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MOAB AREA

real estate

MAY-JUNE 2021

MAGAZINE



Constructing a campus

Community partnerships and energy efficiency
play key roles at USU-Moab's future home

Inside: **THE MOST COMPLETE LOCAL REAL ESTATE LISTINGS**



Beautiful, old-town Moab home
MLS#1600429 • \$739,000
Anasazi Realty, Inc. (See page 33)



Big Abajo views
MLS#1738014 • \$69,000
Berkshire Hathaway HomeServices (See page 22)



Millcreek Cove subdivision
MLS#1699033 • \$1,300,000
Moab Premier Properties (See page 36)



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Magazine front cover: An aerial view of the construction of the new USU-Moab campus. [Courtesy USU/Hogan Construction]

This page top: An ironworker guides the capstone I-beam, adorned with the American and USU flags, into place in April, marking a milestone in the construction of the new USU-Moab academic building. [Photo by Murice D. Miller]

This page bottom: Moab Solutions Founder Sara Melnicoff [Photo by Murice D. Miller]



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Secret Cove

5 Bed | 4 Bath | 4,340 Sq. Ft. | 1.45 Acre
MLS#1717277 | \$889,000 | Becky Wells

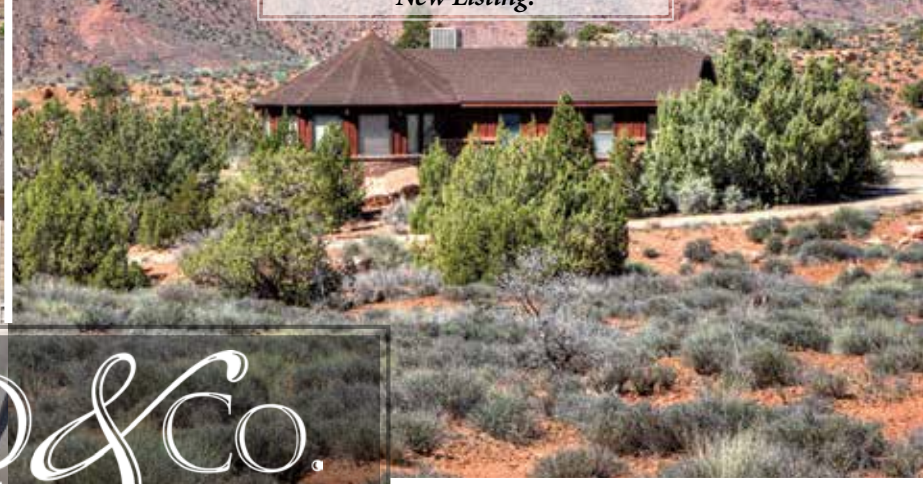
Under Contract!



Highland Dr.

3 Bed | 3 Bath | 2,927 Sq. Ft. | 11.14 Acres
MLS#1735013 | \$955,000 | Lenore Beeson

New Listing!



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PREMIER LISTINGS

Spanish Trail Estates

4 Bed | 4 Bath | 4,009 Sq. Ft. | 0.51 Acre
MLS#1713416 | \$1,299,000 | Heidi Blake



Under Contract!

Adobe Ct.

4 Bed | 3 Bath | 3,337 Sq. Ft. | 0.95 Acre
MLS# 1731126 | \$799,000 | Sue Shrewsbury



Vista Antigua

3 Bed | 3 Bath | 2,636 Sq. Ft. | 1.13 Acre
MLS#1727638 | \$1,420,000 | Becky Wells



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



Watchman Estates

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

Under Construction!

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New Listing!

Solano Vallejo Estates

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



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Castle Valley


3 Bed | 3 Bath | 2,181 Sq. Ft. | 5 Acres
MLS#1725899 | \$759,000 | Becky Wells



New Listing

Solano Vallejo Estates

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



New Listing

E. Mount Peale

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



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Downtown Acreage

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



Curtis wells



Millcreek Village

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



Lexie Dalton



Downtown Commercial

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



Lenore Beeson



Highway 191 Commercial

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



Curtis Wells



Stella Ruby Cottages

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



Lenore Beeson

Vista Antigua – GATED COMMUNITY

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Sale Pending!

VISTA ANTIGUA LOT #1

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

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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



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New Listing!



Tusher St.

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



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New Listing!



