

FREE!
Volume 5, Issue 5

MOAB AREA

real estate

JUNE-JULY 2021

MAGAZINE

State-of-the-art middle school opens

Innovative facility invests in Moab's future,
while honoring its past

Inside: THE MOST COMPLETE LOCAL REAL ESTATE LISTINGS



Downtown, luxury townhomes
MLS#1746844 • \$649,000
Moab Property Group (See page 14)



Rare Oasis in the Desert
MLS#1740875 • \$2,279,000
Byrd & Co. Real Estate (See page 33)



Rancho Nuevo
MLS#1743659 • \$469,000
Arches Real Estate Group (See page 17)

Home Loans Done Right

Call today to find out what the right lender can do for you.



PRMI

Primary Residential
Mortgage, Inc.

Specializing In

Purchase • Refinance • VA • FHA • USDA • Conventional
Jumbo Loan • Reverse Mortgages

435-259-0259

Moab Branch



Rarni Schultz

Branch Manager
NMLS #414150

Cell: (435) 210-0744

rschultz@primeres.com
(435) 259-0259
285 South 400 East Suite 212
Moab, Utah 84532

435-678-3535

Blanding Branch



Britt Barton

Division Manager
NMLS #297406

(435) 678-3535

bbarton@primeres.com
(435) 678-3535
356 South Main Street
Blanding, UT 84511



Merri Shumway

Loan Officer
NMLS #1162925

(435) 678-3535

mshumway@primeres.com
(435) 678-3535
356 South Main Street
Blanding, UT 84511



Table of Contents

JUNE–JULY 2021

Features:

- 18 Moab's state-of-the-art middle school opens
- 40 Market on Center: Something for everyone
- 50 Directory of local information

Real Estate Listings:

- 4 Berkshire Hathaway Utah Properties
- 14 Moab Property Group
- 16 Arches Real Estate Group
- 22 Byrd & Co. Real Estate
- 36 Anasazi Real Estate, Inc.
- 44 Moab Realty
- 46 Moab Premier Properties



18

MOAB AREA real estate MAGAZINE

Publisher, Editor: **Andrew Mirrington**

Graphic design: **Kristal Franklin**

Advertising sales: **Andrew Mirrington**

Contributors: **Rachel Fixsen, Sharon Sullivan, Ashley Bunton**

Photographer: **Murice D. Miller**

Contributing editor: **Julia Myers**

Proofreader: **John Mirrington**

Distribution: **Hand & Heart Services**

Bookkeeping: **Joanna Mirrington, Collette Coronella**

Printing: **CPC Solutions**

Moab Area Real Estate Magazine is published by

AJM Media, LLC

P.O. Box 1328, Moab, UT 84532 • 303-817-7569

andrewmirrington@gmail.com

Magazine front cover: A section of hardwood gymnasium floor from 1962, salvaged during the recent demolition of the former middle school, is creatively installed along the wall of the central stairwell in the newly built Margaret L. Hopkin Middle School. [Photo by Murice D. Miller]

This page top: Middle school teacher Alina Murdock works with one of her students in May. [Photo by Murice D. Miller]

This page bottom: Moab resident Richard Codd purchases flowers from Farm Yard owner Jess Oldham at the Market on Center in June. [Photo by Murice D. Miller]



40

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

RACHEL MOODY TEAM

MOAB REAL ESTATE

"Committed to Your Future"



AN EQUESTRIAN'S DREAM

3440 Juniper Drive | \$1,440,000
4 Bedrooms | 2.5 Bathrooms
2,520 Square Feet | 2.5 Acres

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

This beautiful property has so many possibilities for anyone who enjoys space, the quiet desert, collecting toys, and of course, caring for horses.

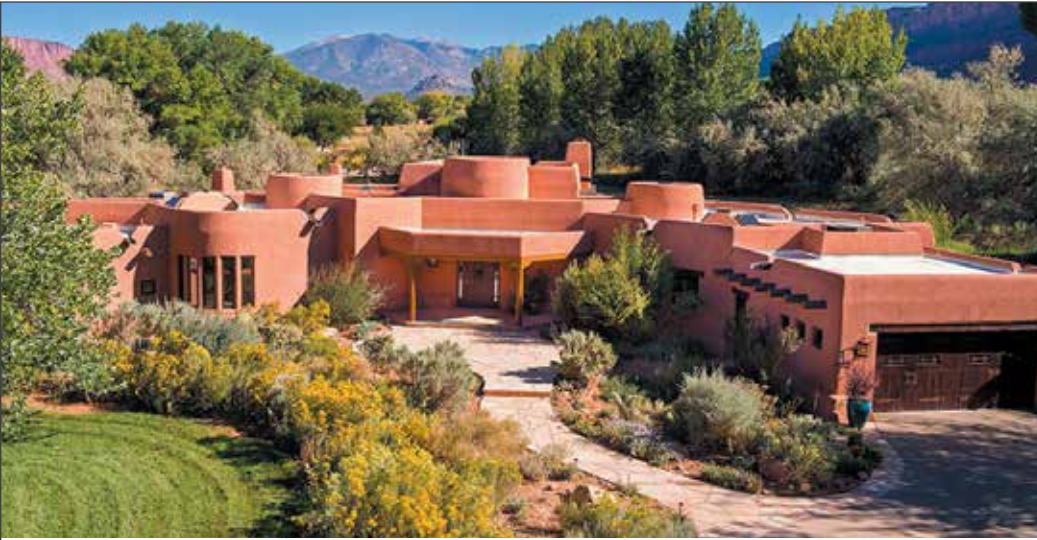
MLS 1742941 Rachel Moody **435.260.8245**



435.259.0150 | 435.260.8240
MoabReCo.com | BHHSUtah.com

50 EAST CENTER STREET, MOAB
JUST EAST OF THE MOAB INFORMATION CENTER

MoabLiving    @MoabLiving



ARCHITECTURAL ARTISTRY

388 Castle Creek Lane, Castle Valley
\$3,300,000
3 Bedrooms | 4 Bathrooms
5,300 Square Feet | 5.76 Acres

Exquisite home in Castle Valley. Peaceful and private, this property is an inspiring and comfortable haven. The exterior of this home is meant to blend in with the gorgeous surroundings while the inside delights with endless artistic touches. The spectacular setting affords a view from every room. The interior is a work of art as almost everything was made specific for this house.



Mature trees and native vegetation from local seed gathering enhance the private feel. Located on 5.76 Acres in the remote and beautiful town of Castle Valley, this property provides peaceful living and privacy in a home that is a work of art.

MLS 1706284 Angela Houghton 435.260.0700



ONE OF MOAB'S BEST KEPT SECRETS!

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

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

MLS 1627831 Rachel Moody 435.260.8245



BHHSUtah    @BHHSUtah



BERKSHIRE HATHAWAY
HomeServices
Utah Properties



REFINED CITY LIVING

504 Cottonwood Lane, Moab
\$1,195,000
5 Bedrooms | 3 Bathrooms
4,086 Square Feet | 0.28 Acres

For the discerning Buyer looking for prodigious quality, your Moab home is here. Laden with exquisite finish, this 4,086 square foot beauty welcomes a sense of chic and splendor with its culmination of convenience, comfort, and precision. The custom wood features start at the welcoming solid oak front door, to the tongue and groove pine ceilings & soffits, knotty alder trim and interior doors, French oak floors, juniper beams, quarter sawn oak cabinetry, to the exterior cedar window trim and cedar decks.

MLS 1719204
Rachel Moody (435) 260-8245
Nikole Andersen (801) 750-5280



NEW LISTING

PORTAL RV RESORT CASITA

1261 N Main Street #21 | \$885,000
3 Bedrooms | 3.5 Bathrooms | 3,004 Square Feet

An exciting opportunity to own a vacation rental in Moab! Located pool-side, this exquisitely finished 3 bedroom, 3.5 bath vacation home features both an attached 2 car garage as well as a full-length RV parking pad. The unit is nightly rental capable through the Portal RV Resort Management when you are not enjoying your vacation destination! This gorgeous home is built with three levels, serviced by both stairs and an elevator for accessibility.
(MLS 1745424 Rachel Moody 435.260.8245)



NEW LISTING

PORTAL RV RESORT LOT

1261 N Main Street #22 | \$255,000
Vacant Land | 0.08 acres

Capture a pool-side home-base for your Motorcoach in a gorgeous, resort setting! This full-sized RV pad features charming landscaping and full hookups, as well as parking for your "toad" vehicle! Resort amenities are excellent, including the beautiful pool. The setting is picture-perfect, with a peaceful location close to the downtown hub, as well as near the entrance to Arches National Park.
MLS 1745453 Rachel Moody Team 435.260.8240

435.259.0150 | 435.260.8240
MoabReCo.com | BHHSUtah.com

50 EAST CENTER STREET, MOAB
JUST EAST OF THE MOAB INFORMATION CENTER

MoabLiving    @MoabLiving

NEW LISTING



MODERN FARMHOUSE

4264 Valle Del Sol, Moab | \$889,000

4 Bedrooms | 3 Bathrooms | 2,864 Square feet | .50 Acres

Take a breather on the best porch swing in Spanish Valley with extraordinary views of the La Sal Mountains. The charm of this two-story rambler will invite you to entertain, gather, relax, read, and live your best life. Located on half an acre with 2,864 square feet of living space. Four car tandem garage with 1,375 sf to accommodate all your gear. So much bright style that is sure to entice.

MLS 1745264 Rachel Moody (435) 260-8245



BIG BLUE – APARTMENT/SUPER SHOP

33 Tangren Circle | \$845,000

2 Bedrooms | 2.5 Bathrooms | 60' x 40' footprint | 1 Acre

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

MLS 1713210 Rachel Moody 435.260.8245



PRIVATE DOWNTOWN

365 East 200 North, Moab | \$845,000

4 Bedrooms | 5 Bathrooms | 5,040 Square Feet | 1.60 Acres

Tucked into red rock, expanding across the street for additional parking, storage, gardens and potential for an accessory dwelling. Create your own hiking trails behind the home up into Swiss Cheese Ridge from your backyard on your own private acreage with elevated Moab views. Walk to town, ride to Slick rock, park your Jeep collection- this home has adventure, convenience, space and a rare private location.

MLS 1699966 Rachel Moody 435.260.8245

NEW LISTING



SWEET OASIS

301 Park Avenue, Moab | \$515,000

4 Bedrooms | 2 Bathrooms | 2,233 Square Feet

Location! Park Avenue, short walk to downtown Moab and across the street from Swanny Park and the Moab Recreation Center. Spacious 4 bedroom 2 bath home with red rock views. Master has wood fireplace and en-suite bath. Living room with formal dining and gas fireplace. Back den with wrap around windows overlooking a private covered back patio.

