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Volume 9, Issue 9

MOAB AREA realtate MAGAZINE

OCTOBER–NOVEMBER 2025



Music for the people
Moab Folk Festival returns for its 23rd year

Also inside... The area's most complete real estate listings | Women celebrate 'community, creativity and connection'



Lovely brick home on spacious corner lot
MLS#2074164 | \$950,000
Moab Premier Properties (See page 41)



Sophisticated getaway
MLS#2105759 | \$2,375,000
Berkshire Hathaway HomeServices (See page 21)



Home with nightly rental and large garage
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Realtypath (Moab) (See page 12)

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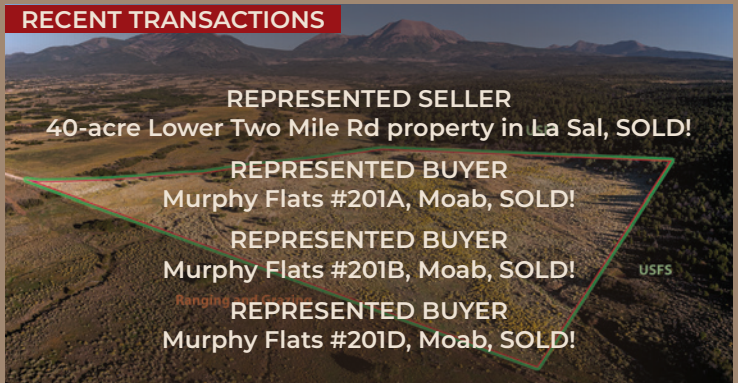


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REPRESENTED BUYER
Murphy Flats #201D, Moab, SOLD!

Table of Contents

OCTOBER–NOVEMBER 2025



Moab Folk Festival returns for its 23rd year 14



‘Celebrating community, creativity and connection’ 34

Directory of Services 46

Real Estate Listings:

Wells Land & Real Estate	2
Summit Sotheby's International Realty	4
eXp Realty	11
Realtypath (Moab)	12
Berkshire Hathaway HomeServices.....	20
Moab Premier Properties	41
Arches Real Estate.....	43

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Magazine front cover: *Fan favorite and previous Moab Folk Festival “people’s choice” winner, singer-songwriter Darrell Scott, returns to this year’s festival, taking place November 7-9.* [Courtesy of Moab Folk Festival]

Top: *Yonder Mountain String Band is this year’s headliner at the Moab Folk Festival.* [Courtesy of Moab Folk Festival]

Bottom: *Moab artist Lizzie Jones displayed her acrylic paintings at the Moab Women’s Festival’s “Decompress Fest” in September.* [Photo by Rachel Fixsen]

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57 E Center Street, #2, Moab
2 BD | 2 BA | 1,095 SF | \$850,000



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4 BD | 3 BA | 2,704 SF | \$800,000



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3686 S Spanish Valley Drive, #U3, Moab
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Continued



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3 BD | 2 BA | 1,332 SF | \$565,000



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3 BD | 2 BA | 1,690 SF | \$545,000



630 North 500 West, Moab
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466 W Wingate Avenue, Moab
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*2781 South Roberts Drive
Moab*
3 BD | 2 BA | 1,320 SF | \$500,000



*414 West Park Drive
Moab*
3 BD | 2 BA | 1,850 SF | \$499,000



*11850 South Highway 191
#B5, Moab*
1 BD | 1 BA | 2,250 SF | \$480,000



*343 S Tusher Street
Moab*
3 BD | 2 BA | 1,148 SF | \$470,000



*1281 E Holyoak Lane
Moab*
3 BD | 2 BA | 1,440 SF | \$467,000



*127 Birch Avenue
Moab*
2 BD | 1 BA | 1,080 SF | \$379,000



*443 Kane Creek Boulevard
#A104, Moab*
1 BD | 1 BA | 608 SF | \$299,500



*1575 South Rocky Road
Moab*
2 BD | 1 BA | 960 SF | \$295,000



1371 N Highway 191, Moab | 2.75 Acres | \$2,950,000



1880 Skyline Drive, Moab | 2.05 Acres | \$850,000



4551 S Spanish Valley Drive, Moab | 5.07 Acres | \$815,000



1261 South Highway 191
Moab
0.52 Acres | \$450,000



262 Pope Lane, Castle Valley
Castle Valley
4.2 Acres | \$435,000



95 Bailey Lane
Castle Valley
6.75 Acres | \$357,000



297 Holyoak Lane
Castle Valley
4.62 Acres | \$295,000



366 S Joe Wilson Drive
La Sal
1.1 Acres | \$230,000



300 S Pack Creek Road, #5
Moab
1.5 Acres | \$198,000



17 N Porcupine Lane, #15B
La Sal
5.04 Acres | \$135,000



201 La Sal Road
La Sal
4 Acres | \$125,000



112 E Maddison Avenue
La Sal
3.98 Acres | \$99,900



Legacy Fields Lots
La Sal
Priced at \$48,500

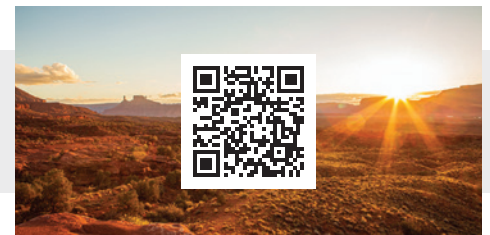
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Character Like No Other



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279 Park Road, Moab

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2271 S Rio Verde, Moab

4 BD | 3 BA | 2,704 SF | \$800,000



Susan Shrewsbury

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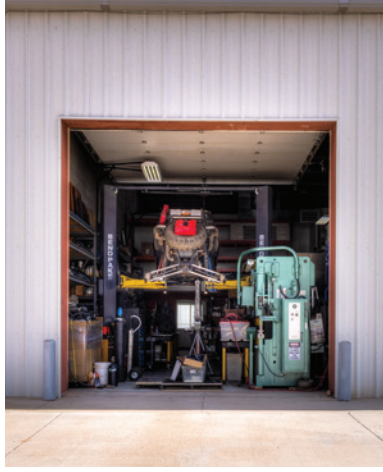
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PERFECTLY LOCATED OVERNIGHT UNIT

3764 Prickly Pear Circle, Unit 5-A6, Moab

3 BD | 3 BA | 1,562 SF | \$630,000

SPACIOUS AND UPDATED TWIN HOME

127 Birch Avenue, Moab

2 BD | 1 BA | 1,080 SF | \$379,000



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Power and fiber optic stubbed to lot.

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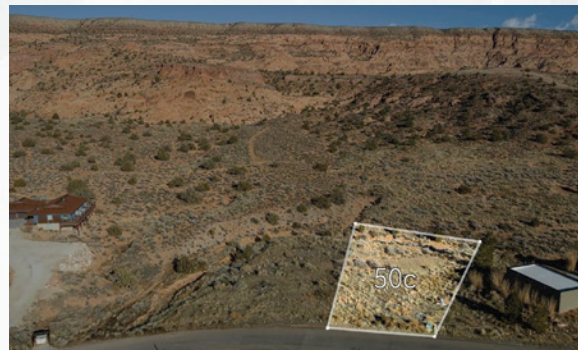


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Classic investment property
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6 trailer spaces with 4 owned trailers / 1,231 sq ft house
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Zoned C4 / Next to McDonald's

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NEW PRICE



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NEW LISTING



FULLY FINANCEABLE

MLS#2097436 / \$499,500
3 bed 2 bath / 1577 sq ft / Moab

NEW LISTING



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MLS#2097635 / \$299,000
2 bed / 2 bath / 1346 sq ft / Monticello

NEW LISTING



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MLS#2111719 / \$699,000
3 bed / 3 bath / 2515 sq ft / Moab

NEW LISTING



SPACIOUS BACKYARD WITH FRUIT TREES

MLS#2100383 / \$329,000
4 bed / 2 bath / 2970 sq ft / Monticello

Music FOR THE PEOPLE

Moab Folk Festival returns for its 23rd year

Written by Sharon Sullivan





With pleasant fall temperatures settling in to southeastern Utah, it can be an ideal time to enjoy some outdoor live music. One such opportunity is the annual Moab Folk Festival which, this year, takes place November 7-9, primarily at the Center Street Ballpark, with a couple of indoor evening concerts occurring, too, at historic Star Hall.