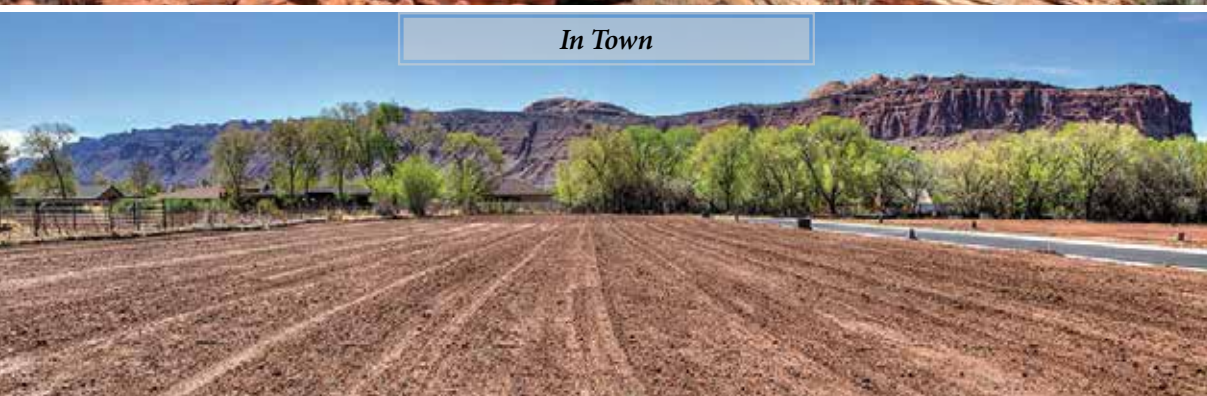
Flat Iron Mesa

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



Curtis Wells

In Town



The Preserve

0.22 Acre | Utilities Stubbed
MLS#1736308 | \$229,000



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Orchard Villa

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



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Rim Village

3 Bed | 2 Bath | 1,573 Sq. Ft. | 0.05 Acre
MLS#1727192 | \$472,500



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Bartlett St.

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

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Lenore Beeson



Boulder Rd. - Monticello

3 Bed | 3 Bath | 1,920 Sq. Ft.
15 Acres | Monticello
MLS#1710695 | \$387,000

◆ ◆ ◆
Heidi Blake



Deerhaven - La Sal

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

◆ ◆ ◆
Lenore Beeson



Oak St.

3 Bed | 2 Bath | 1,559 Sq. Ft. | 0.24 Acre
MLS#1705780 | \$434,000

◆ ◆ ◆
Sue Shrewsbury



Wilson Arch

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

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Pack Creek Ranch

1.5 Acres | Power Available | Single Family Lot
MLS#1700251 | \$249,000

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Gonzo Inn - Updated!

2 Bed | 2 Bath | 909 Sq. Ft. | Newly Updated!
MLS#1621660 | \$339,000

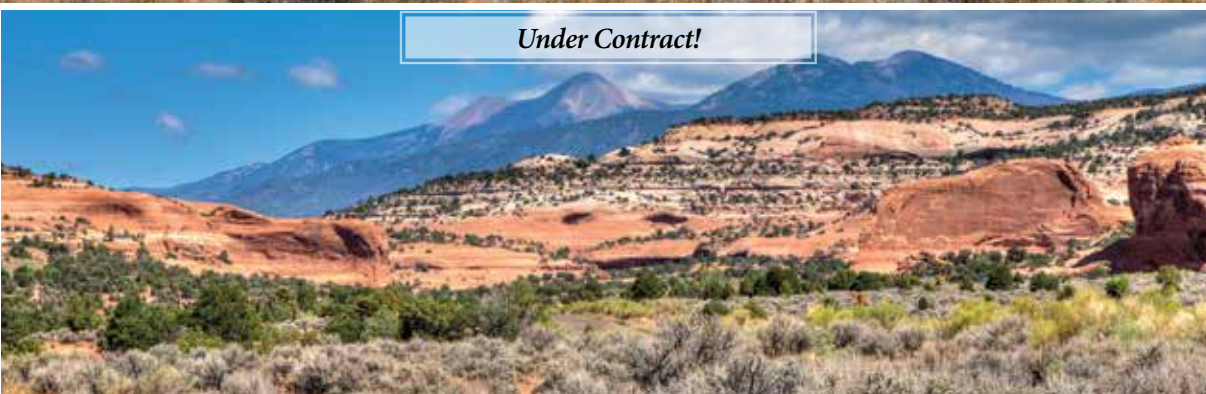
◆ ◆ ◆
Kali Bisco



Deerhaven - La Sal

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

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Lenore Beeson



Under Contract!

Wilson Arch - Commercial

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

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Watchman Estates

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Lot #19 Listed for \$219,000

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MLS#1740875 | \$2,279,000

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Holyoak Ln.

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MLS#1726620 | \$399,900

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Mullberry Grove

2 Bed | 1 Bath | 784 Sq. Ft. | 0.12 Acre
MLS#1729412 | \$375,000

◆◆◆
Kali Bisco



Peakview

3 Bed | 3 Bath | 1,294 Sq. Ft. | 0.09 Acre
MLS#1730029 | \$342,000
3 Bed | 3 Bath | 1,294 Sq. Ft. | 0.08 Acre
MLS#1730019 | \$341,000

◆◆◆
Jennifer Johnston



Bridger Jack Mesa

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

◆◆◆
Sue Shrewsbury



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Solano Vallejo

2 Bed | 2 Bath | 1,160 Sq. Ft.
MLS#1717358 | \$395,000

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CONSTRUCTING A CAMPUS

Community partnerships and energy efficiency
play key roles at USU-Moab's future home

Written by Sharon Sullivan | Photos by Murice D. Miller

WHEN UTAH STATE UNIVERSITY-MOAB STUDENTS ARRIVE AT THEIR NEW CAMPUS NEXT YEAR THEY'LL BE TRADING CONVERTED OFFICE BUILDINGS FOR A STATE-OF-THE-ART, NET-ZERO ACADEMIC BUILDING THREE MILES SOUTH OF DOWNTOWN. CONSTRUCTION ON THE REGIONAL CAMPUS BEGAN IN FALL 2020, AND IS EXPECTED TO BE COMPLETED NEXT SPRING.