MLS 1745129 Lynda Diem 435.260.9244

BHHSUtah    @BHHSUtah



BERKSHIRE HATHAWAY
HomeServices
Utah Properties



UNIQUE RETREAT

448 Pack Creek Road, Moab | \$395,000
2 Bedrooms | 2 Bathrooms | 1,687 Square Feet

Charming little getaway in gorgeous Pack Creek. This home offers a serene and inviting atmosphere with a comfortable feel throughout. There is a storage shed, bonus workshop off the lower level, and the views from the deck are simply extraordinary! Situated on one acre, built in harmony with the landscape, the property also includes 1/8 interest in 23.09 acres of deeded open space patio. MLS 1742883 Rachel Moody 435.260.8245



COMMERCIAL LISTING

MOAB FLATS

81 E 100 S, Moab | \$2,750,000
Boutique Lodging Complex with Eclectic Vintage Vibe!

Superb vacation rental investment opportunity in the heart of Moab! Situated just a half block off Main Street and a block from Center Street, this 8 unit nightly rental complex is located in the core of the walking district and downtown restaurants, shops, galleries, and more. With excellent numbers, this superb investment property is ready to take you into your future in Moab! MLS 1603151 Rachel Moody 435.260.8245

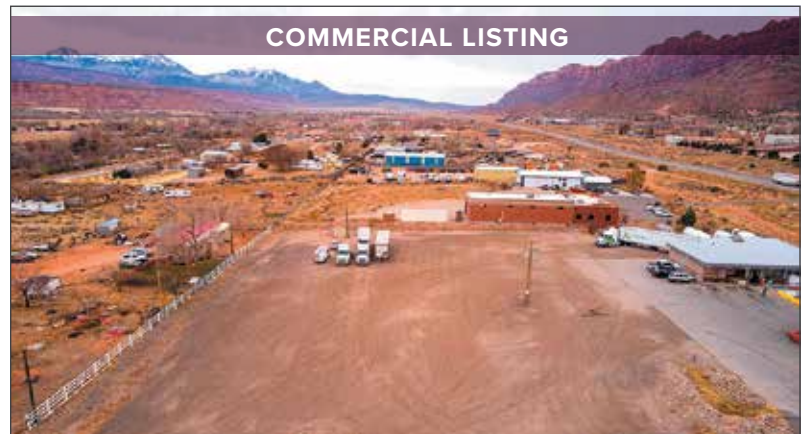


COMMERCIAL LISTING

MOAB SPANISH TRAILS SHELL STATION

2420 Spanish Trail Road, Moab | \$4,500,000
Highway Commercial Zone

This fuel center features a large convenience store. Above ground fuel tanks and an oval layout with a gravel drive circling the back of the structure. Turn-key, including retail inventory, and has been professionally operated with a reputation for pleasant service. Excellent revenue and fabulous potential for expansion. This station is the only fuel station and convenience store within 5 miles to the north, 55 miles to the south and the first upon the south entrance of the Moab Valley. MLS 1719240 Rachel Moody 435.260.8245



COMMERCIAL LISTING

COMMERCIAL ACREAGE

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

Subject to the sale of the Moab Spanish Trails Shell station. Excellent opportunity to expand upon the services offered at the gateway to the Moab Golf Club, Spanish Valley residential areas, Ken's Lake recreation area and hundreds of vacation rental units and RV sites. This abutting parcel allows for an incredible expansion of the Moab Spanish Trails Shell; should the opportunity not be captured by the fuel center's potential buyer, this opportunity will be available for the open market. MLS 1719225 Rachel Moody 435.260.8245

435.259.0150 | 435.260.8240
MoabReCo.com | BHHSUtah.com

50 EAST CENTER STREET, MOAB
JUST EAST OF THE MOAB INFORMATION CENTER

MoabLiving    @MoabLiving

COMMERCIAL LISTING



ACT CAMPGROUND

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

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

COMMERCIAL LISTING



PURPLE SAGE FLATS

338 E 100 S, Moab | \$2,375,000
An Extraordinary Investment Opportunity

This boutique vacation rental property is located just 3 blocks off Main Street, in the heart of restaurants, shops, and galleries. Built in the 1950's mining boom, the 8-plex has been beautifully updated into a lovely, modern apartment-style vacation rental destination. This wonderful vacation rental property performs extremely well and is consistently highly rated by guests. MLS 1603143 Rachel Moody 435.260.8245

COMMERCIAL LISTING



MOAB WAREHOUSE

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

Incredible visibility and desirable location along the main traffic corridor, close to downtown! Excellent income flow, with quality leases and anchor tenants in place. This spacious industrial building features over 14,400 sf of space, including finished retail areas with public and private restrooms, office spaces, industrial/shop space, and much more. Flexible Highway Commercial zoning. MLS 1570439 Jessiqua Zufelt 435.210.1171 | Jake Zufelt 435.260.8352

COMMERCIAL LISTING



HIGHWAY ACRE

1261/1269 South Highway 191, Moab | \$1,250,000
1,827 sq ft | Commercial Building | 1.02 Acres on Highway 191

Excellent high visibility location in town, perfect for an array of uses and fabulous development potential! Two abutting lots, zoned Highway Commercial, with gorgeous mountain and red rock views and utilities in place. Fabulous commercial structure perfect for auto repair with restroom, office, and overhead doors, is also well suited for an array of uses. MLS 1519745 Rachel Moody Team 435.260.8240

BHHSUtah    @BHHSUtah



BERKSHIRE HATHAWAY
HomeServices
Utah Properties

VACANT LAND



HIGH DESERT TOPOGRAPHY

Hatch Wash | \$999,000 | 240 Acres

240 Acres of high desert topography available for your private ownership. A recreationalist's dream with multiple sites for camping – you can plug in and explore on-site! How about a ranch? The potential for your agricultural ranch is here, including corals, areas suitable for harvesting, and animal rights.

MLS 1732547 **Rachel Moody (435) 260-8245**

Nikole Andersen (801) 750-5280

VACANT LAND



BIG ABAJO VIEWS

Elk Meadows Lots | Monticello, UT 84535

14 Lots | 6 - 8 acres | \$64,000-\$79,000

Build your private getaway in Elk Meadows. Just 40 miles from Canyonlands National Park and an hour's drive to Arches National Park, this subdivision is centrally located in this recreational mecca of South Eastern Utah. Elk Meadows has 360 degree views of the Abajo and the La Sal Mountain Ranges. Enjoy quiet country living only 15 minutes to downtown Monticello, and 48 miles from Moab city center. **Rachel Moody Team 435-260-8240 Nikole Andersen 801. 750-5280**

ESTATE SITE



PACK CREEK ACREAGE

525 E Pack Creek Road | \$349,000

MLS 1657922 | 11.18 Acres

Stunning offering in the gorgeous Pack Creek area, tucked into the foothills of the La Sals and features beautiful mountain and red rock views. Pack Creek flows across the parcel. Ownership includes a 1/8 interest in over 23 acres of common open space, which abuts the parcel on two sides. This rare property would be an extraordinary estate site! MLS 1657922

Rachel Moody Team 435.260.8240

CUSTOM CABIN LOTS



BRUMLEY RIDGE RANCH

2, 3 & 4 Brumley Ridge Ranch Road | \$235,000 per lot

6.28 Acres | 5.43 Acres | 3.59 Acres

Offering direct access to surrounding Forest Service land, Lots 2, 3 & 4 at Brumley Ridge Ranches is located in the Brumley Ridge section of the La Sal Mountains. Here is your opportunity to build your custom mountain cabin with services available at the lot line. Power, water and high speed internet are all installed and ready for your adventurous basecamp.

Rachel Moody 435.260.8245 Nikole Andersen 801.750-5280

435.259.0150 | 435.260.8240
MoabReCo.com | BHHSUtah.com

50 EAST CENTER STREET, MOAB
JUST EAST OF THE MOAB INFORMATION CENTER

MoabLiving    @MoabLiving

NEW LISTING

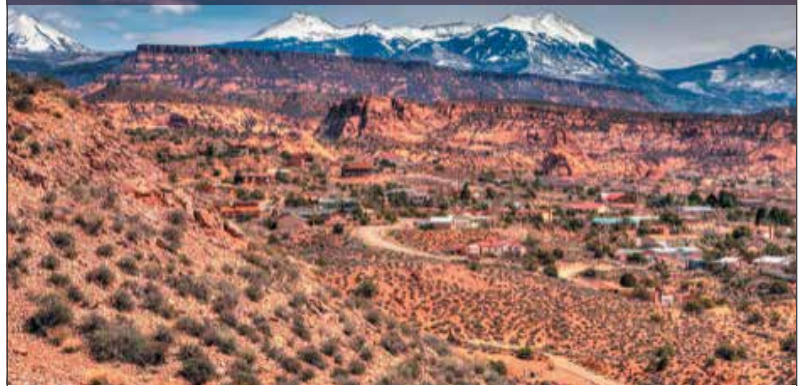


ABSOLUTELY STUNNING!

1650 Vertigo Drive | \$325,000

This gorgeous 3.66 acre site at the top of Kayenta Heights is perched above the valley with sweeping red rock, sandstone, and mountain views. This premier building lot offers a perfect mid-valley location with a wonderful private feel, just minutes to town. Access to upper Millcreek Canyon is nearby. Power located in the street, and municipal sewer is also available.
MLS 1745464 Rachel Moody Team 435.260.8240

NEW LISTING



YOUR ISLAND IN THE SKY

1600 Old Mail Trail | \$275,000

This Kayenta Heights parcel is an incredible view lot in a dramatic landscape. This 3.23 acre parcel lot slopes to the west, with unreal red rock splendor. At the top of the building pad, the views sweep toward the mountain range for 360 degree glory. CC&R's protect your view-shed and investment. Municipal sewer and power, in the street. The adjacent lot is also for sale; capture both for an extraordinary estate site. The dream setting for your dream home!
MLS 1745454 Rachel Moody Team 435.260.8240

CUSTOM CABIN LOT



PEAK VIEWS

10 N Hoolihan Rd 2l \$168,000 | 7 Acres

Lot 2 Buried Hatchet Ranch, located in the Brumley Ridge section of the La Sal Mountains, offers you the opportunity to build your custom mountain cabin with services available at the lot line. Power, water and high speed internet are all installed and ready for your basecamp. Only 25 minutes from Moab City center yet a world away!
MLS 1702713 Rachel Moody Team 435.260.8240

VACANT LAND



TWO 80 ACRE PARCELS

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

Desert Isolation! 80 acres of vast desert landscape with far reaching views, privacy and open skies is waiting for you! Off grid acreage located north of Moab with easy access to unlimited off road exploration. Make this YOUR basecamp for adventure- or a private desert retreat. This acreage has another 80 acres offered in the same area! Comes with Mineral Rights.
MLS 1669814 & 1669887
Rachel Moody Team 435.260.8240 | Jessiqua Zufelt 435.210.1171

BHHSUtah    @BHHSUtah



BERKSHIRE HATHAWAY
HomeServices
Utah Properties


The **Rachel Moody Team** is thrilled to join Berkshire Hathaway HomeServices Utah Properties – the most successful real estate brokerage firm in Utah.