Former Moab resident Melissa Schmaedick founded the music festival in 2003; and, two years later the nonprofit Friends of the Moab Folk Festival was established with the goal of expanding its programming to include not only a weekend of outdoor music, but also school assemblies for local children; the Moab Free Concert Series, and a week-long folk camp for aspiring and established musicians.

Friends of the Moab Folk Festival Director Cassie Paup is excited about this year's music lineup. She's bringing back a

few festival favorites – “people’s choice” winners from previous years, such as singer-songwriter Darrell Scott, and the band Elephant Revival – as well as a number of artists new to the festival, like Crys Matthews, who will perform on Saturday at the ballfield.

Paup heard Matthews perform at this year's Folk Alliance International Conference – the largest gathering of folk musicians and music industry professionals in the world. Paup attends the conference each year, where she previews

artists – legendary pros, as well as rising stars, who are showcased at the conference, for ideas on who to invite to Moab. Matthews won “Artist of the Year” at the 2024 International Folk Music Awards ceremony, and in 2022, her song *Changemakers* won “Song of the Year” at the awards ceremony. Additionally, Matthews won the Grand Prize for NewSong Music and Performance Competition at the Lincoln Center in 2017. She's been called “a bright star among the new generation of social justice music makers.”

Top: Nick Shoulders performing at the Moab Folk Festival in 2024. [Top photo and facing page photo by Max Haimowitz/Desert Trip Productions]



Paup also booked Seth Walker this year after listening to him perform at the Folk Alliance conference. Walker is an Americana artist, whose music contains elements of blues, rock, soul and jazz. He grew up on a Quaker commune in North Carolina, where every evening his musician parents would teach him classical music, a foundation that he says has served him well.

"Seth Walker is an artist that gets everyone smiling. Their hearts open from his performance," Paup says. "I've wanted to bring both artists (Matthews and Walker) for a while."

The music kicks off Friday evening with Darrell Scott, who will perform both Friday

and Saturday evenings at Star Hall. A five-piece harmony band called Mother Tree will open for Scott on Friday, while Colorado-based musician Emily Scott Robinson will open the show on Saturday evening.

Darrell Scott plays both guitar and piano, and has been named "Songwriter of the Year" twice – by the Nashville Songwriters Association International, and by the American Society of Composers, Authors, and Publishers. Additionally, Scott has been nominated for a Grammy award on four occasions – twice for songs he penned, and twice as a performing artist. He is also a Nashville Songwriter Hall of Fame nominee.

Left, top to bottom: Crys Matthews, Emily Scott Robinson, Seth Walker [Photos courtesy of Moab Music Festival / Walker photo courtesy of Parker-Pfister] **Above:** Langhorne Slim at a previous festival. [Photo by Emily Klarer]



His new cover album, *The New Modern Hymns*, features songs written by legendary artists like Guy Clark, Joni Mitchell, Kris Kristofferson, and Leonard Cohen – “heroes and sheroes” – who Scott says he wanted to honor. Concertgoers will likely hear a few of those songs at Star Hall.

Saturday’s headliner at the ballfield is one of Colorado’s most beloved folk bands, Elephant Revival – a collection of multi-instrumentalists who blend elements of Celtic, Americana, Folk, and Indie Art Rock into their music.

Opening the festivities on Saturday will be the North Carolina-based trio, Tenasi, a band that performs its Appalachian-influenced music worldwide, while also learning other cultures’ music along the way. In 2025, Tenasi won an International Endowment of the Arts grant to help fund their travels sharing and learning music from around the world. The band is comprised of Mary Lucey, who sings, plays bass and

Top: *Elephant Revival* [Photo by Glenn Ross]

Bottom: *Della Mae* [Photo by Laura Schneider]



clawhammer banjo, renowned dobro player Billy Cardine, and singer and guitarist Anya Hinkle.

The weekend also includes two all-female groups – the bluegrass-inspired Della Mae, which includes two-time Grand National Fiddle Champion Kimber Ludiker, Avril Smith performing lead guitar and mandolin, and bass player Vickie Vaughn,

a two-time International Bluegrass Music Association “Bass Player of the Year.”

The other all-female band is Big Richard, a group of independent musicians who came together to perform in 2021 to help out a friend who realized at the last minute he needed a female act to round out a gig he was promoting. The women had so much fun playing together that

night, that they decided to stay together as a band. Since then, the group, who performs its own style of old-time music, have performed at multiple music festivals, and have been featured on NPR and PBS.

The festival’s Gospel Hour will get things going on Sunday, with various main stage artists joining forces for an hour of “inspirational” music, says Paup.

Closing out this year’s festival on Sunday is Yonder Mountain String Band, a group that has performed at the renowned Telluride Bluegrass Festival on 23 occasions. Yonder Mountain was inducted into the Colorado Hall of Fame last year. And in 2008, the band “opened for Barack Obama,” after being invited to perform at the Democratic National Convention in Denver.

Throughout the weekend at the ball-field various vendors will be selling unique clothing, handcrafted jewelry, locally-made herbal products, artwork and more. As always, Aardvark Guitars from Torrey, Utah, will be there with an array of vintage musical instruments.

A half-dozen different food trucks will also be on site, as well as craft beer for sale from festival sponsor Bohemian Brewery.



Top left: Festival crowd in 2024. [Photo by Max Haimowitz/Desert Trip Productions] **Top right:** Sam Bush was the 2024 festival’s headline performer. [Photo by Max Haimowitz/Desert Trip Productions] **Bottom:** One of the festival’s long running traditions involves local strings and band students playing with and learning from festival musicians. [Photo by Jason Strother]

Master violinist and Yonder Mountain fiddle player Coleman Smith will also be at the festival with his Camp Coletrain – a mobile music workshop based out of Buena Vista, Colorado.

Paup says families will definitely want to visit this youth-focused activity during the weekend.

The week prior to the weekend festival musicians perform free concerts for Grand County schoolchildren, and teach music lessons for string and band students. It's a long-standing tradition the schools look forward to, says Kari Bernard, the Principal at Margaret L. Hopkin Middle School. "Students learn a couple of songs, and the stories behind the pieces," she says. "I've seen students fall in love with music because of this opportunity the festival provides for our students."

Other free community events include morning workshops held at Star Hall, prior to the ballpark gates opening on Saturday and Sunday. This year's workshops include an interview with Darrell Scott on Saturday, while Sunday's event features a singer-in-the-round presentation by Cosy Sheridan, Crys Matthews and Emily Scott Robinson.

The Moab Folk Camp, founded by Sheridan and the late T.R. Ritchie, takes place the week leading up to the festival. The camp is a week of adult music education taught by various festival artists. "Campers" come for instruction in voice and performance, songwriting, bass, guitar, and harmony singing. There's also instruction in beginning ukulele, banjo, mandolin, and guitar, plus advanced guitar. While teachers change from year to year – depending on who's performing at the festival that year – many of the "campers" seeking instruction come back every year, Sheridan says.