SUSTAINABILITY

The university wanted a “highly sustainable and high-performance” academic building when it comes to energy usage, says Kyle Taft, vice-president of Salt Lake City-based MHTN Architects, and principal architect in charge of the campus project. Utah State University requires new buildings be Silver LEED-certified (Leadership in Energy and Environmental Design), although Taft expects the new Moab academic building will achieve the higher Gold certification.

“The USU campus administration asked us to create a facility that does not rely on any fossil fuels,” Taft says. “There’s no natural gas, or other carbon-based fuels associated with this facility.”

A photovoltaic array on top of a parking canopy shade structure will produce onsite all of the electricity needed to power the campus – along with a surplus that will go into the electrical grid system.

Lots of windows allow for plenty of natural lighting and direct sunlight for additional warmth during the winter. A large overhang will be used to keep indoor temperatures cool during the summertime. Insulation in the walls and roof will help the building maintain an internal temperature and reduce overall energy usage.

Besides harnessing the sun, architects are also taking advantage of the earth’s constant below-ground temperature of around 55 degrees Fahrenheit to heat and cool the 2,000-square-foot building using geothermal technology – a system of wells and pumps that either accept or expel heat from the earth depending on the season.



Additionally, the firm is dealing with the inevitable waste generated during construction projects by separating out various materials, such as concrete and metals, into different waste streams for recycling purposes.

Ironworkers and university officials attended a “topping out” ceremony on May 1 to mark the setting of the new building’s highest and final

beam. Along with the American and USU flags, cottonwood and sagebrush branches were attached to represent the region’s riparian and desert habitat. USU-Moab Associate Vice-President Lianna Etchberger and her husband, USU-Moab Vice-Provost Rich Etchberger, were on hand to sign the beam, along with ironworkers and construction representatives.

Sustainability practices guide the site’s landscaping, too. You won’t find any water-thirsty turf on this campus. Instead, drought-tolerant native plants will be installed to blend into the desert landscape. Drainage water will be captured to irrigate the flowers and shrubs. A demonstration garden on the building’s southwest side will incorporate permaculture principles and will include edible plants to benefit wildlife and pollinators, says MHTN landscape architect Dan Smith.

NEW LABS, SHOPS

With its main campus in Logan, USU has had a Moab presence for the past 50 years, says Lianna Etchberger. Twenty-five years ago, the college flew faculty into Moab once a week to teach classes, she says. These days students learn via interactive live video classes broadcast in real time statewide. Typically, students are required to attend live video broadcasts in the classrooms. However, during the

Opposite page: An aerial view of the construction of the new USU-Moab campus. [Courtesy Hogan Construction/USU-Moab] **Top:** Members of the USU-Moab staff pose for a photo at USU-Moab’s future home. From left to right, Allyssa Keogh, Business Assistant; Dianne Wright, Nursing Assistant Instructor; Stephanie Dahlstrom, Career and Technical Education Assistant; Bryton Betty, Automotive Technology Instructor; Lianna Etchberger, Associate Vice President; Aaron Thompson, Building and Construction Instructor; Roslyn McCann, Extension Sustainability Expert and Associate Professor; Shanda Thompson, Academic Advisor; Samantha Campbell, Director of Students. **Bottom:** As part of a “topping out” ceremony, USU-Moab Associate Vice President Lianna Etchberger adds her signature to others written on the final I-beam to be placed atop the academic building.



COVID-19 pandemic, students have been allowed to view and listen to lectures from home. Students also attend in-person classes taught by professors who reside in Moab fulltime.

The current classroom-administration building is at 125 W. 200 South in downtown Moab. The new regional campus is located on 40 acres, three miles south of downtown at the top of Aggie Boulevard – a new road that intersects with U.S. Highway 191 at Mill Creek Drive.

Property for the new campus was donated by the Holyoak family of Moab, and then traded for SITLA (School and Institutional Trust Lands Administration) land at the selected location, says Etchberger. An additional purchase increased the land acquisition to 40 acres.

“We hope the new campus will attract more of our high school students and even their parents,” as higher education can increase income and lead to meaningful careers, Etchberger says. “It helps the community, overall.” The regional campus serves mostly non-traditional students (24 and older), who come in after work. Thus, most classes are held after 5 p.m.

The new academic building will include a science teaching lab (the university currently shares a lab with Grand County High School), and a health professions lab. There will also be

“IT’S VALUABLE FOR PEOPLE WHO ARE LIVING IN A COMMUNITY TO HAVE THE OPPORTUNITY TO PURSUE AN EDUCATION TO FILL NEEDED ROLES IN THE COMMUNITY,”

– Jennifer Sadoff
Moab Regional Hospital Chief Executive Officer

a new construction shop, as well as a fabrication and welding shop. Grand County USU-Extension will gain a new demonstration kitchen and activity space. There will be a computer lab and two classrooms that can open up into a larger space for events. Additionally, there are eight small “pod” rooms for shared studying, or to receive broadcast courses, as well as six individual stations for classes with a single student in Moab. The cost of the campus project, including installing utilities to the previously undeveloped site is \$14.5 million.

The new classrooms are “designed to promote interaction and the exchanging of ideas,” Etchberger says. “We’re growing fast, now,” with more than 60 different degrees and certificates, and a growing tech education department. In Moab students can earn Bachelor’s, Master’s, Associate

and Doctorate degrees. There are also various certifications, as well as professional education licensures and endorsements that students can achieve at the regional campus. Three Ph.D. programs are available in Moab: technical career education, curriculum and instruction, and education.