BERKSHIRE HATHAWAY
HomeServices
Utah Properties



NEW SALES GALLERY
50 East Center Street
Just East of the Moab Information Center

©2021 BHH Affiliates, LLC. An independently owned and operated franchisee of BHH Affiliates, LLC. Berkshire Hathaway HomeServices and the Berkshire Hathaway HomeServices symbol are registered service marks of Columbia Insurance Company, a Berkshire Hathaway affiliate. Equal Housing Opportunity.



Berkshire Hathaway HomeServices Utah Properties is an independently owned, full-service brokerage with more than 30 offices throughout the Wasatch Front, the Wasatch Back, and Southern Utah. We are the most successful brokerage firm in Utah and the #2 Independently-owned brokerage in the Berkshire Hathaway HomeServices network nationwide.

Blending our core values with Berkshire Hathaway HomeServices Utah Properties allows us to enhance our market exposure and resources which ultimately helps you with all your real estate endeavors.

Whatever your needs, price point, or preferences, it would be our honor to represent you.



PICTURED LEFT TO RIGHT

REINA EVERY (435) 260-1542

ANGELA HOUGHTON (435) 260-0700

NIKOLE ANDERSEN (801) 750-5280

JANET THOMAS (435) 259-0150 X1101

JESSIQUA ZUFELT (435) 210-1171

RACHEL MOODY (435) 260-8245

SHANNON MEREDITH (907) 598-1115

LYNDA DIEM (435) 260-9244

KIM KIRKS (435) 259-0150 X104

RACHEL MOODY TEAM

MOAB REAL ESTATE

“Committed to Your Future”

(435) 259-0150 | (435) 260-8240

Moab@bhhsutah.com

MoabReCo.com | BHHSUtah.com

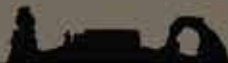
MoabLiving    @MoabLiving



DOWNTOWN LUXURY TOWNHOMES

2ND & 2ND

M O A B



PROPERTY GROUP

Call 435.633.7033

Welcome to Moab's new, hip, downtown location: 2nd and 2nd.

Located just one block from 300 S, you'll get the convenience of a great downtown location, without any of the traffic or noise of the main thoroughfares. Millcreek Parkway is just a block away, giving walking access to all that main street has to offer.

When home, 2nd & 2nd offers high end features you won't find in many other places. You'll get granite countertops, high-end windows, tile floors, and more; all standard. Pre-wired for solar panels and electric car chargers with an optional full solar package available. 2 car garage and private rear patio. The upstairs Master Bedroom features a balcony looking towards the Moab Rim. Pick your own colors and finishes if you get in early. Call or text for details.

2ND & 2ND

Moab's Luxury Downtown Townhomes

Starting at \$649,000 | 3 bedroom 2.5 bathrooms



Dustin Frandsen



Principal Broker & Property Manager

Call 435.633.7033
Text 435.630.6666

M O A B
PROPERTY GROUP

Call 435.633.7033

Megan Law



Real Estate Agent & Property Manager

Call 435.633.7033
Text 435.210.8178



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



#1722148 / \$1,250,000
5.06 Acres—close to Equestrian Center. Fenced yard with 2 water wells. Unlimited possibilities.



#1722904 / \$180,000
Investor's Dream! 14.5 Acres of nice flat terrain acreage in La Sal. Views of the Blue Mts. & La Sal Mts.



#1724724 / \$65,000
Affordable land in Thompson Springs. Lots 1,2,3 on Old Hwy 6&50. Old out-bldg. needs TLC.



#1724033 / \$70,000
Lots 4,5,6 & 7 on Old Hwy 6&50 Thompson Springs. Great views of the Book Cliffs.



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



#1409623 / \$45,000
Enjoy Blanding's clean country air & wide open spaces. Room for horses. CC&Rs allow modular homes.



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



#1714994 / \$42,500
1.67 acres in Blanding, located east of town on Browns Canyon Rd. Striking views of mtn. ranges with spectacular sunsets & clean country air!



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



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



#1603069 / \$67,500
1.20 acre lot in Bluff with CC&Rs. Electricity, city water meter, & telecom service at the lot.



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



#1410813 / \$63,000
Blanding—Serene, private setting with fabulous mountain views. Country living close to town. CC&Rs allow modular homes.



#1524620 / \$250,000
1926 Italian Brick bldg., has 2-car garage, shed with basement, septic tanks, propane heat, built needs TLC.



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

Manufactured Homes with Double Garages for your toys. Cavco 3 Bedrooms, 2 full baths with large spacious rooms. One level 1,500 sqft. Nice open floor plan, a kitchen with an island. Lots of space. Utility Room goes out to the Garage. 2 plans on the Garages that have plenty of room for everything. R.V. Pad with electric hookup 220. Views, privacy and quiet area. Sits on the banks of Pack Creek with large lots (0.51 AC to 1.01 AC).



New Listing / \$1,500,000

La Sal—Peace & Tranquility. 20 Acres with 3 bed 2 bath cabin with oversized garage. Bunkhouse, hookups for RV. Surrounded by USFS.



#1745594 / \$285,000

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



#1742572 / \$258,000

Bluff, UT—3 bed 2 bath home on 0.45 AC. Beautiful views in every direction. Fully fenced & covered front & back deck. City water, septic.



#1556734 / \$1,599,000

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



#1740066 / \$415,000

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



#1725862 / \$1,650,000

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



#1742382 / \$349,000

Good location, close to town. 3 bed 2 bath, one level brick & stucco home on 0.23 acre. Great starter home with lots of possibilities!



#1736206 / \$305,000

Love the location! Updated, site built home. Close to City Park, Aquatic Center, school, hospital, & churches.



#1734727 / \$750,000

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

We are a Full Service Brokerage! Let us be your guide, we're here to help you...
Call us at 435-259-5021 / 800-223-2417 or visit us at www.MoabRealEstate.com.

SANDY NORTON, BROKER
 435-260-1186
sndy.norton@gmail.com

JULIE BIRSCHIED
 435-259-5670
juliebirschied@yahoo.com

VALERIE BROWN
 435-260-2808
moabrealtor@yahoo.com

SAINA CAREY
 435-259-9463
moabsaina@hotmail.com

ANTHONY MASON
 435-260-8883
moabanthony@gmail.com

DOUG MCELHANEY
 435-260-2684
doug4moab@yahoo.com

LUDEAN MERRITT
 435-719-6567
LudeanRealtor@gmail.com

JESSICA NORTON
 435-260-1688
jnorton8484@gmail.com

KELLY STELTER
 435-260-8011
kellysteltermoab@gmail.com

MELODY ADAMS
 Office Manager
info@moabrealestate.com

505 N Main St, Moab, UT 84532

STATE-OF-THE-ART MIDDLE SCHOOL OPENS

Innovative facility invests in Moab's future,
while honoring its past

Written by Ashley Bunton | Photos by Murice D. Miller



“IT’S EXCITING,” SAYS PRINCIPAL CARI CAYLOR OF THE 250 SEVENTH- AND EIGHTH-GRADE STUDENTS AND STAFF, WHO MOVED INTO THE BRAND NEW MARGARET L. HOPKIN MIDDLE SCHOOL IN APRIL. SHE SAYS THE IMPACT OF HAVING A BRIGHT, INNOVATIVE FACILITY IS SIGNIFICANT FOR STUDENTS. “IT HAS CHANGED MORALE; AND THE FREEDOM [OF BEING IN THE NEW SPACE] HAS CHANGED STUDENT INTERACTIONS.”



Caylor says the new learning environment means that the staff at the new school is positioned to help middle schoolers thrive.

"We've grown a lot," Caylor says. "It's a really exciting time for the students in our community because there is so much evolution that's happening at the school."

"This gives the community state-of-the-art buildings from kindergarten all the way through 12 grade," Taryn Kay, superintendent of schools at Grand County School District, says of the county's three schools. "Community-wise [at the middle school], there's a beautiful new gym they'll be able to utilize, there's the lecture hall they could potentially rent, and I think it shows people who are prospectively thinking about our community that we place a real emphasis on education."

The old middle school building was built in 1962 and had originally operated as the local high school.

"It has served its purpose," Kay says.

Caylor says in recent years the old building had a multitude of challenges. "There were leaky ceilings...electrical outlets were one to a room."

Studies over the years at the Grand County School District put the costs to continuously update and renovate the antiquated middle school building in the millions of dollars.

Grand County School District Business Administrator and Construction Manager Pat Wilson says the cost of the new middle school was approximately \$39 million.

The decision was made that the old school would remain open for business until the new facility was completed on the property. With the new school open, salvage efforts and demolition on the old building began in May.

"This [is a] project that will meet the needs of the community for many years to come," Wilson says.

PRESERVING COMMUNITY HISTORY

MHTN Architects and Hogan Construction worked with the school district and community to design and build the new school.

Hogan Construction Superintendent Gaylen Fawson says special effort went into saving a piece of the old building to install inside the new school. This entailed carefully removing pieces of the original gym flooring and taking it to the new building where it's bolted to the wall near the stairs, known as a learning stairwell.

"There were two gym floors, but nobody really knew. The first gym floor that went in [in 1962], then at some point a second floor went over the first one," says Fawson.

MHTN Vice President Brian Parker says the concept of bringing pieces of

Opposite page: Named for a popular former superintendent, the Margaret L. Hopkin Middle School opened in April. **Top left:** The former middle school building was built in 1962 and, until its demolition in May, was in service while the new school was constructed immediately adjacent to it. [Photo by Ashley Bunton] **Right, top to bottom:** The light and airy cafeteria at the new middle school. Grand County's initials adorn the new gym floor. The new school's modern kitchen. A section of hardwood gymnasium floor from 1962, salvaged during the recent demolition of the former middle school, is creatively installed along the wall of the central stairwell in newly built Margaret L. Hopkin Middle School.





the original gym flooring into the new building was developed from feedback locals gave at an open house when the plan was first presented.

"The [idea] came as a direct result of those community meetings," Parker says. "Community members asked, 'Are there parts of this existing school we can keep or move into the new school?'"

"People have a lot of memories in that building," Kay says. She has 30 years of experience working at Grand County School District and, before taking the helm as Grand County School District superintendent, Kay worked as principal at Helen M. Knight Elementary and prior to that was the director of special education.

Another opportunity to preserve community legacy arose as the project neared completion. Educators at a Grand County Board of Education meeting discussed the idea of naming it after former superintendent Margaret L. Hopkin. Hopkin, who died in 2020, was superintendent of schools in Grand County from 2007-2012, and was widely respected as a passionate advocate for teachers and education.