All of the camp instructors perform a free concert on Monday, the week of the folk camp. The concert provides a "snippet" of what concertgoers will experience during the festival, says Sheridan. The free event takes place at the Moab Arts and Recreation Center at 7 p.m., and is open to the public. ■

To purchase tickets to the Moab Folk Festival, or for more information visit:
moabfolkfestival.com/schedule

Top to bottom: Tanasi [Photo by Gen Kogure]
 Big Richard [Courtesy of Jason Innes Photography]
 Twisted Pine performing in 2023 [Photo by Jason Strother]





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MOAB LIVING IS MOAB LUXURY

Thank you all so much for joining us at this year's Block Party! It was an amazing event, with great music, food, drinks, and YOU! We can't wait to do it again.

f @MoabLiving



MASTERPIECE OF MODERN LUXURY

284 W McGill Blvd
 7 BD | 4.5 BA | 4,664 SF | 0.54 AC
 \$1,395,000 | MLS 2075829



STUNNING NEW BUILD

2235 Salida Del Sol
 4 BD | 3 BA | 3,141 SF | 0.40 AC
 \$1,475,000 | MLS 1988424



SKY RANCH

273 Mustang Dr
 4 BD | 3.5 BA | 2,634 SF | 2.13 AC
 \$2,450,000 | MLS 2073631



SERENITY AND SOLITUDE

70 Desert Solitaire Rd
 2 BD | 2.5 BA | 3,805 SF | 20.80 AC
 \$1,850,000 | MLS 2097429



PICTURE PERFECT IN THE PRESERVE

812 N Palisade Dr
 3 BD | 2 BA | 1,686 SF | 0.23 AC
 \$825,000 | MLS 2107294



THE DESERT'S RIPARIAN SOUL

1389 Powerhouse Ln
 2 BD | 1 BA | 1,159 SF | 24.76 AC + Guest House
 \$4,995,000 | MLS 1970590



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2195 Salida Del Sol
3 BD | 3 BA | 2,860 SF | 0.36 AC
\$1,395,000 | MLS 2070837



A DEVELOPERS DREAM!
3885 Maynard Ln
3 BD | 3.5 BA | 2,957 SF | 15.58 AC
\$3,499,900 | MLS 1978420



SOPHISTICATED GETAWAY
1261 N Main Rubicon Trl R-1
3 BD | 2.5 BA | 2,944 SF | 0.32 AC
\$2,375,000 | MLS 2109759



ESCAPE TO YOUR DESERT RESORT
100 S Joe Wilson Dr
5 BD | 4 BA | 5,118 SF | 5.25 AC
\$2,690,000 | MLS 1886028



SPACIOUS HOME IN GREAT NEIGHBORHOOD
1065 Bowling Alley Ln
5 BD | 2 BA | 1,820 SF | 0.28 AC
\$580,000 | MLS 2106038



OLD TOWN CHARMER & RENTALS
195 East 200 North
3 BD | 3 BA | 1,593 SF | 2.03 AC
\$955,000 | MLS 1886995



PEACEFUL DOWNTOWN LIVING
454 East 100 North
2 BD | 2 BA | 1,232 SF | 0.23 AC
\$395,000 | MLS 2089649



SOLID BRICK RAMBLER IN PRIME LOCATION
491 Mountain View Dr
4 BD | 3 BA | 2,303 SF | 0.22 AC
\$530,000 | MLS 2103087



BED & BREAKFAST LICENSE
1039 Pack Creek Dr
3 BD | 2 BA | 1,264 SF | 0.21 AC
\$579,000 | MLS 1985378



ENDLESS POTENTIAL
567 South 400 East
4 BD | 2 BA | 1,950 SF | 0.48 AC
\$625,000 | MLS 2063854



VALLEY VIEWS
1018 S Valley View Ct
5 BD | 2.5 BA | 1,900 SF | 0.16 AC
\$775,000 | MLS 2098478



WILSON ARCH COTTAGE
10 Pioneer Dr
2 BD | 1 BA | 920 SF | 0.33 AC
\$399,000 | MLS 2111733

MURPHY FLATS



ONE BEDROOM UNITS STARTING AT \$260,000



Your home, your way in an elevated community with amazing views, access to hiking trails, a dog park, community garden and - close to the center of town!

KANE CREEK CONDOS



ONE AND TWO BEDROOM UNITS STARTING AT \$275,000



Live and play in Moab! Just minutes away from Moab's trails and downtown, these units offer stunning red rock views, modern finishes, private patio, and easy-access to adventure!

COUGAR CANYON

10 private acres perched above Mill Creek Canyon with sweeping views of the La Sal Mountains, Moab Rim, and Canyonlands. This fully furnished 3-bed, 2.5-bath contemporary farmhouse features modern comforts, a granite kitchen, cozy fireplace, and expansive decks for sunrise and sunset. Complete with well water, fiber internet, RV hook-ups, and shared access to 250+ acres of community land— your Moab Desert and La Sal Mountain recreational paradise!

12343 Sand Flats Rd
3 BD | 2.5 BA | 1,692 SF | 10.00 AC
\$897,000 | MLS 2087124



EQUESTRIAN'S DREAM
9 Chamisa Ln - Castle Valley
1 BD | 1 BA | 600 SF | 5.02 AC
\$640,000 | MLS 2099349



ADORABLE ACRE
3593 E Kerby Ln
3 BD | 2 BA | 1,352 SF | 1.00 AC
\$645,000 | MLS 2107283



CHARMING REMODELED BUNGALOW
276 Opal Ave
3 BD | 2 BA | 1,125 SF | 0.17 AC
\$525,000 | MLS 2107728



STUNNER ON THE PARKWAY
329 E Pueblo Ct
2 BD | 2.5 BA | 1,212 SF
\$550,000 | MLS 2108403



PERFECTION IS IN THE DETAILS
48 W Jennah Ct
2 BD | 2 BA | 1,872 SF | 2.63 AC
\$979,000 | MLS 2081095



DOWNTOWN CHARM
232 East 100 South
2 BD | 1 BA | 2,005 SF | 0.16 AC
\$665,000 | MLS 2064216



COTTONWOOD CONDOS

Centrally located in the heart of Moab, the Cottonwood Condos offer a rare opportunity to enjoy quiet in-town living with convenient access to renowned outdoor adventure destinations. Relax from your private patio under the cottonwood trees or take to the trails right from your doorstep! Each unit is thoughtfully designed with high-end finishes and open-concept layouts, each room illuminated with beautiful natural light. The perfect basecamp for those who seek luxury living and expansive access to adventure!

1, 2 & 3 BEDROOM UNITS AVAILABLE



LIONSBACK RESORT

A stone's throw from laid-back Moab. Now Offering 2 & 3 Bedroom Casitas, and the 4 Bedroom Spire. Short-Term Rental Zoning.

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RESORT POOL COMING FALL OF 2025





HIGH DESERT BEAUTY
3239 Carroll Dr | Home Site
1.28 AC | \$295,000 | MLS 2067871



THOMPSON SPRINGS LOT
68 N King St | Rural Residential Parcel
2.22 AC | \$149,000 | MLS 2110170



WHITE HORSE LOTS
Lot 18 | 0.50 AC | \$225,000 | MLS 1864162
Lot 12 | 0.50 AC | \$225,000 | MLS 2096482



AMONG THE ROCKS
3529 E Arena Roja | Home Site
0.44 AC | \$299,000 | MLS 2087627



BUILD IN SOLANO VALLEJO
3324 E Arena Roja | Home Site
0.36 AC | \$260,000 | MLS 2095323



NEIGHBORHOOD COMMERCIAL LOT
656 West 400 North | Commercial Land
0.37 AC | \$625,000 | MLS 2098121



PRIME DEVELOPMENT OPPORTUNITY
1431 Arnel Ln | Commercial Land
4.86 AC | \$2,950,000 | MLS 2092836



LOCATION, LOCATION, LOCATION!
67 South 100 West | Commercial Land
1.02 AC | \$2,400,000 | MLS 2080398



OPPORTUNITY ABOUNDS
Commercial Lodging Acreage
4.67 AC | \$2,575,000 | MLS 2016046



65 ACRES WITH RUNWAY
La Sal Junction
65 AC | \$995,000 | MLS 2071834



WILSON ARCH - PHASE 2
73 Parcels, Fully Platted & Engineered
147 AC | \$1,359,000 | MLS 1973471



WILSON ARCH COMMERCIAL
5 Commercial Lots
2.16-5.68 AC | \$163,000-\$245,000



WILSON ARCH RESIDENTIAL
33 W Austin Ct
1.16 AC | \$64,900 | MLS 2115378



RECREATION & RELAXATION

Your perfect Moab getaway! This thriving short-term rental sits on a full acre with mature trees, lush roses, and stunning red rock views. With 5 bedrooms, 4 baths, a chef's kitchen, home theater/barroom, hot tub, fire pit, and RV/toy parking, it's built for fun, comfort, and unforgettable memories.