With an approximate 110 students enrolled in Moab (not counting Grand County High School students taking classes concurrently), class sizes are small. While Director of Students Samantha Campbell

considers various data to help students succeed, relationships are key. Being a small campus facilitates close relationships between students and faculty. “Connectedness is a cool aspect of coming to USU-Moab,” Campbell says.

COMMUNITY PARTNERSHIPS

Programs offered at the Moab campus directly benefit the community by providing an educated and trained workforce for fields that need workers. “I’m really proud of what we do in partnering with the community,” Etchberger says. “We have an advisory committee with people from industry. We tailor things to what the needs are in the community.”

A dozen students are currently enrolled in the school’s nursing program, and 19 are signed up for next year – making nursing USU-Moab’s

Top: An artist's rendering of the finished academic building. [Image courtesy MHTN Architects]



largest program. With a huge nursing shortage nationwide, Moab Regional Hospital (MRH) benefits from people who are already settled in Moab, earning their nursing degrees locally. “It’s valuable for people who are living in a community to have the opportunity to pursue an education to fill needed roles in the community,” says MRH Chief Executive Officer Jennifer Sadoff.

Nursing students train alongside registered nurses at Moab Regional Hospital – collaborations that often lead to employment at the hospital upon graduation. “Because they train on our site, it’s easy to hire them,” Sadoff notes. “They’re already familiar with how we do things; they’re trained here.” Certificates are available in other health professions such as certified nursing assistant and medical assistant.

Professor Wayne Freimund hopes to grow the university’s recreation resource management program in Moab. The coursework involves studying the interface between recreation and stewardship on public lands. There are approximately 100 students enrolled in the program, half of whom are at the Logan campus, while the remainder study at regional campuses statewide.

“Fifty years ago, this program was doing pioneering work learning how to manage recreation on public lands,” he says. Moab’s rich natural resources – wilderness, rivers, and national parks



– and all the outdoor activities those resources attract, make Moab “the perfect laboratory,” Freimund says. State and federal agencies such as the National Park Service, the Bureau of Land Management, the U.S. Forest Service, and state

parks all enjoy working with USU students and faculty, he notes. “They love having our students come work as interns, working on practical problems in the field,” he says.

USU-Moab’s social work program is another that partners with the community. Students secure internships with local agencies which provide hands-on training and experience, while offering additional support for local organizations, says Jen Evers, USU Moab clinical associate professor of social work. Students can achieve both a Bachelor’s and a Master’s in social work while living in Moab.

Eventually, the campus could expand to include additional classroom buildings, although there are no plans to become a destination campus at this time. “Our mission is to serve the needs of our community, and the local needs will help drive those decisions in the future,” Etchberger says. However, the surrounding SITLA lands will be developed to include affordable housing for students, she adds.

Increasing opportunities to earn a college degree locally, while contributing toward a skilled workforce are among the reasons that organizations like Moab Regional Hospital have supported the new campus project. “When we look at a population’s health we see a connection between people’s level of education and positive health outcomes,” Sadoff says. ■

For more information about Moab’s regional campus: statewide.usu.edu/moab

Top: An ironworker helps guide the capstone I-beam of the academic building into place. An American flag, a USU flag and a branch from a local cottonwood tree were fastened to the beam in recognition of the milestone in the construction process. **Bottom:** Aggie Blvd. is the newly constructed road that leads to the campus.

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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

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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



HIGH DESERT BEAUTY

15 W Blue Mountain Court | \$1,100,000
 3 Bedrooms | 2 Bathrooms
 1,968 Square Feet | 9.37 Acres

Quality of craftsmanship, gorgeous attention to detail, and clean elegant design are hallmarks of this exceptional property. Perched on a 9.37-acre parcel in Bridger Jack Mesa with gated access, the setting is an easy 13 miles to downtown Moab. Upon arrival, you are greeted by native desert flowers and a covered outdoor viewing deck with never ending views of the LaSal and Abajo mountains, the red rocks, and Utah's blue skies.

MLS 1678728 Lynda Diem 435.260.9244



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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



BIG BLUE – APARTMENT/SUPER SHOP

33 Tangren Circle | \$845,000
2 Bedrooms | 2.5 Bathrooms | 20' 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 Business Flex 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

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THIS IS THE SPACE

3030 Spanish Trail Road, Moab | \$775,000
4 Bedrooms | 3 Bathrooms | 2,678 Square Feet | 1.83 Acres

Single level ranch home located on a large parcel in Spanish Valley. Four bedrooms and three bathrooms with lots of common space. Large trees provide shade without blocking the red rock and mountain views. Inside the home find an updated kitchen with granite countertops and beautiful custom cabinets. The great room has a fireplace, and the home forms a horseshoe around a three seasons room with multiple doors exiting to the lovely backyard. MLS 1712990 **Angela Houghton 435.260.0700**



DOWNTOWN LUXURY

371 South 300 East, Moab | \$730,000
3 Bedrooms | 2.75 Bathrooms | 2,608 Square Feet

Gorgeous, renovated home in downtown Moab. If you enjoy being in the heart of downtown and also enjoy high-end finishes, this home is a must-see. The renovated master bath is an oasis within the house. The expansive back yard has a fabulous shaded outdoor dining and sitting area. Quickly enjoy access to urban or rural recreation. Live in the coveted downtown area and elevate your life in Moab!
Angela Houghton 435.260.0700