Educator Taylor Flanders was once a student in the old building. She is now a special education teacher's aide at the middle school, and also pursuing her master's degree in social work.

"It's exciting to see the change," Flanders says. "My family has lived in Moab for six generations. The elementary school is named after my great-aunt, so being a part of this town, being a part of Moab

and being intertwined with the schools, has always kind of been a part of the our family legacy. I'm proud to carry on that tradition."

NEXT-GENERATION LEARNING

The Margaret L. Hopkin Middle School is a collaborative, experiential learning space, designed for current approaches to education, says Parker of MHTN Architects

"Next-generation learning encompasses where the educational teaching practices are heading, and the middle school it is set up to adapt to evolving teaching methodologies," says Parker.

An art studio, a computer lab and "maker" spaces are designed to unify groups of learners around problem-solving strategies. There are no traditional hallways between classrooms. Instead, the classrooms open into common learning areas that can themselves be transformed into larger project areas. Students have the freedom to organize in these small-group learning spaces under the supervision of their teachers.

"What we have learned over time is the more you develop that space to be an extension of the classroom, the more it will be," says Parker.

Margaret L. Hopkin Middle School follows MHTN's work in Moab building the Helen M. Knight Elementary School in 2010. At that time Helen M. Knight (HMK) Elementary School was a finalist for international educational design awards, Parker says.

"One of the things I love about the Margaret L. Hopkin Middle School is that it

is taking the lessons learned over the last 10 years and is creating an educational environment where students leaving HMK can go into a middle school that is supporting this collaborative next-generation learning," Parker says.

One key difference between the two buildings is that HMK has hard flooring and the new middle school is carpeted to create a quieter environment for students.

"Acoustic design is in every single classroom, and learning spaces have windows and a connection to daylight," he says. "On a normal day in Moab, teachers would not necessarily need to turn on lights."

Kay is impressed by the student-focused design. "There's not a bad seat in the classroom," she says.

Network Engineer Tammy Young is grateful for the technology the new building brings to the classrooms. In the old buildings, network cables were strung along the walls and there were frequent interruptions to internet connectivity and power.

"[In the new building] it's beautiful, it's functional, everything is working," she says.

Perhaps most importantly, students are enthusiastic about their new school.

"This is a huge improvement from the old school and I am super glad to be in here," says Bryce Byrd, a student in the first class to attend seventh-grade in the new school. "There are two floors, so the grades are kind of separated. The new art room is spacious and has cool floors. It makes the [learning] experience so much better. It is actually kind of nice to come to school now!"

Top: Margaret L. Hopkin Middle School teacher, Alina Murdock, works with a student.



DEDICATED CONSTRUCTION TEAM

Fawson says Hogan Construction, a Centerville, Utah-based company, has been building school projects in Utah since the 1950s. Work began working on the new Moab school in June of 2019. It's the ninth school in Utah Fawson has worked on. In the two years working in Moab, Fawson led crews to find solutions to a myriad of issues, from stabilizing the ground that would be underneath the building, to sourcing supplies during the Covid-19 pandemic.

"A lot of people will remember seeing that big pile of dirt at the site for so long, that's what that was about—we had to stabilize the ground and when we tried to reuse the same dirt that was already there to compact, it wouldn't withstand the load of the building," Fawson says. Ultimately, engineered fill-dirt was brought site to get the project going.

"Overall we averaged about 60 to 80 people a day working on the project in different stages of construction," says Fawson. In total, Fawson estimates nearly 300,000 hours of work time have been put into the new building.

"At one point we were pushing 90 people a day on the project," says Fawson. "And in the midst of all that, Covid-19 happened."

Sourcing of supplies became problematic when manufacturers for building materials including steel studs, rubber floor material, windows,

cabinets, doors and plywood realized immediate impacts from the global pandemic.

"In several rooms we have a specialized rubber flooring, like in the science rooms. The manufacturer of the rubber flooring shut down his factory due to Covid-19," Fawson says. "We kept trying to get that product. It never happened. We had to come up with an available substitute product with the same style and quality. With a lot of work and effort, we found another product at the same cost."



Wilson says Covid-19 "really created a lot of issues with the supply of materials in a timely manner" and contributed to a 90-day delay.

The board of education was tasked with reviewing and approving all of the proposed construction changes at its meetings throughout the pandemic.

"They've acted fiscally responsibly in oversight of the building and construction," Wilson says of the board.

Grand County School District is one of the few districts in the United States to stay open for in-person learning during the Covid-19 pandemic, and with all the precautions in place, none of the schools ever closed. When it came time to occupy the new school building, both students and staff packed and helped move boxes and learning supplies into the new building.

Wilson, working as the district's construction manager, helped oversee the district's expenditures in many aspects of the project.

One facet of many that Wilson and others are proud of is the school's kitchen – a significant new feature, since the old school building didn't have one, and food had to be transported from the high school kitchen to the middle school for each meal. Now that it's open, students are able to enjoy fresh-cooked food in their own school and are able to all eat lunch together in the cafe. Parents and community members who stop in for a visit may notice they're even baking cookies, a new tradition

being brought to life in this welcoming and innovative school building. ■

Writer Ashley Bunton is the administrative assistant at Grand County School District.

Top left: Three boys talk during lunch in the cafeteria of the Margaret L. Hopkin Middle School. **Top right:** A dodgeball game in the new gym. **Middle:** Fresh-baked cookies from the school's modern kitchen.



BYRD & Co.

REAL ESTATE EST. 2015

WWW.MOABBYRDCO.COM

59 EAST CENTER STREET • MOAB, UTAH 84532 • 435.355.0576

SELL YOUR HOME IN MOAB

Our team of real estate agents are leading the way in Moab home sales.

FOR THE PAST 5 YEARS WE HAVE:

- ✓ 15% of all listings in Moab (rank #1)
- ✓ 49% of all total market sales (rank #1)
- ✓ 600+ homes listed for sale (rank #1)
- ↓ Had the lowest days on market average (rank #1)

Statistics pulled from WFR MLS

REBECCA WELLS

Principal Broker/Owner, Realtor
435.260.2842
Becky@MoabByrdCo.com

CURTIS WELLS

Owner/Realtor
435.210.4366
CWells@MoabByrdCo.com

HEIDI BLAKE

Realtor
435.260.8185
Heidi@MoabByrdCo.com

LEXIE DALTON

Realtor
801.836.1450
Lexie@MoabByrdCo.com

LENORE BEESON

Associate Broker/Realtor
435.260.2135
Lenore@MoabByrdCo.com

SUSAN SHREWSBURY

Associate Broker/Realtor
435.260.1479
Sue@MoabByrdCo.com

KALI BISCO

Realtor
435.260.9906
Kali@MoabByrdCo.com

In the Heart of Moab

5.27 Acres | 5 Structures | High Density Apartment
Development Opportunity | MLS#1740852 | \$1,900,000 | Becky Wells

New Listing!

BYRD & Co.
REAL ESTATE EST. 2015
PREMIER LISTINGS

Millcreek Canyon

120.34 Acres | Rare, Unique Oasis in the Desert
MLS#1740875 | \$2,279,000 | Sue Shrewsbury

New Listing!

Price Reduced!

Spanish Trail Estates

4 Bed | 4 Bath | 4,009 Sq. Ft. | 0.51 Acre
MLS#1713416 | \$1,249,000 | Heidi Blake

Under Construction!

Vista Antiqua

3 Bed | 3 Bath | 2,636 Sq. Ft. | 1.13 Acres
MLS#1727638 | \$1,350,000 | Becky Wells

New Listing!

Juniper Drive

3 Bed | 3 Bath | 2,050 Sq. Ft. | 0.87 Acre
MLS#1739607 | \$749,000 | Lenore Beeson

Price Reduced!

Lake Ln.

5 Bed | 3 Bath | 3,758 Sq. Ft. | 1 Acre
MLS#1722499 | \$1,099,000 | Heidi Blake, Agent/Owner

Sand Flats Rd.

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

McGill Boulevard

4 Bed | 3 Bath | 2,116 Sq. Ft. | Solar Panels | 0.37 Acre
MLS#1741131 | \$629,000.00 | Becky Wells

New Listing!

BYRD & Co.
REAL ESTATE EST. 2015
PREMIER LISTINGS

Under Contract!

Solano Vallejo Estates

3 Bed | 2 Bath | 1,705 Sq. Ft. | 0.23 Acre
MLS#1734799 | \$589,000 | Lenore Beeson

Sold! List with Us!

Watchman Estates

4 Bed | 3 Bath | 2,374 Sq. Ft. | 0.26 Acre
MLS#1713082 | \$729,000 | Curtis Wells

Sold! List with Us!

Solano Vallejo Estates

4 Bed | 2 Bath | 1,976 Sq. Ft. | 0.55 Acre
MLS#1739322 | \$589,000 | Becky Wells

Under Contract!

E. Mount Peale

6 Bed | 4 Bath | 5,400 Sq. Ft. | 1.08 Acres
MLS#1736600 | \$895,000 | Kali Bisco



New Listing!

Downtown Moab

4 Bed | 2 Bath | 1,519 Sq. Ft. | 0.12 Acre
MLS#1744492 | \$439,000

◆ ◆ ◆
Curtis wells



New Listing!

Westwood Avenue

4 Bed | 2 Bath | 1,756 Sq. Ft. | 0.18 Acre
MLS#1743855 | \$439,000

◆ ◆ ◆
Becky Wells



New Listing!

Downtown Moab

4 Bed | 2 Bath | 2,084 Sq. Ft.
0.21 Acre | C5 Zoned
MLS#1747177 | \$749,000

◆ ◆ ◆
Lenore Beeson



New Listing!

Thompson Canyon

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

◆ ◆ ◆
Heidi Blake



New Listing!

Moab Business Park

1,800 Sq. Ft. | 2 Office Spaces
MLS#1739396 | \$309,900

◆ ◆ ◆
Lenore Beeson

Vista Antigua – EXCEPTIONAL HOMES DESIGNED FOR THE RUGGED DESERT

Sale Pending!

VISTA ANTIGUA LOT #1

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

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



Sale Pending!

VISTA ANTIGUA LOT #31

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

Listed at \$964,000 | MLS#1633142



VISTA ANTIGUA LOT #3

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

Listed at \$1,420,000 | MLS#1727638



BECKY WELLS

Principal Broker, Realtor • 435.260.2842 • Becky@MoabByrdCo.com

"I am a practicing attorney with a active real estate practice encompassing more than 45 years. In the last 10 years, I have personally done 3 real estate acquisitions with Becky Wells for my own account, so I have substantial and varied experiences with real estate professionals. Becky knowledge of the local real estate market is exceptional, her integrity is unquestionable, and her dedication and attention to detail is unrivaled. You cannot do better should you have needs in the Moab real estate market than to enlist Becky to assist you." —Cummins





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



Under Contract!

Tusher St.