98 E Mt Peale Dr
5 BD | 4 BA | 3,434 SF | 1.00 AC
\$1,500,000 | MLS 2074833



CASTILLO BY GOLF COURSE
3418 E La Camino
3 BD | 2 BA | 1,408 SF
\$650,000 | MLS 2073732



REFINED TOWNHOME ON THE GREEN
3392 E La Camino
2 BD | 2 BA | 1,502 SF
\$625,000 | MLS 2107422



VILLAGE CAMP RV LOTS!
1261 N Main Rubicon Trl M-18
0.08 AC | \$259,000 | MLS 2084545
1261 N Main Rubicon Trl M-19
0.08 AC | \$259,000 | MLS 2097836



POOLSIDE AT ENTRADA
429 North 600 West
4 BD | 3 BA | 2,261 SF
\$974,900 | MLS 2074490



RIM VILLAGE VISTAS 9A1
3862 Desert Willow Cir 9A1
3 BD | 2.5 BA | 1,520 SF
\$675,000 | MLS 1970819



COTTONWOOD COTTAGE
168 South 100 West
2 BD | 1 BA | 870 SF | 0.17 AC
\$695,000 | MLS 2079041



DREAM GETAWAY AT SOLANO VALLEJO

3354 E Fairway Loop
2 BD | 2 BA | 1,160 SF
\$625,000 | MLS 2071924



POOL-SIDE AT SOLANO VALLEJO

3253 E Fairway Loop
3 BD | 2 BA | 1,343 SF
\$625,000 | MLS 2058923



ADORABLE SOLANO VALLEJO VILLA

3246 E Fairway Loop
2 BD | 2 BA | 1,160 SF
\$645,000 | MLS 2068606



RIM VILLAGE N2

3686 S Spanish Valley Dr N2
3 BD | 2 BA | 1,551 SF
\$769,000 | MLS 2098239



RIM VILLAGE W4

3686 S Spanish Valley Dr W4
3 BD | 2 BA | 1,551 SF
\$699,000 | MLS 2080730



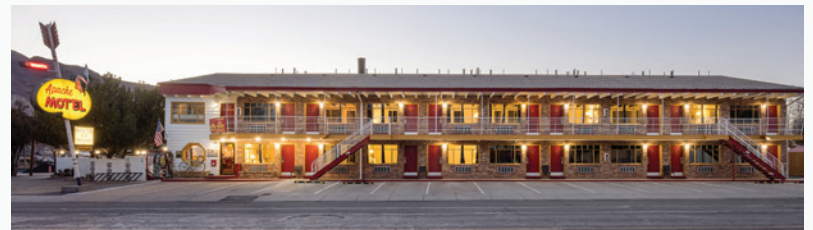
RIM VILLAGE Y1

3686 S Spanish Valley Dr Y1
3 BD | 3 BA | 1,551 SF
\$775,000 | MLS 2093720

APACHE MOTEL NOW OFFERED AT \$5,750,000

Saddle up to the Apache Motel, Moab's most iconic boutique motel. 34 rooms, including the John Wayne suite—where your guests can stay where John Wayne stayed! An ultra-modern build in 1955, this registered historic landmark was the home for Hollywood's Classic Western's elite and is now the retro-modern motel on the path to Sand Flats Recreation Area servicing bikers, jeepers, weary travelers, and National Park enthusiasts.

34 ROOMS | 15,483 SF | 0.95 AC



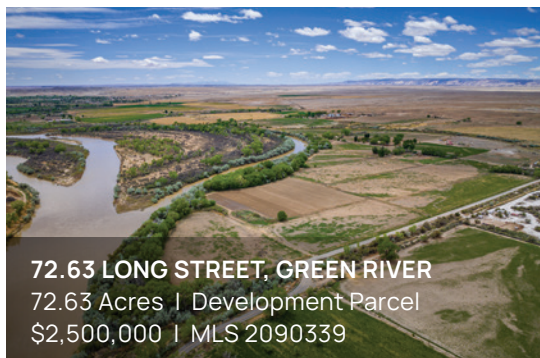


4123 HEATHER LANE

3 BD | 3.5 BA | 2,829 SF | 0.50 Acres
\$1,185,000 | MLS 2108277

In the prestigious White Horse neighborhood, this refined retreat features three en-suites with private patios and a spa-inspired primary suite with cedar sauna. A vaulted great room with stone fireplace and a chef's kitchen of sandstone countertops and a massive island create timeless sophistication. Complete with a den, three-car garage, and sunset-view patios, this home defines elevated Moab living.

Angela Houghton (435) 260-0700



72.63 LONG STREET, GREEN RIVER

72.63 Acres | Development Parcel
\$2,500,000 | MLS 2090339

Kim Kirks (801) 369-9184



1521 S HIGHWAY 191

1,546 SF Shop with Office | 0.89 Acres
\$1,100,000 | MLS 1887028

Jessiqua Zufelt (435) 210-1171



2331 MESA RD. D-12 / 2331 MESA RD. D-5

3 BD | 2.5 BA | 1,610 SF | \$929,000 | MLS 2110349
3 BD | 2.5 BA | 1,610 SF | \$849,000 | MLS 2114864

Nikole Andersen (801) 750-5280



3287 E FAIRWAY LOOP

2 BD | 2 BA | 1,160 SF
\$619,000 | MLS 2092306

Nikole Andersen (801) 750-5280



684 W BLUE MOUNTAIN, MONTICELLO

2 BD | 2 BA | 1,643 SF | 6.00 Acres
\$599,900 | MLS 2068012

Janet Thomas (435) 760-0316



542 W HALE AVE

2 BD | 2 BA | 1,185 SF
\$549,000 | MLS 2094945

Nikole Andersen (801) 750-5280



IMPROVED PRICE

460 BOWEN CIRCLE

3 BD | 2 BA | 1,196 SF
\$469,000 | MLS 2097520

Kim Kirks (801) 369-9184
Nikole Andersen (801) 750-5280



112 S COTTONTAIL AVE, LA SAL

39 Acres
\$450,000 | MLS 2108731

Angela Houghton (435) 260-0700

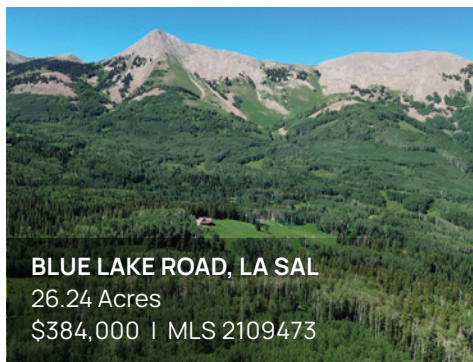


443 KANE CREEK BLVD. #B-301

2 BD | 1 BA | 716 SF
\$385,000 | MLS 1980770

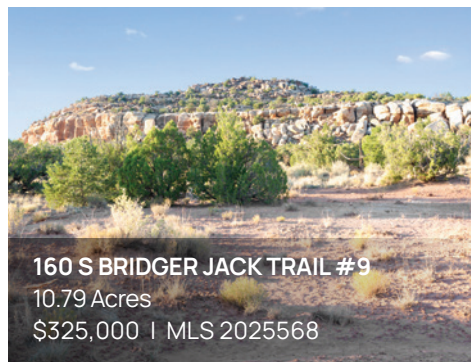
Nikole Andersen (801) 750-5280





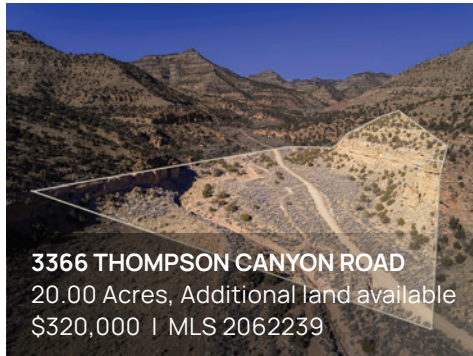
BLUE LAKE ROAD, LA SAL
26.24 Acres
\$384,000 | MLS 2109473

