) at the north end of Moab from 2007 to 2017 increased by approximately 31%, from 9,225 to 13,440 vehicles per day.

Opposite page: The two-lane section of Highway 191 between 400 North and the Colorado River is frequently a traffic bottleneck during Moab's busy seasons. Plans are in place to alleviate the congestion by expanding the roadway to four lanes. **Top:** A downpour sends rushing water as well debris onto Highway 191 near Cermak Road in Moab. UDOT, in collaboration with other area agencies, will be improving storm drainage in the vicinity. [Photo courtesy UDOT]



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"It's really a critical corridor—because of the Colorado river and the geography of the canyons there are very few places or opportunities to get transportation through," says Kitchen. "The real challenges that Moab has are that it's become so tourist-centric, yet it's also very much a freight corridor for interstate travel. And those two are a tough combination."

The new road will have two lanes of travel in each direction, with a center turn lane and six-foot shoulders on each side of the highway. UDOT and the City hope to see construction begin in early 2020, and anticipate the project taking between a year and eighteen months to complete.

Further south, UDOT is presently busy working on a section of Highway 191 between Moab and La Sal Junction, where crews are working on various safety improvements, including wider, smoother shoulder areas, and improved guard rails.

According to UDOT, "the project aims to improve recovery for vehicles that wander from the travel lanes by excavating into existing rock cuts and upgrading barrier to new standards or removing barrier where slopes can be leveled."

#### FIXING THE BOTTLENECK

The planned construction of four lanes in Moab will of course cause disruption and delays, but the payoff will be improved traffic flow both for drivers leaving and entering town from the north side, and for patrons of businesses along that stretch of the highway.

Nate Woods is a manager-in-training at Raven's Rim Adventure Tours, which is head-quartered on the east side of 191 between 400 North and 128. "We're all stoked about the widening project," Woods says of the staff at Raven's Rim. "If anything, we're excited just to be able to make left turns out of our parking lot. It's usually a nightmare."

The traffic affects clients as well as employees. "We often have guests that are late for their tours, simply because the traffic is so backed up all the way to Denny's," Woods says.

Traffic engineers foresee freer-flowing movement with the extra lanes. UDOT's official statement of expectations claims, "The widening of U.S. Highway 191 is anticipated to greatly improve mobility of multiple modes in this area and also provide long needed infrastructure improvements that will aid the city in preparing for any future growth."

Williams has similar expectations for the project's effect on traffic flow. "I'm not saying it will never be slow-moving with four lanes," he says. "But we're going to double the capacity of that roadway section to carry cars. I believe it will definitely improve it."

**Top:** On Highway 191 between Moab and La Sal Junction, work is ongoing on various safety improvements, including wider, smoother shoulder areas, and improved guard rails. **Bottom:** The intersection of Highway 191 and 500 West in Moab. The highway in this area will be widened to four lanes, which some residents of 500 West hope will reduce the volume of traffic that uses their street as a bypass.



"ACCORDING UDOT'S DATA, ANNUAL AVERAGE DAILY TRAFFIC (AADT) AT THE NORTH END OF MOAB INCREASED BY APPROXIMATELY 31%, FROM 9,225 TO 13,440 VEHICLES PER DAY, FROM 2007 TO 2017."



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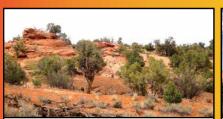
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with 2 water wells. Views of the La Sal Mts & Redrocks.



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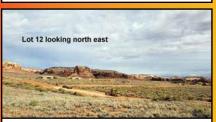
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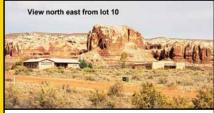


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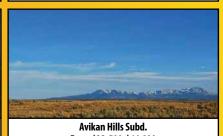


#1575304 / \$55,000
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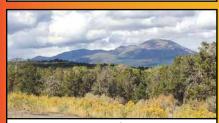
#1603183 / \$49,500

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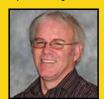


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#1639611 / \$409,000 Nightly Rental Unit with views of the Redrocks & La Sals. Totally furnished - 3 bed 2 bath Redcliff Condo. in excellent condition. Good income with pool & amenities



#1587065/\$450,000 Spacious & bright, 3 bed, 2 bath + loft, nestled against P-J forest on shoulders of La Sals, stunning views over Canyonlands to the Abajos & Henrys.



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#1628525 / \$299,500 Walk to school, churches, park & pool from this in town location, 2 bed 2 bath home on 0.20 acre lot. Bonus room & cozy family room. Abundant storage areas.



#1609245 / \$208,000 1.28 Acres with income potential in Monticello. 6-8 existing spaces for mobile homes. Zoned Light Commercial. The site built, cinder block shed stays with the property.



#1524620 / \$190,000 Once was a 10-bd room & manager apt. Motel. This 1926 Italian Brick building has 2-car garage, shed with basement, two 2,000 gal. septic tanks, propane heat, built needs TLC.



#1623398/\$535,000 New Custom Home—3 bed 2 bath. Close to Millcreek Parkway & high school. Tile/carpet flooring. Jetted tub, SS appliances. Excellent neighborhood.