3 Bed | 2 Bath | 1,388 Sq. Ft. | 0.16 Acre
MLS#1738534 | \$425,000

◆ ◆ ◆
Lenore Beeson



Navajo Heights

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

◆ ◆ ◆
Lenore Beeson



Price Reduced!

The Preserve

0.22 Acre | Utilities Stubbed
MLS#1736308 | \$209,000

◆ ◆ ◆
Becky Wells



Sold! List with Us!

Orchard Villa

3 Bed | 2 Bath | 1,463 Sq. Ft.
MLS#1730104 | \$369,000

◆ ◆ ◆
Sue Shrewsbury



Wilson Arch

1.42 Acres | Utilities Available
MLS#1699737 | \$54,000

◆ ◆ ◆
Becky Wells & Curtis Wells



NAVAJO HEIGHTS

Stunning lot in Navajo Heights subdivision. Breath taking views in every direction. Build your dream home in a secluded neighborhood create your own paradise in the hills of the desert. | MLS#1743607 | \$749,000



COMMERCIAL OFFICE BUILDING — PRIME DOWNTOWN LOCATION

7 Suites | 3,520 Sq. Ft. | 0.13 Acre

MLS#1698909 | \$750,000

LENORE BEESON

Associate Broker • 435.260.2135 • Lenore@MoabByrdCo.com



BYRD & Co.

REAL ESTATE EST. 2015

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

Sold! List with Us!



Bartlett St.

3 Bed | 3 Bath | 1,888 Sq. Ft. | 0.20 Acre
MLS#1731220 | \$439,000

◆ ◆ ◆
Lenore Beeson

Sold! List with Us!



Millcreek Village

2 Bed | 2 Bath | 1,300 Sq. Ft. | 0.17 Acre
MLS#1728409 | \$550,000

◆ ◆ ◆
Lexie Dalton



Deerhaven - La Sal

4.80 Acres | Utilities Available | Old La Sal
MLS#1713163 | \$82,000

◆ ◆ ◆
Lenore Beeson

Sold! List with Us!



Highway 191 Commercial

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

◆ ◆ ◆
Curtis Wells



Downtown Commercial

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

◆ ◆ ◆
Lenore Beeson



Downtown Acreage

3 Bed | 3 Bath | 1,463 Sq. Ft.

26.53 Acres | R3/RA1 Zoned

MLS#1699962 | \$1,750,000



Curtis Wells

Sold! List with Us!



Highland Dr.

3 Bed | 3 Bath | 2,927 Sq. Ft. | 11.14 Acres

MLS#1735013 | \$955,000



Kali Bisco

Sold! List with Us!



Adobe Ct.

4 Bed | 3 Bath | 3,337 Sq. Ft. | 0.95 Acre

MLS#1731126 | \$799,000



Sue Shrewsbury

Sold! List with Us!



Secret Cove

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

MLS#1717277 | \$889,000



Becky Wells



Watchman Estates

Adjacent to the Moab Golf Club

Lot #19 Listed for \$219,000



Becky Wells & Curtis Wells



Sold! List with Us!



Stella Ruby Cottages

3 Rentable Units | Hot Tub | 0.26 Acre
MLS#1723990 | \$1,270,000



Lenore Beeson



Deerhaven - La Sal

4.80 Acres | Utilities Available | Old La Sal
MLS#1731368 | \$82,000



Lenore Beeson

Under Contract!



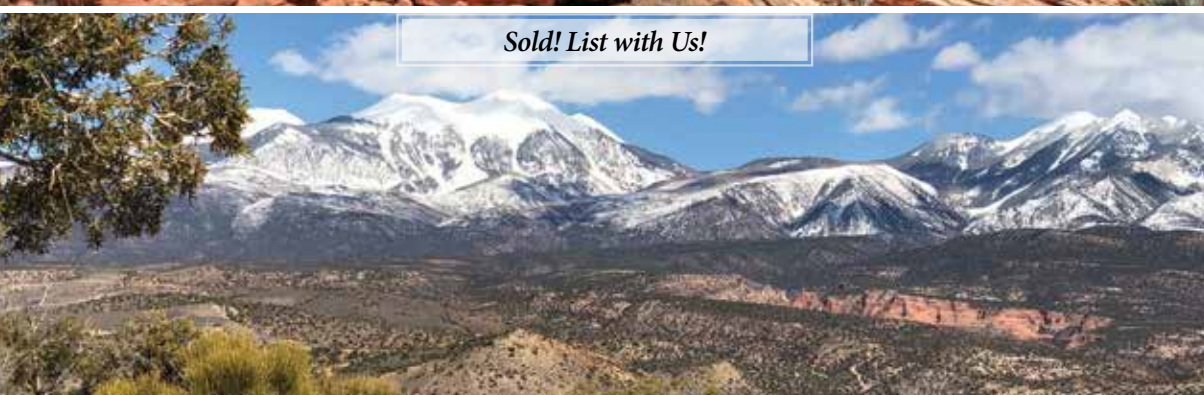
Flat Iron Mesa

11.27 Acres | Utilities Available
MLS#1733844 | \$209,000



Curtis Wells

Sold! List with Us!



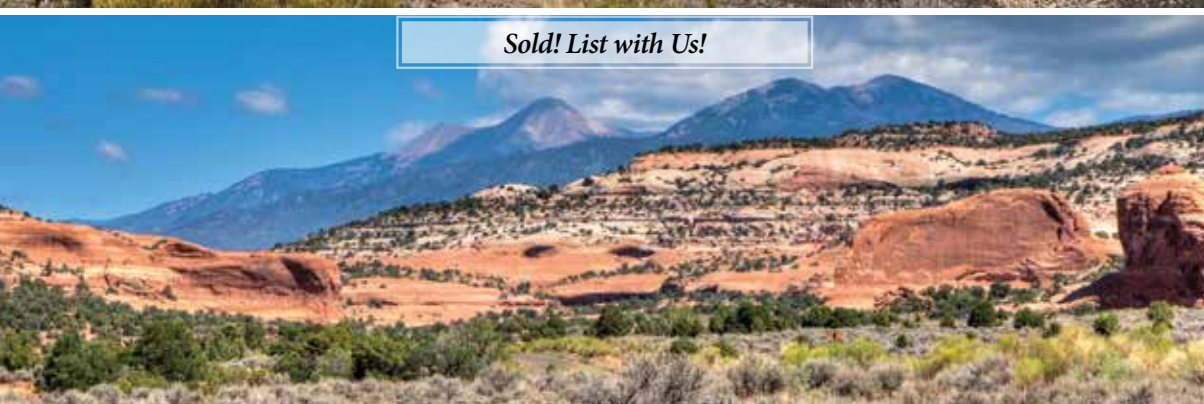
Bridger Jack Mesa

17.85 Acres | Power Available
Surrounded by BLM and State Land
MLS#1732247 | \$199,000



Sue Shrewsbury

Sold! List with Us!



Wilson Arch - Commercial

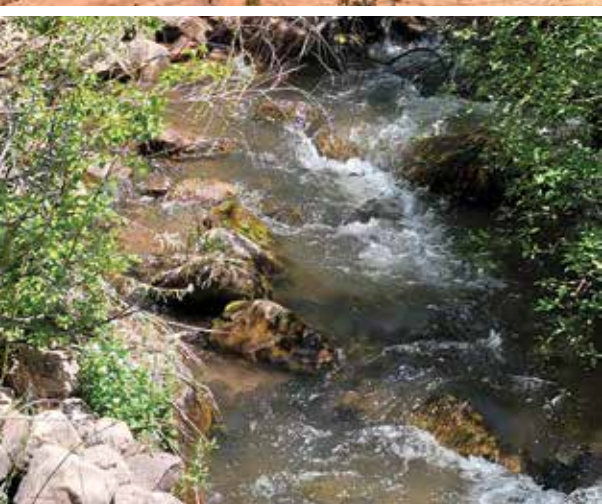
1.10 Acres | Utilities Available
MLS#1699738 | \$139,000



Becky Wells



RARE, WILD AND SPECTACULAR MILL CREEK CANYON PROPERTY



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

MLS#1740875 | \$2,279,000

SUE SHREWSBURY

Realtor • 435.260.1479 • Sue@MoabByrdCo.com

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



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

NOW SERVICING MOAB, ON SITE. *We come to you.*

Founded in 1897, Utah Mortgage Loan Corporation is the oldest non-bank mortgage lender in the state of Utah, offering the full array of mortgage products available in the marketplace today. We are locally owned and operated by local Utah residents who are seasoned professionals, driven by their desire to help Utah homeowners.



- USDA
- Conventional
- Construction
- VA
- FHA
- Refinance

HEIDI BLAKE Loan Officer

NMLS# 1966961

heidi@utahmtg.com

Phone: 435-260-8185

Utah Mortgage Loan Corp, 488 E 6400 S #300,
Salt Lake City, UT 84107
801.561.4700, NMLS#149160



www.utahmortgageloan.com/heidi

Plastic Surgery

Specializing in

- Botox®
- Breast Reduction
- Breast Reconstruction
- Cosmetic Surgery
- Facelift
- Breast Augmentation
- Breast Lift
- Tummy Tuck
- Dermal Fillers
- Liposuction
- Eyelid Surgery
- Arm/Thigh Lifts
(following massive weight loss)
- Hand Surgery



Dr. Leland R. Chick, MD
801.322.1188
 lelandchickmd.com



I.W. Allen Plaza, Specialty Services, Suite B • 476 W. Williams Way



icomfort®
 BY SERTA

**SAVE UP TO
 \$1000**

on qualified iComfort by Serta®
 Mattresses and adjustable sets*



LIMITED TIME FOURTH OF JULY SAVINGS!

Queen mattresses starting at \$799! Special financing available.

*Purchase an iComfort by Serta® mattress between June 23, 2021 and July 12, 2021 and receive up to \$400 in savings. Plus, save up to \$600 on a qualified Serta adjustable foundation. Savings offers on both the mattresses and adjustable foundations will vary by model and size. The maximum \$1000 savings applies to King size eligible mattresses and a King size Motion Perfect adjustable base. See store for details. These offers may not be applied to previous purchases, cannot be combined with other offers and are available only on qualified purchases made at participating retailers in the 50 United States and the District of Columbia while supplies last. Product availability, pricing and offer dates may vary by retail location. Void where prohibited by law. ©2021 Serta, Inc. All rights reserved.