Kim Kirks (801) 369-9184



160 S BRIDGER JACK TRAIL #9
10.79 Acres
\$325,000 | MLS 2025568

Kim Kirks (801) 369-9184



3366 THOMPSON CANYON ROAD
20.00 Acres, Additional land available
\$320,000 | MLS 2062239

Kim Kirks (801) 369-9184



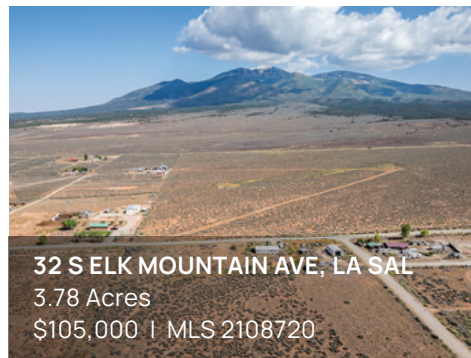
127 FLAT IRON MESA ROAD
9.23 Acres
\$265,000 | MLS 2015591

Kim Kirks (801) 369-9184



11.96 LONG STREET, GREEN RIVER
11.96 Acres | A-1 Zoning
\$250,000 | MLS 2090353

Jessiqua Zufelt (435) 210-1171



32 S ELK MOUNTAIN AVE, LA SAL
3.78 Acres
\$105,000 | MLS 2108720

Angela Houghton (435) 260-0700



TRACT A & D, MONTICELLO
0.35 Acres | \$59,900 | MLS 2017961
0.39 Acres | \$66,900 | MLS 2017963

Janet Thomas (435) 760-0316



225 N BOBBIE LANE, LA SAL
1.01 Acres
\$47,500 | MLS 2059391

Kim Kirks (801) 369-9184



Nikole Andersen
(801) 750-5280
NikoleAndersen@bhhsutah.com



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Broker



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Property
Manager



Shauna Williams REALTOR®
(641) 638-1157
Shauna.Williams@bhhsutah.com



**BERKSHIRE
HATHAWAY**
HOMESERVICES

UTAH
PROPERTIES



Heidi Blake
435-260-8185



Landen Walker
435-260-2801



Kali Bisco
435-260-9906



Reina Every
435-260-1542



Jacque Gustafson
801-870-4228



Valerie Brown
435-260-2808



Gina Giffin
303-419-1192



Sommer Stewart
435-260-1944



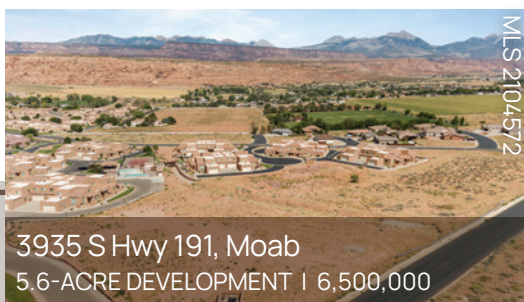
Thoughtfully designed with quality craftsmanship, this home features Solid Core doors, new stainless-steel appliances, waterproof LV flooring, Alder wood cabinets, solid surface countertops throughout, and durable Hardie Board Siding. Inside, you'll find three spacious bedrooms and two modern bathrooms, all designed for comfort and style.

245 E Tidwell Ave, Green River
3 BED | 2 BATH | 1,311 SF | \$390,000

Reina Every 435-260-1542
Heidi Blake 435-260-8185



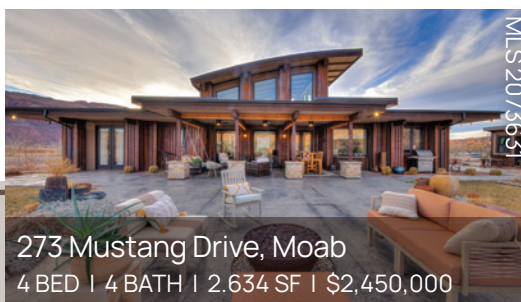
MLS 2075287



MLS 2104572

3935 S Hwy 191, Moab
5.6-ACRE DEVELOPMENT | 6,500,000

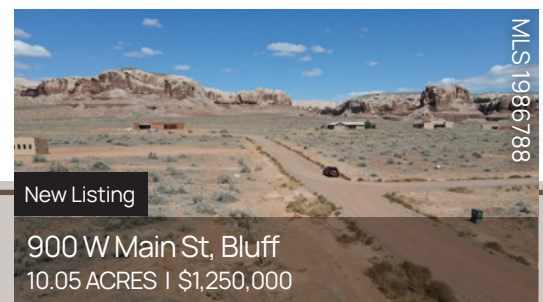
Kali Bisco 435-260-9906



MLS 2073631

273 Mustang Drive, Moab
4 BED | 4 BATH | 2,634 SF | \$2,450,000

Gina Giffin 303-419-1192
Rachel Moody 435-260-8245



MLS 1986788

New Listing

900 W Main St, Bluff
10.05 ACRES | \$1,250,000

Valerie Brown 435-260-2808



4640 Sunny Acres Ln, Moab
4 BED | 3 BATH | 2,512 SF | \$1,250,000

Kali Bisco 435-260-9906



2251 Rio Verde, Moab
5 BED | 3.5 BATH | 2,916 SF | \$1,049,000

Kali Bisco 435-260-9906



380 Portal Vista Loop, Moab
3 BED | 2 BATH | 972 SF | \$495,000

Valerie Brown 435-260-2808



2304 Spanish Valley Dr, Moab
4 BED | 4 BATH | 1,932 SF | \$650,000

Heidi Blake 435-260-8185



684 N. McCormick Blvd, Moab
3 BED | 3 BATH | 2,068 SF | \$639,000

Kali Bisco 435-260-9906



709 W Bartlett Cir, Moab
4 BED | 2 BATH | 2,204 SF | \$639,000

Heidi Blake 435-260-8185



16 N. Porcupine Ln, Moab
2 BED | 3 BATH | 2,183 SF | \$595,000

Sommer Stewart 435-260-1944



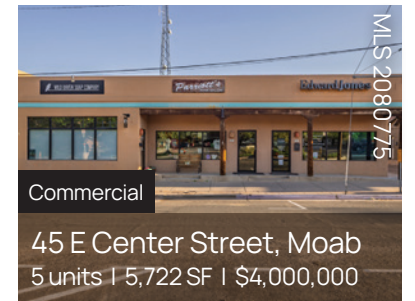
2 Desert Wind Drive, Moab
3 BED | 3 BATH | 1,490 SF | \$512,000

Kali Bisco 435-260-9906



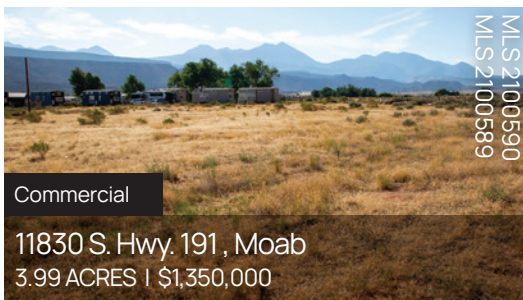
100 W 200 S 118/212, Moab
2 BED | 2 BATH | 940/891 SF
\$475,000/\$525,000

Kali Bisco 435-260-9906



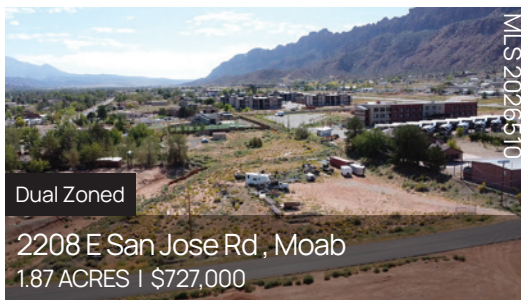
Commercial
45 E Center Street, Moab
5 units | 5,722 SF | \$4,000,000