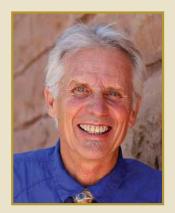


#1635489/\$149,500 Tasteful Upgrades throughout—3 BD 1BA home on 0.27 acre with 1 share of irrigation water. Room for RV, garden or other toys. Quiet neighborhood. Great family home.

## Abh Moab!



Nancy Fitzgerald
Realtor
435.260.7327
nancyfitzmoab@gmail.com



Kevin Fitzgerald
Realtor
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# Calendar of Events







#### November

16 Dead Horse Ultra | ultrasignup.com

**17-29 Star Parties** | Dead Horse Point State Park stateparks.utah.gov/parks/dead-horse/events | 435-259-2614

26 David Archuleta Christmas Tour | Star Hall | davidarchuleta.com

#### 28 WabiSabi 15th Annual Thanksgiving Dinner

Grand Center | wabisabimoab.com/communitythanksgiving

#### December

**6 Christmas Tree Lighting** 

6-7 MARC Holiday Arts & Crafts Fair | moabrecreation.org/27/Arts

7 Electric Light Parade | 435-259-7814

**7 Winter Sun Community Dinner** | Moonflower co-op | 435-259-5712

7 Winter Sun Run 10K | www.madmooseevents.com

24 Christmas Eve

25 Christmas Day

31 New Year's Eve

#### January

1 New Year's Day

25 Arches Ultra | www.madmooseevents.com

All listings subject to change. Moab Area Real Estate Magazine does not guarantee these listings. To submit your event to future calendars email andrewmirrington@gmail.com.



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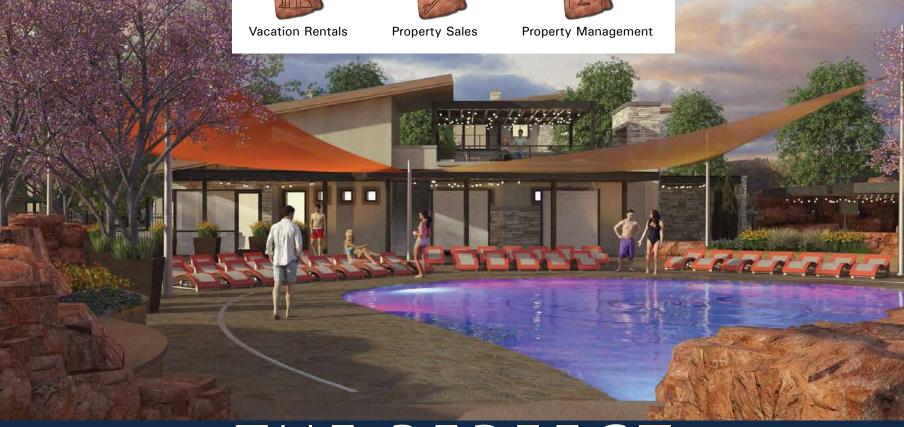
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# Welcome to Moab!

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

#### MOAB

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

#### MOAB CITY NUMBERS

All Emergencies: 9-1-1 Police: 259-8938 Fire Dept.: 259-5557 City Hall: 259-5121 Post Office: 259-7427 Library: 259-1111

Chamber of Commerce: 259-7814 City Planning Dept.: 259-5129 City Recreation Dept.: 259-2255

#### **GRAND COUNTY NUMBERS**

Sheriff: 259-8115

Grand County School District: 259-5317 County Clerk (Voter Reg.): 259-1321 County Assessor: 259-1327 County Administrator's Office: 259-1346

County Recorder: 259-1332 County Treasurer: 259-1338

Building/Development Permits: 259-1343

Building Inspector: 259-1344 Economic Development: 259-1248 Travel Council: 259-1370 Recycling Center: 259-8640

#### **UTILITY CONTACTS**

City of Moab: 259-5121

Dominion Gas: 719-2491 or 719-2490 Rocky 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

#### **LOCAL SHUTTLES**

Coyote: 259-8656

Porcupine Shuttle: 260-0896

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

#### 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 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

#### 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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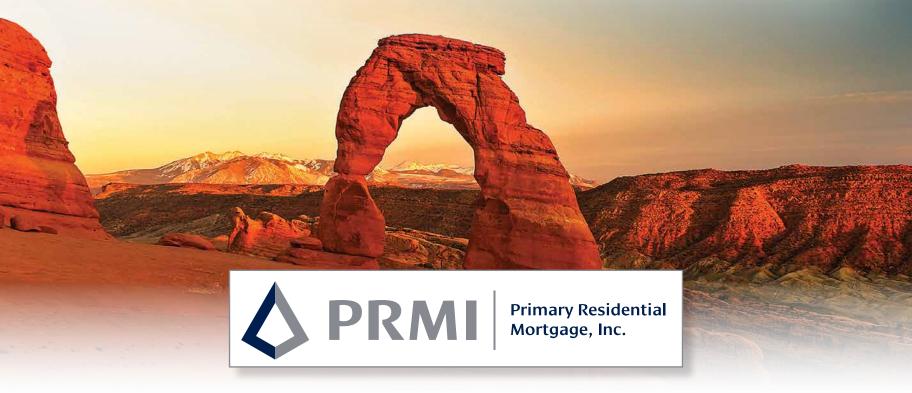
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Britt Barton
Division Manager
NMLS #297406

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Merri Shumway Loan Officer NMLS #1162925

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