(435) 259-1585 • 1004 S. Main St., Moab
FREE Setup & Delivery in the Moab Area
6 Months Same as Cash on approved credit

Knowles
 HOME FURNISHINGS



RANDY DAY
PRINCIPAL BROKER
435-260-1388
randyday333@gmail.com



SUE DALTON
REALTOR®
435-260-8090
realestate.suedalton@gmail.com



KRISTIE WHIPPLE
REALTOR®
435-260-1020
kristiesellsmoab@gmail.com



AARON DAVIES
REALTOR®
435-260-8209
aaronrealtormoab@gmail.com



DAVID CARPENTER
ASSOCIATE BROKER
801-209-9611
rltrdavid@gmail.com

755 N. Main Street, Moab • 435-259-7488 • 888-424-4830 • Monticello • 435-587-7488



ORCHARD VILLA TOWNHOME end unit. 3B/2B, 1463 sq.ft. with 2 car garage. Offers vaulted ceilings, built in gas log fireplace, sliding doors leading to private patio area. Great unit! \$399,500. (#1746341) **Call Gail**



GREAT LOCATION! This property needs a little TLC but could be a real find if one has the skill set to fix it up. 3B/2B, 1344 sq.ft. home located on .78 of an acre. NO HOA's or CC&Rs. \$197,500. (#1744931) **Call Randy**



BEAUTIFUL 3B/2B, 1512 sq.ft. well-maintained, low maintenance home located in heart of Moab. Covered back yard patio with yard having 6' fence offering lots of privacy. MUST SEE! \$550,000. (#1742451) **Call Kristie**



AMAZING NEW HOME minutes from Blanding with beautiful finishes and it's ready to move in. 3B/2B, 1600 sq.ft., vaulted ceilings and massive windows to enjoy the view from your 1.67 acre lot. \$318,000. (1747287) **Call Sue**



STUNNING PANORAMIC VIEWS from this 3B/2B homestead in Castle Valley. Spacious home with open floorplan & big windows to enjoy the view. Also offers rustic studio/workshop. \$429,000. (#1736103) **Call Sue**



LOOKING FOR A HOME near down town Moab? Here is a 4B/3B, approx. 2500 sq.ft. home on the N. end of town with 1 car garage. Newly painted inside, new carpet in livingroom & hall. \$399,500. (#1739269) **Call Gail**

755 N. Main Street, Moab • 435-259-7488 • 888-424-4830 • Monticello • 435-587-7488 • anasazirealty@gmail.com • AnasaziRealty.com



JIMMY JOHNSON
REALTOR®
435-275-5200
jjohnson032981@gmail.com



ANNA FABIAN
REALTOR®
801-209-5139
fabann70@gmail.com



TYSON DAY
REALTOR®
801-787-8616
tysonday@yahoo.com



NICOLE DAY
REALTOR®
435-260-2692
nicoleday11@gmail.com



GAIL WELLS
LICENSED ASSISTANT
435-259-7488
anasaziirealty@gmail.com



anasaziirealty@gmail.com • www.AnasaziRealty.com



SALE PENDING

TURN KEY NIGHTLY RENTAL in down town Moab. Adorable cottage cabin with 2B/1B, 755 sq.ft. across from City Park. Lovely landscaped with covered patio & beautiful private back yard. \$429,000. (#1734983) **Call Sue**



SALE PENDING

NEWER 4B/2B, 1776 sq.ft. home in Moab on .50 acre. Huge kitchen with granite counters, tile floors, high ceilings and open floorplan. Back yard fully fences & and ready for landscaping. \$699,000. (#1732783) **Call Randy**



SALE PENDING

BEAUTIFUL WELL MAINTAINED 5B/2B, 2100 sq.ft. home in Blanding. This like new home has up dated kitchen, new windows & paint. Full finished basement. This is a must see home! \$275,000. (#1729045) **Call Randy**



SALE PENDING

OVER 5 ACRES OF MOUNTAIN LIVING in Old La Sal. 2 story 3B/2B, 2568 sq.ft. home with unfinished basement. Large 30'x36', 4 car garage/shop with 3, 12'x10' garage doors. MUST SEE! \$340,000. (#1724884) **Call Kristie**



SALE PENDING

NEW 2019 CAVCO HOME with 3B/2B, 1650 sq.ft. on .51 acres on the banks of Pack Creek. Built in patio off master. Upgrades: tankless water heater, jetter tub, farm style kitchen sink & more. \$346,900. (#1696842) **Call Kristie**



SOLD! LIST WITH US!

OLD TOWN MOAB home with 4B/3B, 3401 sq.ft. located on .76 acres with park like setting. 3 car (27'x40') garage shop, & detached 1 car garage. This historic home is an absolute MUST SEE! \$739,000. (#1600429) **Call Sue**



755 N. Main Street, Moab • 435-259-7488 • 888-424-4830 • Monticello • 435-587-7488



160 ACRES OF FARM LAND near Monticello
MLS#1746026 / \$112,000
CALL DAVID 801-209-9611



LARGE LOT in MONTICELLO
1.01 acres/MLS#1744282 / \$59,000
CALL KRISTIE 435-260-1020



HWY 491 WITH COMMERCIAL FRONTAGE
4.80 acres / MLS#1742651 / \$40,000
CALL KRISTIE 435-260-1020



AMAZING VIEWS of LISBON VALLEY
120 acres / MLS#1742174 / \$100,000
CALL DAVID 801-209-9611



OVER LOOKING HORSEHEAD CANYON near Eastland
12+ acres / # 1737550 / \$141,000
CALL DAVID 801-209-9611



383.96 acres commercial on HWY 491
#1736965 / \$345,000
CALL DAVID 801-209-9611



BEAUTIFUL LOT IN ELK MEADOWS near Monticello
6.49 acres / MLS#1727489 / \$74,500
CALL KRISTIE 435-260-1020



80 acres by Cisco near river & Kokopeli Trail
MLS#1636429 / \$115,000
CALL AARON 435-260-8209



EXCELLENT PIECE OF LAND near MONTICELLO
39.80 acres / MLS#1699798 / \$249,500
CALL DAVID 801-209-9611



MOST OF OLD CISCO TOWN SITE
473.60 acres / MLS#1661155 / \$350,000
CALL RANDY 435-260-1388



GATEWAY TO THE CANYONLANDS
133 acres / MLS#1655374 / \$799,900
CALL KRISTIE 435-260-1020



10 ACRES COMMERCIAL PROPERTY / Monticello
MLS#1616527 / \$169,000
CALL KRISTIE 435-260-1020

755 N. Main Street, Moab • 435-259-7488 • 888-424-4830 • Info@AnasaziRealty.com • www.AnasaziRealty.com



anasazirealty@gmail.com • www.AnasaziRealty.com

COMMERCIAL and INVESTMENT OPPORTUNITIES



HISTORIC RANCH and CABIN just 30 minutes from Moab with incredible views in every direction. From the majestic La Sal Mountains to view of Arches National Park, this is truly a spectacular location. Culinary water flows from a spring that dates back over 100 years to the rustic cabin where you will find modern luxuries such as power, running water & septic system. \$6,500,000. (#1741081) **Call Sue**



PREMIER MAIN STREET PROPERTY IN GREEN RIVER.

The commercial building has a kitchen, bathroom, shower and other rooms. Central location on .45 acres. \$400,000. **Call Aaron**



GREAT OPPORTUNITY TO OWN 1.38 acres of HWY Commercial property with a great location on South end of Moab. Fully fenced and offers a large 1,600 sq.ft. building. \$1,000,000. (#1694374) **Call Randy**



GREAT MOAB MAIN STREET LOCATION! .52 acres of Main Street property with 4,219 sq.ft. building currently used as auto shop. Land and building only. Business not for sale at this price. \$1,000,000. (#1647570) **Call Randy**



WORLD FAMOUS WOODY'S TAVERN in middle of Moab's Main St. Remodeled: new kitchen, new pool tables, bar stools, tables, band stand & Extra setting outside. \$2,990,000. (#1547868) **Call Randy**



BROWSE, SHOP, RELAX — REPEAT

THE “MARKET ON CENTER” OFFERS
SOMETHING FOR EVERYONE

Written by Rachel Fixsen | Photos by Murice D. Miller

EVERY OTHER THURSDAY EVENING THROUGHOUT THE SUMMER, THE CITY OF MOAB BLOCKS OFF CENTER STREET TO VEHICLE TRAFFIC IN FRONT OF CITY HALL TO MAKE SPACE FOR A COMMUNITY MARKET OFFERING ARTS AND CRAFTS, PERSONAL CARE AND BEAUTY PRODUCTS, LOCAL PRODUCE, PREPARED FOODS, AND DECORATIVE PLANTS. VISITORS AND MOAB AREA RESIDENTS CAN STROLL BENEATH SHADY TREES, BROWSE LOCAL GOODS, AND CHAT WITH NEIGHBORS AND FRIENDS AT THIS CLASSIC SUMMER HAPPENING THAT FEELS BOTH FESTIVE AND RELAXED.



Above: Moab resident Richard Codd purchases flowers from Farm Yard owner Jess Oldham at the Market on Center.



Moab Mayor Emily Niehaus knew when she was elected in 2017 that she wanted to support a farmers' market in some form. The former Moab Farmers' Market was held at Swanny City Park on Fridays, but organizers found it a challenge to sustain and it eventually faded out after 2018. Niehaus says constituents asked her early in her term what the city might be able to do to help support a revitalized market.

"I said, 'I have no idea—but I do know we have a really cool front yard,'" Niehaus recalls. The lawn outside City Hall on Center Street has large trees and faces the Center Street Ball Park; next door is Sun Court, a beautiful courtyard with sculptures and more trees. The historic Star Hall, built with sandstone blocks, sits just beyond. The street offered a perfect backdrop for a community event, and Niehaus worked with city staff to bring the market to life.

"I was really inspired to map out an emerging vision that I was having about vendors in front of City Hall and along the street," she says. The pandemic presented an unexpected challenge, but the team decided to launch the concept for its first year in the summer of 2020 anyway.

"We knew it was going to be a heavy lift because of additional COVID protocols," Niehaus says. "But the city staff is amazing, and they were able to produce it." With masks and social distancing in place, free booths were offered as an incentive to attract vendors, and the market was successful from the outset.

Vendor and Moab resident Jess Oldham says she reserved a space at the first Market on Center "as a way to connect with people during the pandemic, not expecting it to be super profitable." Oldham's business is called Farm Yard. She grows and sells flowers and produce, but at the market she focuses mainly on cut flowers and mixed bouquets. She says that first year of the market, "turned out to be great for sales and exposure," in addition to

providing a way to socialize in a time of relative isolation. She returned to this year's market.

The market continues to grow in 2021, with around 20 vendors signed up for recent events, some traveling from as far away as Gallup, New Mexico to participate. The Moab Arts and Recreation Center runs the market with support from the Sports and Recreation and Public Works departments. Selling at the market is affordable for vendors, with just a \$50 fee for the season. Planners chose Thursday nights so that the market wouldn't conflict with attendees' weekend plans.

Fellow artists and friends Emma Andrew and Samantha Metzner share a 10 x 10 vendor space at the market. Metzner creates cyanotype photographs. The cyanotype process was conceived in the mid-19th century and involves "contact printing," a method distinct from darkroom processing.

"I have my degree in photography and specifically studied alternative processes and hand-made photography in school, which is partly why I still focus on cyanotypes," Metzner says.