FABULOUS INVESTMENT OPPORTUNITY

430/426 E Nichols Lane, Moab | \$699,000
2 Bedrooms | 2 Bathrooms | 1,666 Square Feet (Main Home)

This impeccably updated property is situated within easy reach of shopping, dining, arts, recreation, and more, just off 400 East. Abundant off-street parking and a beautifully landscaped 0.32 acre parcel with fenced back yard and a variety of fruit trees. Main home is 2 bed, 2.5 bath with a great open floorplan; new 1 bed, 1 bath Accessory Dwelling ideal for rental income. MLS 1637153 **Rachel Moody Team 435.260.8240**



CLASSIC BRICK RAMBLER

264 McGill Avenue, Moab | \$595,000
4 Bedrooms | 2 Bathrooms

Located in a classic part of Moab City- just a short walk to downtown, schools, Swanny City Park, the Moab Recreation & Aquatic Center, and the trails for adventure. With only one owner over the last 43 years, this home is meticulously maintained, upgraded with quality over the years, and ready to move right in. there is also easy grilling access to the great covered patio. Enjoy all the comforts of home in a classic neighborhood with this special offering.
MLS 1729854 **Rachel Moody Team 435.260.8240**

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CORNER LOT WITH VIEWS

3425 Tierra Norte Drive, Moab | \$539,000
4 Bedrooms | 2 Bathrooms | 1,416 Square Feet

Well-maintained, single-family home in a neighborhood zoned for nightly rentals. A fenced backyard provides privacy to enjoy desert living with a built-in BBQ and space to add a hot tub with both sun and shade. An open kitchen and living area make it easy to entertain while an attached garage secures your outdoor gear. The perfect Moab base.
MLS 1731716 **Angela Houghton 435.260.0700**



COMMERCIAL LISTING

HIGHWAY ACREAGE IN TOWN

1261 / 1269 S Highway 191, Moab | \$1,250,000
1.02 Acres | 1,827 Square Foot | MLS 1519745

Excellent high visibility location in town, perfect for an array of uses and fabulous development potential! Two abutting lots, zoned Highway Commercial, with gorgeous mountain and red rock views and utilities in place. Fabulous commercial structure with restroom, office, and overhead doors, well suited to an array of uses. Flexible zoning allows for multi-family, commercial, lodging, auto body shop, dining, and more! MLS 15219745 **Rachel Moody 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

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**

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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

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

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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



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



1136 WEST KAYENTA DR \$159,000

EXTREME VIEWS and terrain atop Kayenta Heights. 2.60 acre parcel with slick rock terrain. Quick and easy access to town. MLS 11732041
Nikole Andersen 801.750.5280
Rachel Moody Team 435.260.8240



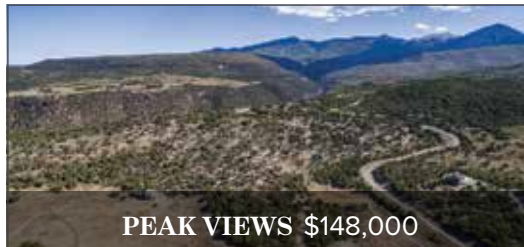
TWO PARCELS-MOUNTAIN RANCHETTE! \$165,000

Stunning views surround this **19.5 acres** in Old La Sal. Amazing vistas toward the mountains; gorgeous terrain including pinon, scrub oak, native grasses, and an abundance of wildlife. Power and telephone stubbed to the lot; water is available from a shared well with water rights in place. This listing includes two parcels (9.5 acres) and (10 acres) to be sold together. MLS 1699080 Rachel Moody Team | Jessiqua Zufelt 435.210.1171



TWO 80 ACRE PARCELS \$150,000 EACH

Make this YOUR basecamp for adventure. May be purchased separately or together for a total of 160 acres. MLS 1669814 / MLS 1669887
Rachel Moody Team | Jessiqua Zufelt 435.210.1171



PEAK VIEWS \$148,000

Build your mountain cabin. Power, water and high speed internet. Vast views of the La Sal peaks, established covenants in place. **7 acres.** MLS 1702713 Rachel Moody Team 435.260.8240



LOT 2 OF GREEN HAVEN \$40,000

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

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NEW SALES GALLERY

50 East Center Street

Just East of the Moab Information Center

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



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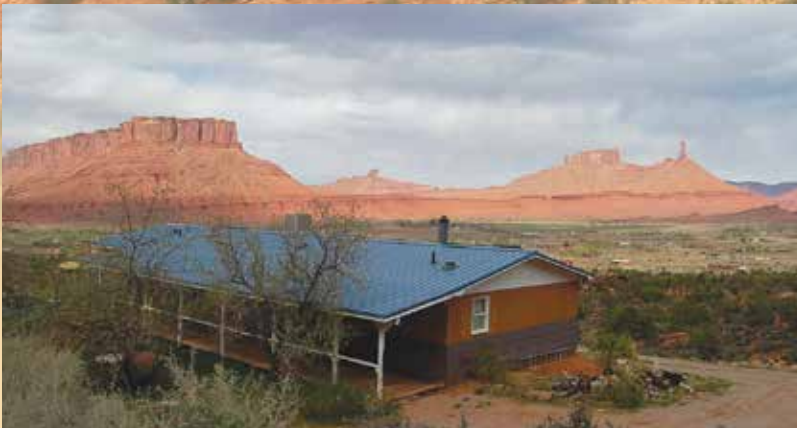
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LOOKING FOR A HOME near down town Moab? Here is a 4B/3B, approx. 2500 sq.ft. home on the N. end of town with 1 car garage. Newly painted inside, new carpet in livingroom & hall. \$399,500. (#1739269) **Call Gail**