Heidi Blake 435-260-8185



Commercial
11830 S. Hwy. 191, Moab
3.99 ACRES | \$1,350,000

Kali Bisco 435-260-9906



Dual Zoned
2208 E San Jose Rd, Moab
1.87 ACRES | \$727,000

Landen Walker 435-260-2801



3519 E Arena Roja #24, Moab
0.45 ACRES | \$250,000

Jacque Gustafson 801-870-4228



205 Beaver Creek Overlook, Moab
25.17 ACRES | \$475,000

Valerie Brown 435-260-2808



600 S Cr 312 (Eastland Road)
252 ACRES | \$220,000

Valerie Brown 435-260-2808



112 S Deeter Drive, La Sal
4.00 ACRES | \$165,000

Heidi Blake 435-260-8185



150 S Deeter Drive #9, La Sal
4.03 ACRES | \$130,000

Sommer Stewart 435-260-1944



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BERKSHIRE HATHAWAY | UTAH PROPERTIES
HOMESERVICES

Kali Bisco

Real Estate Agent



**BERKSHIRE
HATHAWAY** | UTAH
HOMESERVICES PROPERTIES



I'm Kali Bisco, your trusted real estate partner with Berkshire Hathaway HomeServices Utah Properties in the heart of Moab. As a lifelong local and proud "Moabite," I've turned my deep love for this community into a thriving career helping others find their place in our red rock paradise. With 20+ years of property management experience, I bring both market expertise and a genuine understanding of what makes life here so special. Whether you're buying, selling, or investing in Grand or San Juan County, my goal is to make the journey smooth, rewarding, and rooted in the spirit of home.

Now Welcoming New Properties!

At Moab Utah Properties, we're excited to share that we are currently onboarding new homes into our short-term rental program. If you're a property owner in the Moab area seeking professional, personalized management, you've found the right team.

As a boutique property management company, your home receives the attention it deserves-never lost in the shuffle. We specialize in maximizing bookings, caring for each property as if it were our own, and creating exceptional guest experiences that keep visitors returning year after year.

Whether you're brand-new to short-term rentals or looking for a fresh approach, we'd love to show you how we can help increase your revenue while giving you true peace of mind.





KIM'S LISTING HIGHLIGHT



3317 WATCHMAN TRAIL
5 BED | 4.5 BA | 4,668 SF | 0.29 AC
\$1,350,000 | MLS 2096509



SHORT-TERM / NIGHTLY RENTAL
2845 S EAST BENCH RD #12
3 BED | 3.5 BA | 1,998 SF | 0.18 AC
\$1,050,000 | MLS 2075305



820 LOCUST LANE
4 BED | 3 BA | 1,818 SF | 0.20 AC
\$695,000 | MLS 2104942



201 N. THOMPSON CANYON RD
1.48 AC
\$285,000 | MLS 2092107



2745 E NUEVO CT
3 BED | 2 BA | 1,493 SF | 0.74 AC
\$550,000 | MLS 2076888



338 TAYLOR LANE, CASTLE VALLEY
2 BED | 1 BA | 2,312 SF | 5.74 AC
\$850,000 | MLS 2094650



343 TAYLOR LANE, CASTLE VALLEY
7.20 Acres
\$350,000 | MLS 2096096

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FOR A REALTOR,
TALK TO KIM.

Kim IS the realtor you want not only representing your position, but also mentoring and creating with you! She is amazing! Kims' very knowledgeable in a dynamic industry-she is great in communicating and understanding your wishes and concerns. Kim Listens! She WILL help you realize your real estate aspirations! She is very hospitable and goes the extra miles to make sure your happy with your sell or new purchase!

- Dave, Seller & Buyer - September 2025

I've worn many hats—from wildland firefighter to property manager—but my true passion is helping people achieve their real estate goals while strengthening the Moab community one connection at a time. Whether you're buying your first home, a vacation retreat, or an investment property, I'll take the time to understand your vision and guide you at your pace. Let's connect and turn your goals into reality.



KIM KIRKS
REALTOR®

(801) 369-9184

kkirks@bhhsutah.com

@moabhavenrealtor

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50 E Center Street | Moab, Utah



‘Celebrating community, creativity and connection’

Second annual Moab Women’s Festival
brings together vendors, nonprofits and entertainers

Written by Rachel Fixsen



Longtime Grand County resident and current county commissioner Mary McGann welled up with emotion as she was named the recipient of the 2025 “TrailblazHER” award at this year’s Moab Women’s Festival, called the Decompress Fest. The announcement followed a day of music and comedy on the stage behind the Aarchway Inn.

“Grand County is home to so many remarkable women,” McGann says. “I was honored and humbled to receive the award.”

In addition to her role as a county commissioner, McGann has been an educator and active community member for many years. She was selected by a panel of women of varying ages, backgrounds and experiences, out of 17 women nominated by the community. The panel evaluated nominees on four metrics: community impact, mentorship of women and girls, personal growth, and authentic leadership. Local community

leaders Rhiana Medina and Marcy Till were also honored with awards at the ceremony.

“It is so fitting to have a festival honoring and recognizing women, happening in our exquisite valley, where so many strong, capable, visionary women reside,” McGann says. “I’m thankful to Toni and Teresa for having the vision and tenacity to start such a wonderful festival.”

Moab locals and friends Toni Sicola and Teresa Herd dreamed up the festival last spring, and put it together in time for its debut in the fall of 2024. The theme for the

festival’s second year encouraged attendees to decompress from the busy pace of life and from the political division happening in the world, and instead focus on celebrating the local community and the women who have contributed to it.

For 2025, the event expanded to two days, September 13 and 14. Before Sunday’s festival with music, vendors and nonprofits, there was a full day of activities and workshops at various locations throughout town, capped by a “Drag, Drop and Decompress” show at the Helipad on Saturday night.

Top: Moab Women’s Festival 2025 award recipients, from left, Rhiana Medina, Mary McGann and Marcy Till. [Photo by Julia George]



DAY 1

"It was a bigger bite than we took last year," Sicola says, referring to the extra day of activities they added to the festival.

Attendees who bought tickets for Saturday could choose from more than a dozen offerings. Letia Perry, who also participated in last year's fest, offered a breathwork class in the morning. Outlaw Adventure Tours, a local women-owned company, guided two off-road excursions. The afternoon tour was rainy, but that turned out to be a treat as participants witnessed seldom seen waterfalls cascading off the red rock cliffs.

"It was a once-in-a-lifetime experience for people who don't live here," Sicola says.

Sicola, though busy helping to manage the event, had the chance to sit in on a class called Intro to Heart Coherence, taught by health practitioner Sarah Cook.

"It was great," Sicola says. "She's such a smart lady and she's very in tune. It was really interesting information and people were really engaged and asking good questions."

Leah Olson, development director for local nonprofit Seekhaven, staffed that organization's booth on Sunday and she

participated in workshops offered on Saturday by Moab's Sundial Medicinals, owned by Emily Stock. Students learned to make medicinal and personal care products from common pantry items like apple cider vinegar, garlic, oils and herbs.

"Learning some of the science behind it was so cool," Olson said. "Emily has such a wealth of knowledge."

Asia Raine, who lives in Helper, Utah, offered two jewelry-making workshops held in the yurt at the Moab Valley Multicultural Center. Like other locations for workshops, the space was donated for the festival.

"Everybody responded really well to the meditation part of it, the connection with the stones," Raine said. She showed her class how to size their rings, cut the band from a strip of metal, file and heat it with a torch, attach the stone setting and then set the stone before the final polish.

Other workshops included yoga, Taiko drumming, and meditation. Also throughout the day, five artists with Salt Lake City's Rekindled and Co., a tattoo, barber and massage studio, set up a pop-up tattoo parlor inside the Moab Arts Center.

Jessica Thacker got a tattoo commemorating a beloved rooster that she had to give away because they're not allowed in Grand County.