Metzner's blue-toned photographs have a dreamy quality and often focus on desert imagery like cacti, desert animals, and clear night skies. Metzner says some people are surprised to learn that they are photographs rather than paintings. Metzner's work can also be found locally at Moab Made.

Andrew's medium is ceramics. Her work can also be found at Moab Made, or at Desert Sun Ceramics Studio. She makes bowls, cups, and mugs, as well as more unusual items like ceramic dice and bolo tie fasteners. She remembers a customer visiting her booth at last year's market asking how to repair a bolo tie that was broken while the wearer danced at a wedding.

"I like making functional pottery, and when it is made to be used and loved, things happen!" she says. "You either repair it, find another use for it, or find another (piece) to love."



Top circle: Darla Dale of Moab supports Crystal Honour of Mother of Cluckers Farm. **Middle circle:** Kevin and Stephanie of Minnesota make a purchase from Kyle of St. George at a recent Market on Center. **Bottom circle:** Moab's Gail Jennings-Peterson shops at the booth of Katrina Gillette's Belle Tige Artisan Skin Care.



“THE MOAB COMMUNITY IS SO WELCOMING AND LOVES TO SUPPORT OTHER LOCAL BUSINESS.”

– Emma Andrew

“When the cargo portion of the bike is open to display its interior shelving, people sometimes don't notice right away that it's a bike,” Flynn says. “When they see the wheels and realize it's a bike they often express surprise and delight.”

Library staff use the bike to provide information about library services, sign people up for library cards, and help with accessing digital materials. The library also partners with an organization called Friends of the Grand County Library, which collects used books and donates them to the library. In turn, the library gives many of these books away for free, from the back of the book bike. They try to keep it stocked with a wide variety of titles, from children's books to classics.

Market organizers plan to continue evolving and expanding the event. Moab Arts and Recreation Center Associate Art Director Sascha Steinberg says the market is working toward being able to accept Supplemental Nutrition Assistance Program payments for fresh local foods. In future years, there may be live music performances and beer sold on site.

“We envisioned having music on the front steps of City Hall and a potential beer garden,” Niehaus says.

In the meantime, there is plenty to do at the market this summer. Andrew says she loves the

kombucha from local brewer Wild Fermentations, and hanging out with puppies brought by local animal rescue nonprofit Underdog Rescue.

“The Moab community is so welcoming and loves to support other local business,” Andrew says of the market. “It definitely feels like a space not only for tourists to visit, but a place for locals to hang out.”

A local market provides a platform for new connections, rekindled acquaintances, sparks of creative inspiration, and sometimes for tender moments. Oldham recalls the first market of 2021, which was held just a few days before Mother's Day. She watched as a woman sent her husband to Oldham's table to purchase a bouquet.

“She was definitely helping him out with the gift idea,” Oldham says with a laugh. The man selected two bunches of flowers, but then realized his partner was the one holding the cash. He went back to fetch the money and then completed the purchase.

“I loved that she stayed back and watched the gift-buying unfold,” Oldham says. “I am all about buying yourself flowers, but this was a sweet example of the joy of having someone else give the gift of flowers—even if you are the one directing the whole process.”

For gift-buying, hanging out with friends, or simply people-watching, the Market on Center is the place to go. ■

Andrew's “mountain landscape” mugs, which are oversized, made of a red-toned clay, and feature mountain terrain in a line-drawing style against a purple background, are especially popular. A woman greeted Andrew at her booth and found herself torn between a purple, mountain-themed mug, and one depicting desert buttes and mesas in blue and turquoise tones.

While she deliberated, the woman showed off a recent purchase from another market vendor: a miniature succulent plant in a brightly colored pot. A selection of spiky-but-charming succulents was arrayed for sale at a nearby table. Vegetable plants were also on sale at the Easy Bee Farm booth, where Easy Bee Crop Manager Abby Meyer was selling the farm's extra tomato starts, which were fast becoming full-sized plants in need of repotting. At the next market, Easy Bee will offer fresh, local farm produce.

Other market booths featured woodworking crafts, handmade soaps, and jewelry. In the relaxed environment, market-goers stop and make small talk, pose questions to makers, or lounge in the grass.

Nonprofits and community organizations also take the opportunity to engage with residents and visitors at the market. The Grand County Public Library brings the much-loved “book-bike,” an adult-sized tricycle with a mobile library attached. A large cabinet mounted on the back of the bike opens to reveal a trove of books. Library Assistant Director Meg Flynn calls the book-bike “a smile machine.”



Top: Moab resident Liz Holland visits the Market on Center in June. **Bottom:** Grand County Public Library's Jessie Magleby, left, and Meg Flynn, pose with the library's bookbike.

Advanced Air

HEATING & AIR CONDITIONING



Your trusted heating and cooling pros

Zoned Comfort Solutions • New Home Construction
Humidification Systems • Heating & Air Conditioning • Evaporative Cooling
Gas Fireplace Installations • Mitsubishi Electric Diamond Comfort Dealer
Replacement/Changeouts

Factory Trained Technicians & Installers

Serving Moab & Surrounding since 2010
Licensed & Insured

Find out which solution may be right for you!

435-260-7637



www.advancedairutah.com
11850 South Hwy 191 C-9, Moab



Central Utah Insurance Agency

Your hometown independent insurance agency.
Serving YOU since 1962.



Five licensed agents to serve you, providing a choice of insurance companies to protect what matters most.

Lynasa Key, Renee Troutt, Gianne Fosse, Baelei Walby



23 So 100 West • Moab • 435.259.5981 • insuremoab.com



Photo: Ray Bloxham



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

Subscribe to our email list and receive a special \$20 membership and "Protect Wild Utah" sticker offer: wildutah.info/MoabRE





DAVE BIRSCHIED
Broker – Owner
435-260-1968
dave@moabrealty.com



STEPHANIE CLUFF
Sales Agent
435-260-8023
stephaniemcluff@gmail.com



DANETTE JOHNSON
Sales Agent
435-260-0130
danetteinmoab@aol.com



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



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



DON'T MISS OUT on this spacious 5 bedroom, 3 bath home with custom master suite. Bright, updated kitchen, full basement with wet bar, family room, fireplace and laundry, large fenced back yard, RV parking and SO much more. **IN TOWN** - close to Swanny Park, Moab Recreation & Aquatic Center, churches and elementary school. MLS# 1732461 | \$590,000 | **Danette 435-260-0130**



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



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



This 3 bedroom, 3 bath 1,849 square-foot Southwest style home is an opportunity not to be missed! The main house boasts a great room with vaulted ceilings, kiva style fireplace, open kitchen/dining area and two separate sliding door walkouts to the wraparound patio. A spacious master bedroom offers a walkout to the patio and arge, walk-in closet; the bathroom features a jetted tub, separate tile shower and double sinks. The second bedroom is serviced by its own bathroom with tile tub/shower. Unique distressed turquoise cabinets unify the Southwestern theme. The outdoor living space is perfect for entertaining. A pergola on the large patio provides ample shade. The yard is tastefully xeriscaped with low maintenance desert foliage while the back and side of the property is partially fenced for additional privacy in this quiet neighborhood nestled in and among the red rocks. The mud room/laundry room leads out to an oversized three car garage with plenty of storage. Room for trailer or RV parking. An attached Casita offers a private entrance, walkout to a private area of the patio, one large bedroom/living area, walk-in closet, wet bar/kitchenette, and bathroom with tile tub/shower. New roof and stucco 3 years ago. 1709055 | **\$635,000 Danette Johnson 435-260-0130**



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



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



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



Two bedroom, 2 bath home — tile throughout, granite counters, attached garage, large 24x25 shop, solar panels and much, much more. MLS#1694255 | \$479,000 **Danette 435-260-0130**



RESIDENTIAL LAND LISTINGS

IN TOWN CHARMER!

This completely updated home is a must see!

Nothing to do but move right in.

Large master suite boasts an ensuite bathroom and bright office space or sitting area. The second bedroom has it's own updated bathroom just across the hall. Light tubes add warm, natural light to both bathrooms. The updated kitchen has a large window to catch the early morning sun, custom cabinets and a small pantry. There is a laundry room/mud room with space to hang all your gear. Updates include: new double pane windows, new baseboard heaters throughout, newer roof (2016), additional insulation in the crawlspace and attic, new flooring, new doors and new paint throughout. Solar panels offer low monthly power bills. Front and back yards are fully xeriscaped with auto drip system.

Enjoy the sun setting on the portal from the wonderful concrete patio in the backyard.

MLS# 1733813

UNDER CONTRACT - TAKING BACKUPS

1997 E STARBUCK LANE

Building lot - close to town - NO CC&R's!

\$140,000 | MLS#1684905

Danette 435-260-0130

DEVELOPMENT OPPORTUNITY

at the "Gateway" to Moab! Have your business seen FIRST by visitors as they enter Moab. This 2.39 acre parcel is located just south of the Colorado River Bridge on the west side of Highway 191.

\$1,795,000 | MLS# 1658268

Danette 435-260-0130

This lot has all the views of the red rock monuments that have made Castle Valley famous and in addition you have great views towards the Colorado River corridor. Choose from a number of different potential building sites and enjoy the peace and quiet of Castle Valley. Come check out this great property!

\$135,000 **UNDER CONTRACT** | MLS#1606451

Rick 435-260-2599

GREAT PROPERTY IN LA SAL

.56-ACRE LOT IN LA SAL.

Power at lot and phone nearby. Can be purchased with deed restricted pond parcel.