NEWER BUILT HOME near town & famous Millcreek recreational area. 3B/2.5B, 1808 sq.ft. home with a modern kitchen, open floor plan and an unfinished den/office upstairs. Move in ready! \$469,000. (#1738326) **Call Nicole**



STUFFING 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. \$479,000. (#1736103) **Call Sue**



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**



GORGEOUS SUNRISE & SUNSETS from the 4B/2B, 2204 sq.ft. home in Monticello. Also has a guest cottage with attached garage. Large shop, horse stalls, pasture, barn & more. \$399,000. (#1733623) **Call Kristie**



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**

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IMMACULATE 5B/3B, 3548 sq.ft. home in quiet cul-de-sac near down town Moab with 4 car garage. Open kitchen & living room. Oversized bedrooms, full basement for game room or family room. \$719,000. (#1723864) **Call Kristie**



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**



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**



LARGE WELL KEPT HOME on quiet street with 6B/3B, 4320 sq.ft. & 2 car garage. Large deck great for entertaining. Security camera system on exterior of home. Rental apartment in basement. \$365,000. (#1718437) **Call David**



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**



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**



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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



RIVER FRONT PROPERTY near Green River
5.14 acres / #1730181 / \$229,000
CALL SUE 435-260-8090



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



AMAZING VIEWS & FRESH MTN AIR/La Sal
4.99 acres / MLS#1722285 / \$115,000
CALL KRISTIE 435-260-1020



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



160 Acres in the BIG INDIAN area
MLS#1719573 / \$439,000
CALL RANDY 435-260-1388



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



160 Acres S. of Crescent Junction
#1695510 / \$800,000
CALL RANDY 435-260-1388



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

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COMMERCIAL and INVESTMENT OPPORTUNITIES

AFFORDABLE LIVING in LEGACY FIELDS SUBDIVISION Phase 1



A new subdivision in La Sal UT

Prices starting at:
\$32,500
\$42,500. with shared well

AFFORDABLE LIVING AT LEGACY FIELDS a new Subd. In La Sal. Beautiful views, power stubbed to each lot, fiber internet available, must install septic. 16 lots still available. Prices starting at \$32,500. (#1722778-94)



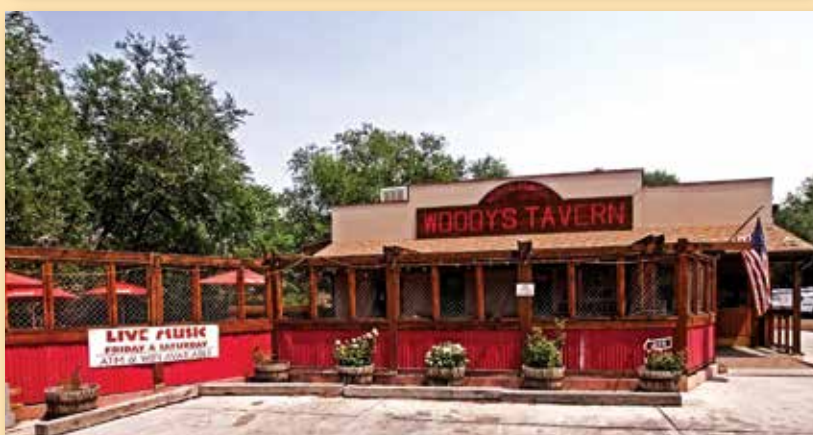
GREAT OPPORTUNITY TO OWN 1.38 acres of HWY Commercial property with a great location on South end of Moab. Fully fenced and offers a large 1,600 sq.ft. building. \$1,000,000. (#1694374) **Call Randy**



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**



RESTAURANT for sale in Monticello. Best burgers in town! Turn Key opportunity. Be the chef & own your own restaurant. Excellent location on E. Center St. Owner willing to train! \$225,000. (#1321973) **Call Kristie**



WORLD FAMOUS WOODY'S TAVERN with the best location in Moab and now is totally remodeled. New kitchen (grill, fryer, sinks, etc.) New pool tables, bar stools, new tables, band stand and extra seating outside. This well established tavern and business is located on .58 of an acre in the heart of Moab. Building is 3500 sq.ft. and was originally built in 1960. This tavern is TURN KEY!. \$2,990,000. (#1547868) **Call Randy**



Six Bedroom on Beeman Rd.