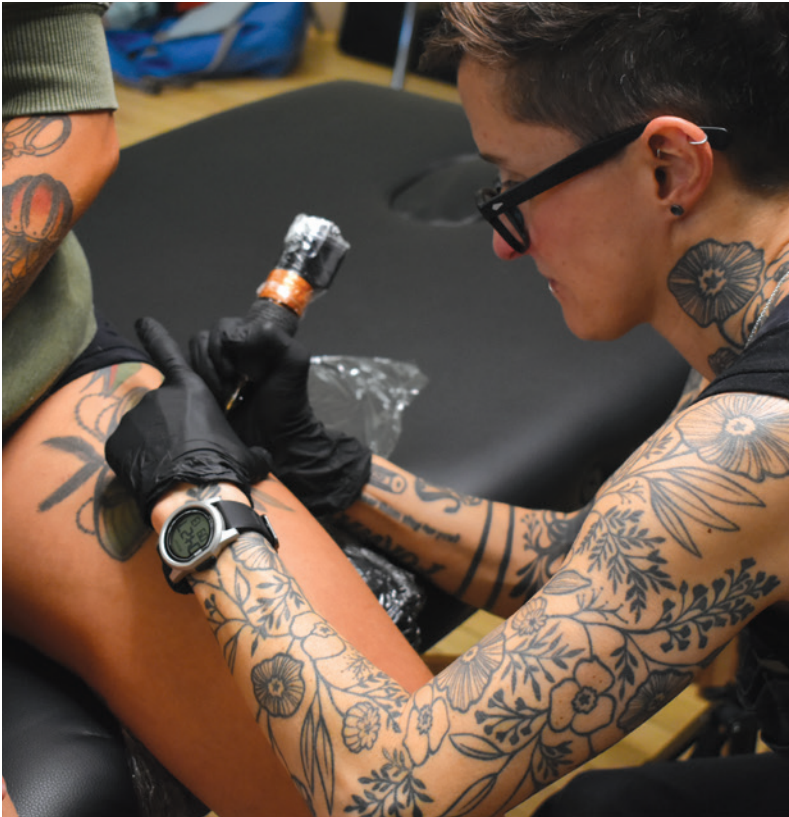
"(But) I can still go see him anytime" on the farm in La Sal where he now lives, Thacker said, as artist Nicole LaRue inked the design.

Thacker was also a vendor on Sunday, selling her homemade barbecue sauce and spice rubs, along with other products.

The day ended at the Helipad venue with a free, open-to-the-public event called Drag, Drop and Decompress, featuring music, comedy and drag. Singer/songwriter Darcy Nelson, who also led a mantra workshop that day, opened the show. Local band The Butch Cassidies played original songs in their folk style.

Los Angeles-based comedian Amy Geist got laughs from the crowd of around 200 people, and Salt Lake City drag queen White Chocolate emceed in a voluminous blonde wig and pale pink dress sparkling with sequins. The evening ended with the audience dancing to music played by DJ Tiffany Jade.

Above: A jewelry-making workshop led by Asia Raine was held during the festival. [Photo by Robert Sterry]



Top left clockwise: Carey Dabney and Diane Ackerman had a booth representing the League of Women Voters. [Photo by Rachel Fixsen] Attendees participating in an off-road excursion with Outlaw Adventure Tours, a local women-owned tour company. [Photo by Julia George] Singer-songwriter Raye Zaragoza [Photo by Julia George] Tattoo artist Nicole LaRue works on a new client during the festival. [Photo by Rachel Fixsen]



Top: Abby Posner performing at the festival. [Photo by Julia George] **Middle left:** Seekhaven, which provides free, confidential services to survivors of domestic violence and sexual assault, was one of the beneficiaries of the festival. [Photo by Robert Sterry] **Middle right:** Essie Gonzsen, right, Southern Utah Regional Manager for Equality Utah with her partner Jess. [Photo by Rachel Fixsen] **Bottom:** Emily Sukiennik, owner of Cactus & Bloom, selling jewelry. [Photo by Rachel Fixsen]

DAY 2

Sunday saw vendors set up tents on the spacious lawn at the Aarchway Inn, and the stage was busy with entertainment from early afternoon until the festival wrapped up around 8 p.m.

Attendees browsed jewelry, art, sweet treats, books, clothing, and services from local artists and businesses. Local artist Emily Sukiennik, of Cactus & Bloom, brought her handmade jewelry. Painter Lizzie Jones displayed her colorful acrylic works of mystical scenes. Katie Hansen of Moab Oasis offered mobile IV therapy, which can help people rehydrate and recover from illness or exertion. Katie Grauel of Moab Roling offered mini-sessions of the holistic manual therapy that she normally gives from her office in the Moab Free Health Clinic. Drinks were available from the Stargazer, Sicola's bus-turned-mobile-cocktail-lounge that she uses in her event planning business.

Nonprofits and community organizations also attended. Local nonprofit Seekhaven, which provides free, confidential and services to survivors of domestic violence and sexual assault, was one of the beneficiaries of the festival.

Donations like the one from the festival, Seekhaven's Leah Olson said, are helpful for nonprofits because they're not earmarked for something specific, so the organization can use the money where it's most needed.

The Women's Business Center of Utah was the other beneficiary of the festival.

"Seekhaven is for women and people that are in crisis; the Women's Business Center is for people that are trying to thrive (in business)," Sicola explains. "We wanted to be able to lift up both groups."

A new local climbing gym, Climb Moab, is featured on the front cover of the Women's Business Center of Utah's 2023-2024 impact report. The report notes that the center helped 292 new businesses that year, which created 1,322 jobs.

The League of Women Voters staffed a booth representing their nonpartisan organization, which promotes civic engagement.

Representatives from the southern Utah branch of Equality Utah, an LGBTQ advocacy group, also had a table on Sunday, as did Moab Pride and local radio station KZMU.

Onstage, the audience got a sneak preview of a community theater production performed in September, called "Leaving A



Top: The National Park Service had a “Women of the Desert” exhibit at the festival. [Photo by Robert Sterry] **Bottom:** Teresa Herd and Toni Sicola are the founders and co-producers of the Moab Women’s Festival. [Photo by Robert Sterry]

Trace”, followed by Sicola performing with her local band, Toni and the Enablers, and another stand-up set from Geist. Singer-songwriters Abby Posner and Raye Zaragoza followed, and headliner Jenn Grinels performed soulful folk rock to close the festival.

The TrailblazHER award ceremony came just before the headlining act. Sicola and Herd agree it was one of their favorite moments of the festival.

“For me it was just so heartwarming to see the reception from the crowd,” Herd says.

Herd and Sicola expressed gratitude to the community leaders, volunteers, organizations and businesses that support the festival and donate money, time and services.

“We had incredible community support,” Sicola says. “Our volunteer team was awesome.” Around 50 people volunteered to help facilitate the two-day event.