MLS#1215877 | \$38,400

Owner/Agent | **Dave 435-260-1968**

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

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

Rick 435-260-2599

COMMERCIAL

LEASING OPPORTUNITY - COMMERCIAL PROPERTY

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

Dave 435-260-1968



INVESTMENT OPPORTUNITY! Duplex - two 1 bed, 1 bath units - updated throughout. Private, fenced back yard, ample parking and an ideal downtown location. MLS# 1739419 \$575,000 | **Danette 435-260-0130**



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

Executive Office Space FOR LEASE



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

Contact Dave (435) 260.1968



Affordable Mountain Acreage

Clean air, blue skies and a quiet mountain setting on which to build your home, just 35 minutes from Moab. Subdividable down to 5 acre parcels. 14.93 acres, \$127,000, MLS #1721502. 27.72 acres, \$221,760, MLS #1721380. Call Kevin 435-260-9890 or Nancy 435-260-7327



Downtown Moab C-3 Central Commercial

Building Lot – 141 E. 100 S. with frontage of 91 ft. and depth of 115.5 ft.. Will accommodate building of 9 possible rentals for which I have schematics available upon request. \$600,000. MLS #1499132. Call Janie 435-260-1572



A Mountain-Modern Rustic Home

made from majestic Canadian log, with cathedral ceilings and walls of windows. Self-sustaining with solar and a shared well the open floor plan suggests a calming and peaceful atmosphere. \$545,900. MLS #1684185. Call Bryon 435-260-1699 or Preston 435-260-1701



Breathtaking Views

53+ acres of developable land, with ability to subdivide. Includes power pole and well with superb drinking water. Quiet setting lush with sage, pinon and juniper just 40 miles from Moab. Your desert dream home awaits. \$655,000. MLS #1733619. Call Kevin 435-260-9890



Millcreek Cove Subdivision

8 single family lots, or 16 twin home lots in Phase 4. Close to town, Beautiful Location. \$1,300,000. MLS #1699033 Call Bryon 435-260-1699 or Preston 435-260-1701



Fantastic Location

South of Moab Golf Course with 2 manufactured homes as is on 2.25 dividable acres with a ton of potential. Utility hookups and an old water well in place. \$499,000. MLS #1715226. Call Bryon 435-260-1699



Off-Grid Paradise

54 acres of majestic high desert slick rock, juniper, and sage along historic Hatch Wash with spectacular mountain views. 3 livable rock caves, 2 wells, mfr home wired for 5,000 kw solar. Property can be subdivided. \$999,000. MLS #1727193. Call Kevin 435-260-9890



212.5 acres at Tin Cup Mesa in San Juan County

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



Majestic Mountain Property

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



1.04 Acres

Half zoned Rural Residential (RR) half Highway Commercial (HC). HC allows 18 units per acre, 10 housing units with existing zones, or owner could apply for the High Density Overlay zone. Plenty of room for a business and residence. Located close to town. MLS #702263. \$749,000.

Call Bryon 435-260-1699



Fabulous View Property of 13.73 Acres

Just North of Highlands Subdivision. It has been platted for a 10 lot subdivision, or it could be an exclusive one house site overlooking the Moab Valley.

\$1,400,000. MLS #1644375. **Call Janie 435-260-1572**



Woodland Ridge in Old LaSal

2.62 acres, \$125,000. MLS #1678814

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

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

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

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



Great Views of the South Side

of the LaSal Mountains on this very buildable and farmable 2 1/3 acres out at New LaSal. Electrical transformer at frontage. Frontage on East boundary on cul de sac of Beeman St. Get out of town and into the country in San Juan County. \$48,000.00. MLS #1716642. **Call Janie 435-260-1572**



Bryon Walston

Principal Broker / Owner

435-260-1699

mbwalston@hotmail.com

Janie Tuft

Associate Broker

435-260-1572

janietuft@gmail.com

Roger Schmidt

Realtor

435-901-2292

moabroger@gmail.com

Nancy Fitzgerald

Agent

435-260-7327

nancyfitzmoab@gmail.com

Kevin Fitzgerald

Agent

435-260-9890

kevinfitzmoab@gmail.com

Preston Walston

Agent

435-260-1701

preston.walston@gmail.com

Billy Snyder

Agent

812-360-3302

realbillymoab@gmail.com

Jay Kendall Walston

Agent

435-260-2198

jaykwal@gmail.com

Miranda Walston

Agent

walston.miranda@gmail.com

435-260-1407

Trevor Walston

Agent

tbwalston@gmail.com

435-833-7005

Eyan Mosher

Agent

eyan.mmosher@gmail

435-210-4817

HUTBUD Property Management

435-261-2830

1075 S. Hwy 191, Suite B

Moab, Utah 84532

Phone: 435-259-7337

moaboffice@gmail.com

moabpremierproperties.com

Looking for a home online?

Other Sites



Utah Real Estate.com



Find new property listings before anyone else.

UtahRealEstate.com is your trusted source for Utah property listings. Search through thousands of listings today to find your dream home!





NEED A NEW ADVENTURE?

MOAB REGIONAL HOSPITAL IS HIRING!

Moab Regional Hospital is a non-profit Critical Access hospital and Level IV Trauma Center that is proud to be one of the largest private employers in Moab. Our employees are energetic, collaborative, and passionate about serving our community. We offer a wide variety of both clinical and non-clinical positions with generous benefits available, including health insurance, retirement, paid vacation, sick leave, and more!

Admissions Clerk, \$16/hour • Billing Clerk, \$17-\$19/hour, DOE • COVID Hotline Clerk, \$16/hour
Director of Human Resources, \$80,000-\$100,000, DOE • Housekeeper, \$16/hour
Inventory Specialist \$18-\$22/hour, DOE • MA, CNA, or EMT, \$16-\$18/hour, DOE
Med Tech with Microbiology \$29.70/hour and up, DOE • Nurse Practitioner \$68/hour and up, DOE
Physicians Assistant \$64/hour and up, DOE • RN at Urgent Care or Family Medicine, \$24.50/hour and up, DOE
RN at Med/Surg, \$29.70/hour and up, DOE • HR Generalist \$18-\$25/hour, DOE
Emergency Department Case Manager \$18-\$25/hour, DOE • Psychiatrist

To apply, please visit: mrhmoab.org/jobs



Ahh Moab!



Nancy Fitzgerald
Realtor
435.260.7327
nancyfitzmoab@gmail.com



Kevin Fitzgerald
Realtor
435.260.9890
kevinfitzmoab@gmail.com



moabpremierproperties.com

FIND OUR PRODUCTS AT THE MERCANTILE ON MAIN | 7 N MAIN STREET
OR ONLINE AT WWW.TRIASSICSTONE.COM

TRIASSIC

SUSTAINABLE | FUNCTIONAL | BEAUTIFUL



LICENSED | INSURED TREE SERVICE

STUMP REMOVAL |
GRINDING
TREE PLANTING | PRUNING
REMOVAL
FIREWOOD | WOOD CHIPS
PEST AND DISEASE
MITIGATION
NUTRIENT APPLICATION
HAZARD AND
EMERGENCY REMOVALS



HANDMADE HOMEGOODS

FURNITURE
KITCHEN UTENSILS
JEWELRY
DECOR
CUSTOM DESIGNS



DISCOUNTS FOR USABLE WOOD



CALL, EMAIL, OR DROP BY OUR SHOP FOR A FREE ESTIMATE
435-259-4912 | OFFICE@TRIASSICSTONE.COM | 1801 SKYLINE DRIVE, MOAB

Welcome to Moab!

QUICK FACTS:

Elevation: 4,026
Settled: 1878
Mayor: Emily Niehaus
Population: Moab 5,268 (2019), Grand County 9,640 (2019)
Highest point in La Sal Mountains: Mount Peale, 12,721 ft
Climate: Midsummer average high/low: 99F/65F, Midwinter average high/low: 43F/20F
Average annual precipitation in Moab: 9 inches
Speed limit in town: 25MPH (15MPH for OHVs)
Driving distance in miles to Salt Lake City: 233, **Denver:** 354, **Las Vegas:** 458

DIRECTORY OF OFTEN-REQUESTED INFORMATION

Area code 435 unless noted otherwise

MOAB CITY NUMBERS

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

GRAND COUNTY NUMBERS

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

UTILITY CONTACTS

City of Moab: 259-5121
Dominion Gas: 719-2491 or 719-2490
Rocky Mountain Power: 888-221-7070
Grand Water & Sewer: 259-8121
Moab City Public Works: 259-7485
Monument Waste Services: 259-6314 / 7585
Frontier (Phone): 800-921-8101
Emery Telcom: 259-8521
Green Solutions: 259-1088
Amerigas Propane: 259-6756

MEDICAL AND DENTAL CONTACTS

Moab Regional Hospital: 719-3500
Moab Dental Health Center: 259-5378
Merrill Hugentobler, DDS: 259-7418
Arches Dental: 259-4333
Red Rock Dental: 259-4059
Moab Regional Health Center: 719-5500

TRANSPORTATION

Canyonlands Field Airport: 435-259-4849
United Airlines: www.united.com
Grand Junction Regional Airport:
www.gjairport.com
Amtrak/Green River: 800-872-7245
Greyhound Bus/Green River: 435-564-3421
Canyonlands Shuttle: 435-210-4757
Red Rock Express: 800-259-2869
Moab Taxi: 435-210-4297
Enterprise Car Rental: 435-259-8505
Arches Car Rental: 435-259-4959

UTAH STATE NUMBERS

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

NAT'L & STATE PARKS & PUBLIC LANDS

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

CITY INFO:

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

GRAND COUNTY

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

SAN JUAN COUNTY

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

INSURANCE COMPANIES

Farmers Insurance: 259-6192
Central Utah Insurance: 259-5981
Markle Insurance: 259-5241
State Farm Insurance: 259-5161

LENDERS

Fidelity Mortgage: 719-4100
www.fidelitymortgage.com
Primary Residential Mortgage: 259-0259
www.primaryresidentialmortgage.com
Eastern Utah Comm. Credit Union: 259-8200
www.euccu.com
Mountain America Credit Union: 259-1500
www.macu.com
Zion's Bank: 259-5961
www.zionsbank.com
Wells Fargo Bank: 435-2708
www.wellsfargo.com

CONTRACTORS

Ben Byrd: 259-0224
Chuck Garlett: 259-5014
Henderson Builders: 259-4111
Craig Haren: 259-1537
Jared Ehlers: 259-9499
Jim Keogh: 260-8127
Joe Sorensen: 260-5948
Triple J: 259-9988
Moab Construction: 259-8529
Lawson: 259-4079
Eco Logic: 259-6264
Jude Tuft, General Contractor: 719-5082

Moab Area Real Estate Magazine does not guarantee the accuracy of information presented above. To have information updated, removed or added, email andrewmerrington@gmail.com.



LOOKING FOR A NEW HOME?

**DON'T FORGET THE SERVICES THAT MAKE
YOUR NEW HOME PERFECT!**

- ExStream Internet
- Digital Cable
- Unlimited Local Calling



(435) 259-8521
emerytelcom.com



WHITE HORSE

MOAB, UTAH

RESIDENTIAL HOMES FOR SALE IN 85% COMPLETED NEW HOME SUBDIVISION

ARCHITECT AND BUILDER + QUIETLY LOCATED + DARK SKY DESIGNED + LANDSCAPED OPEN SPACE



4123 EAST HEATHER LANE

4 BEDROOM, 3 1/2 BATH, 2,800 SQ.FT., 3 CAR GARAGE
WITH AMPLE STORAGE, 1/2 ACRE
AVAILABLE NOW

4173 EAST SHADOWFAX RUN

3 BEDROOM, 4 BATH, LARGE 2 CAR GARAGE, 2,600 SQ.FT.,
SOLAR READY, EV CHARGING STATION, 1/2 ACRE
NEW HOME STARTING SUMMER 2021

SCHEDULE A PROPERTY TOUR TODAY!

435-260-2334 + 4185 SHADOWFAX RUN
WHITEHORSEMOAB@GMAIL.COM + WHITEHORSEMOAB.COM

PRICES AND MASTER PLAN SUBJECT TO CHANGE.