Six bedroom, 3 bath, 3750 S.F. two level home, which has been well maintained at 4056 S. Beeman Rd. The vaulted ceiling in the great room is tongue and groove pine for a lovely ambiance and lofty feeling. Lots of natural light. Basement is daylighted with family room, 3 bedrooms and one bath. \$720,000. MLS #1710004. **Call Janie 435-260-1572**



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**



Garden Home with Views

3 bed 2 Bath, close to downtown on quiet street. Covered back deck, established landscaping, 4-car carport, 220 wired workshop, RV parking. \$432,000. MLS #1731840. **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**



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 #5 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 #1704503. **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, \$107,000. MLS #1678814

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

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

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

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



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**

VACANT LAND

Mt Peale Views in Old La Sal

• 14.93 acres, \$127,000, MLS #1721502

• 27.72 acres with power pole, \$221,760, MLS #1721380

• 53.61 acres with well and power pole, \$655,000, MLS #1733619.

Call Kevin 435-260-9890

LASAL MOUNTAINS

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

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GRASSROOTS SOLUTIONS

MOAB'S SARA MELNICOFF IS A TIRELESS ADVOCATE FOR THE LAND AND THE LESS FORTUNATE

Written by Rachel Fixsen

Sara Melnicoff jokes that her resume would include skills like spotting a cigarette butt from 50 feet away, and knowing how many aluminum cans it takes to fill a five-gallon bucket. She's the founder and director of the nonprofit Moab Solutions, which is devoted to litter clean-up, recycling advocacy, and outreach and aid for homeless people. The organization has been around since the early 2000s and partners with other nonprofits to care for shared natural spaces, promote waste reduction, and offer a helping hand to those in need.

A HOME IN MOAB

Melnicoff was looking for a new direction in life in 1999 when she saw a photograph of Moab.

"Some voice said that's my ancestral home," she recalls. She had recently moved from Durango back to the east coast, and she decided to come back out west, to Moab.

"I knew I wanted to surrender my life to something bigger," she remembers, but she didn't yet know what it would be. When she got to Moab, she discovered that there was a nonprofit recycling center and she started sorting recycling from the

hostel where she was staying and bringing it to the center.

Melnicoff credits her passion for cleaning up natural areas to her late partner, David Morgan, who would pick up litter while walking along the Animas River near Durango. Melnicoff threw herself into the effort. She says that doing the clean-up soon helped her rekindle a lost bond with nature.

"Over time it reconnects you with the natural world," she says of cleaning up litter. "You're seeing things up close, you're taking a slow pace; you see changes during the seasons if you walk in the same place."





KEEPING IT CLEAN

On a walk through a section of the Mill Creek Parkway on the west side of Moab, Melnicoff spots “micro-trash” and scrambles down slopes or reaches through brush to recover discarded items like candy bar wrappers, cigarette butts, bottle caps, and various unidentifiable pieces of plastic, glass or Styrofoam. She sorts them into recyclables by type and non-recyclable materials. Overall the parkway is cleaner than it used to be, she says. In the past, she would sometimes find huge items like waterlogged mattresses left in the creek or a discarded sofa.

Moab Solutions volunteers regularly do clean-up walks on the parkway and in Mill Creek Canyon, and the organization hosts other events periodically. On April 22 of this year, which was Earth Day, Moab Solutions and the Community Recycle Center hosted a “Cash for Cans” event in which people could redeem aluminum cans for 30 cents per pound. At the same event, Moab Solutions collected pens, pencils, markers, and other writing materials in a special container to be shipped to the creative recycling company Terracycle.

The Community Recycle Center is managed by the Grand County Solid Waste Special Service District # 1, which also oversees two landfills and a waste collection service. Evan Tyrrell joined the district as its new manager in 2019. Before taking on the position he looked through old board meeting notes and noticed that Melnicoff was an outspoken champion of recycling. He met her on a visit to town before taking the job.

“Sara has been one of our biggest advocates,” Tyrrell says of Melnicoff, describing how she’s a presence at the Community Recycle Center almost daily—helping businesses and a few residents who aren’t able to get to the center on their own to sort and deliver their recycling.

Moab Solutions is also one of the center’s most generous sponsors. A tiered sponsorship program allows individuals, businesses, and non-

profits to pledge annual financial support, and Moab Solutions, in keeping with its mission, is in the highest tier.

Tyrrell recalls a project on which the district and Moab Solutions collaborated with the Canyonlands Chapter of the Utah Native Plant Society. Before Tyrrell began working for the district, a fence outside the Community Recycle Center had been damaged by a vehicle.

“The fence got replaced and as a result the hillside was basically bare sand,” says Tyrrell. Melnicoff became aware of a plot of land in Spanish Valley that was soon to be developed, and that the plot was home to many native plants. The Utah Native Plant Society and volunteers rescued dozens of plants from the site and replanted them on the hillside next to the new fence. The Solid Waste Special Service District contributed mulch salvaged from the landfill’s green waste program to help landscape the new garden.

HOMELESS OUTREACH

It was on a clean-up walk in the mid 2000s when Melnicoff began expanding the mission of Moab Solutions to include homeless aid and outreach. She remembers when she and other volunteers were cleaning up along the parkway, they would see “sketchy-looking” groups of people. Melnicoff decided to ask if they’d be interested in helping with the clean-up. She made a proposal, saying if she was able to find a funding source, she would offer them a small amount of pay to help with the trash pick-up. She says that the people living along the parkway started participating right away.

“My idea was, I would get to know the people and figure out how we could help them,” she remembers. Then one day, she met a homeless woman in her 40s named Laurie, who, Melnicoff found out, died just a few days later of exposure on the parkway.