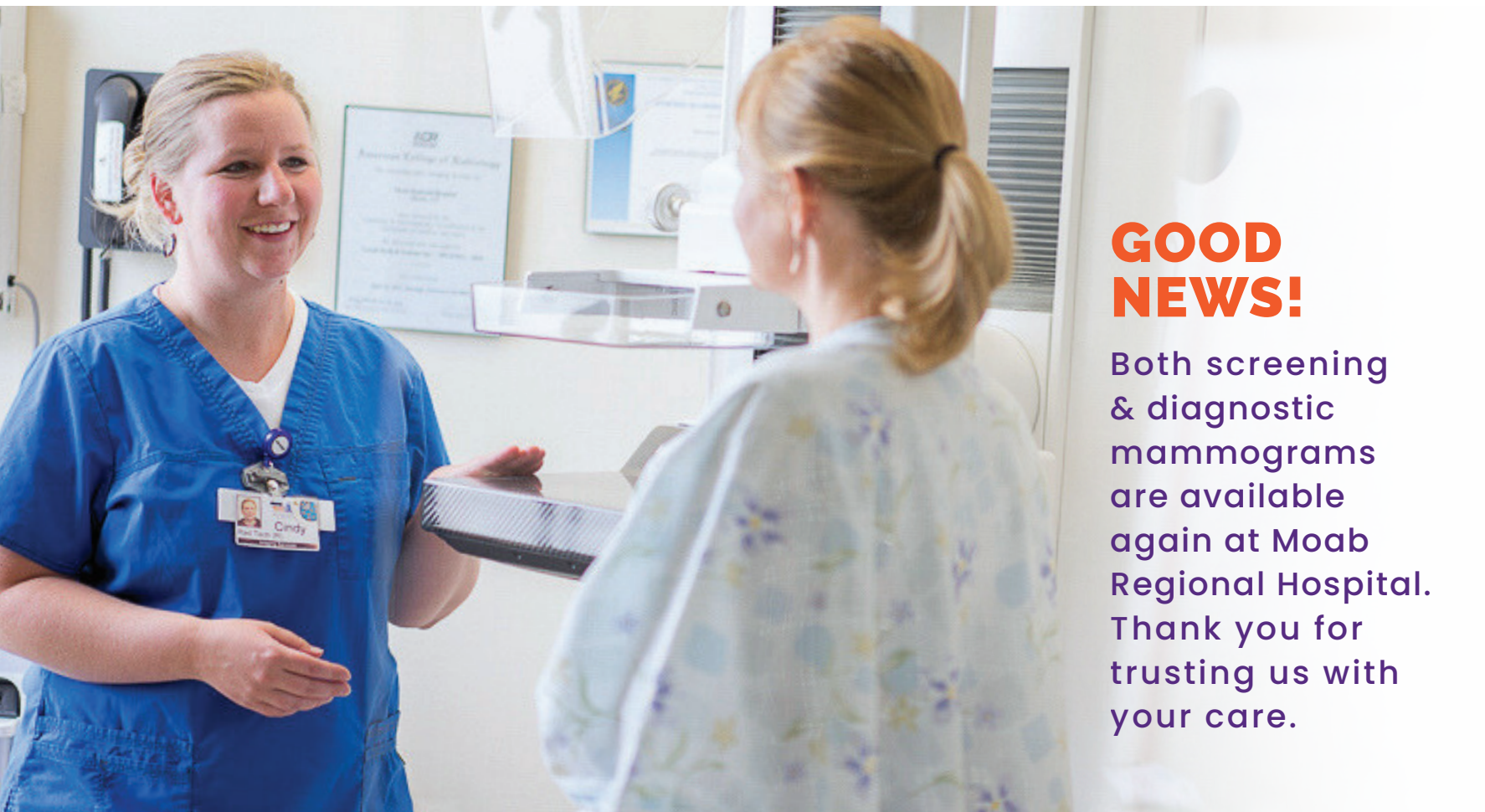
Herd and Sicola say they plan to keep putting on the festival, adapting it based on community feedback. They’ve already become a nonprofit, which will help secure grant funding in the future. While the format might evolve, Herd says the event will remain one that uplifts local women leaders.

“It’s not just a festival for women, it’s a festival that celebrates women.” ■

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Near N.W. end of Sunrise Country Development Lot 20 with 35 acres.
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\$53,000 | MLS 2099586

*Call LuDean Merritt or
Jessica Norton for more information.*



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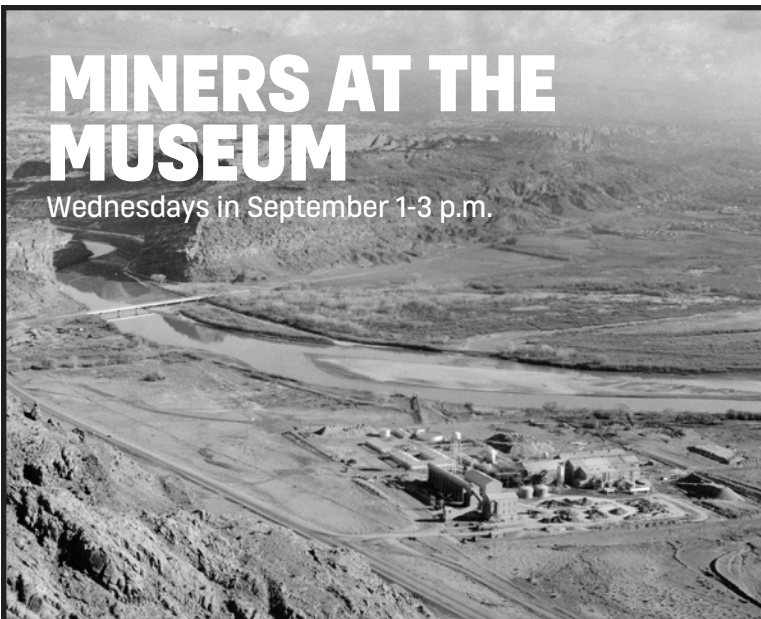
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DIRECTORY OF OFTEN-REQUESTED INFORMATION

Area code 435 unless noted otherwise

MOAB CITY NUMBERS

All Emergencies: 9-1-1
Police: 259-8938
Fire Dept.: 259-5557
City Hall: 259-5121
Post Office: 259-7427
Library: 259-1111
Chamber of Commerce: 259-7814
City Planning Dept.: 259-5129
City Recreation Dept.: 259-2255

GRAND COUNTY NUMBERS

Sheriff: 259-8115
Grand County School District: 259-5317
County Clerk (Voter Reg.): 259-1321
County Assessor: 259-1327
County Administrator's Office: 259-1346
County Recorder: 259-1332
County Treasurer: 259-1338
Building/Development Permits: 259-1343
Building Inspector: 259-1344
Economic Development: 259-1248
Travel Council: 259-1370
Recycling Center: 259-8640

UTILITY CONTACTS

City of Moab: 259-5121
Enbridge Gas: 719-2491 or 719-2490
Rocky Mountain Power: 888-221-7070
Grand Water & Sewer: 259-8121
Moab City Public Works: 259-7485
Monument Waste Services: 259-6314 / 7585
Frontier: 800-921-8101
Emery Telcom: 259-8521
Amerigas Propane: 259-6756

MEDICAL AND DENTAL CONTACTS

Moab Regional Hospital: 719-3500
Moab Dental Health Center: 259-5378
Merrill Hugentobler, DDS: 259-7418
Moab Regional Health Center: 719-5500

TRANSPORTATION

Canyonlands Regional Airport: 259-4849
Contour Airlines 888-332-6686
Redtail Air: 259-7421
Amtrak/Green River: 800-872-7245
Greyhound Bus/Green River: 564-3421
Canyonlands Car & Jeep Rental 259-4413

QUICK FACTS:

Elevation: 4,026 ft

Settled: 1878

Mayor: Joette Langanese

Population: Moab 5,268 (2019),
Grand County 9,640 (2019)

Highest point in La Sal Mountains:
Mount Peale, 12,721 ft

Climate: Midsummer average high/low: 99F/65F,
Midwinter average high/low: 43F/20F

Average annual precipitation in Moab: 9 inches

Speed limit in town: 25MPH (15MPH for OHVs)

Driving distance in miles to Salt Lake City: 233,
Denver: 354, **Las Vegas:** 458

Moab Toy Taxi: 260-7222
Enterprise Car Rental: 259-8505
Salt Lake Express 208-656 8824

UTAH STATE NUMBERS

Motor Vehicle Div: 259-3743
Drivers License Div: 259-3743
Hwy Patrol: 259-5441
Health Dept: 259-5602
Moab Employment Center: 719-2600
District Court: 259-1349

NAT'L & STATE PARKS & PUBLIC LANDS

Arches Nat'l Park: 719-2299
Canyonlands Nat'l Park: 719-2100
Dead Horse Point State Park: 259-2614
Bureau of Land Management: 259-2100
U.S Forest Service: 259-7155
To Report a Wildfire: 259-1850
Poaching Hotline: 800-662-3337

CITY INFO:

Moab City: 259-5121
www.moabcity.org
Monticello: 587-2271
www.monticelloutah.org
Blanding: 678-2791
www.blandingutah.org

GRAND COUNTY

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

SAN JUAN COUNTY

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

INSURANCE COMPANIES

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: 719-2700
www.wellsfargo.com

CONTRACTORS

Tekton, LLC 260-0871
Henderson 259-4111
Triple J 259-9988
Moab Construction 259-8529
Dave Sadoff 260-0975
Delray 259-0515
J2 Builders 220-0089
SA Construction 260-9674
TWS 200-5570
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