Opposite page: Moab Solutions Founder Sara Melnicoff leads a cleanup along Mill Creek in Moab in April. [Photo by Murice D. Miller] **Top, left to right:** Ella Sauer doing cleanup work along Mill Creek in 2021. [Photo by Murice D. Miller] An array of discarded items cleaned up by Moab Solutions. [Courtesy Moab Solutions] A pile of broken glass collected from the land. [Courtesy Moab Solutions] David Morgan, who died in 2013, was Melnicoff’s life partner and the inspiration for the idea of Moab Solutions. Here he holds up a dangerous piece of discarded glass. [Courtesy Moab Solutions] **Bottom:** Three homeless men — from left to right, Ken Milliken, Henderson John and Bill Thompson — work to clean up a heavily littered area several years ago. John and Thompson are now deceased. [Courtesy Moab Solutions]



"I said, 'if we can do anything, that is not going to happen (again),'” Melnicoff remembers. She contacted local authorities to let them know of her plans to continue engaging the homeless in her clean-up walks, and she got involved with the local Homelessness Coordinating Committee.

"Every week there was a line of people waiting for me; I'd have to go and get a whole bunch of fives and ones," she remembers. At the same time she was conducting direct outreach, she was advocating for help for the homeless at local government meetings.

"We started to address the issue of their invisibility—I actually took some of them to city and county council meetings to let them tell their story, to make them real. They're someone's brother or sister or aunt or uncle or mom or dad."

That approach of bringing homeless people out of the margins and face-to-face with community leaders was powerful for Lenore Beeson, who now serves as the board president for Moab Solutions. She started volunteering with the organization picking up trash and recycling in the mid-2000s. She remembers a 2010 winter candlelight walk organized to bring awareness to the issue and to memorialize people like Laurie. Vigils like this are held annually around the state in recognition of Homeless Persons' Memorial Day, which takes place on the Winter Solstice, the longest night of the year. Beeson recalls pushing her granddaughter in a stroller as she participated in the 2010 Moab vigil. She remembers, too, Melnicoff bringing homeless people in to speak to local elected officials in the city and county meeting halls.

Beeson admits that before her work with Moab Solutions she defaulted to fear of the homeless, and she says it's been eye-opening to work with them and recognize their humanity more deeply.

"It just made me stop and realize how lucky I am—because anybody can make bad choices, but it made me realize, too, that anybody could change as well," said Beeson.

One person who was empowered by Moab Solutions to change his life was Bill Thompson, who was homeless on the parkway for about six years. He started helping Moab Solutions with litter clean-up and became friends with Melnicoff, who encouraged him to confront his alcoholism. She helped to connect him with resources and get him into a rehabilitation clinic. Thompson got sober, but a short time later found out that he had advanced cancer. He died of cancer in 2012, but not before reconnecting with a sister and his son and daughter. In a short documentary called "As individual as Fingerprints," which can be found through links on the Moab Solutions website, Thompson shared his story

"SHE HAS A HEART OF GOLD. SHE'S ALWAYS WANTING THE BEST FOR PEOPLE."

and encouraged anyone watching who might need help recovering from addiction to seek that help. In spite of the terminal cancer diagnosis, Thompson was glad for the chance to get his life back on track enough to contact his family and mend old wounds.

Melnicoff says that Moab Solutions aims to find people the help they need, whether it's rehab services or a little bit of money for a bus ticket. Recently, Melnicoff received a call from a Moab police officer, who asked her if she knew of two apparently homeless men traveling through the area who had been involved in a disturbance in a parking lot in town. Melnicoff didn't recognize the officer's description of the men, but when she saw two people cooking food over a campfire on the parkway later that day, she knew right away who they were. She explained to them how dangerous a campfire in the thick brush along the parkway is—severe wildfires have occurred in that area in the past—and asked them to put it out. She called the officer who had contacted her earlier, and together they found meals, resources,

and transport for each of the two men to continue on towards their destinations.

Finding those resources often involves partnerships with other agencies that provide social services in town. The nonprofit Moab Valley Multicultural Center (MVMC) provides various kinds of aid including crisis resources, translation and interpretation, life skills support, and cultural outreach and education. Within the last few years, the MVMC has expanded its mission to include housing assistance.

Liz Donkersloot is the Housing Resource Coordinator for the MVMC.

"We love Moab Solutions. We talk to Sara almost every day, sometimes multiple times throughout the day," she says. The two organizations will refer clients to each other and sometimes combine funding. Melnicoff's boots-on-the-ground approach to homeless outreach is very effective at building trust, Donkersloot says, and makes people feel more comfortable looking for help through an agency or nonprofit.

"She has a heart of gold. She's always wanting the best for people," Donkersloot says of Melnicoff.

Donkersloot has worked with Melnicoff during the annual Point in Time Count, a statewide census of the homeless population intended to give a snapshot of how many people are without shelter on a given day, and where they are.

"It's a lot of fun," Donkersloot says of working with Melnicoff during the count. "She's full of knowledge... and she does really care about these people which is really wonderful to see. She talks to them like they're normal people, which they are, but they're not always treated that way."

Melnicoff remains passionate about Moab Solutions' entwined missions of litter clean-up, recycling, and homeless advocacy.

"She's one of the most committed people I've ever met, and she doesn't stop," says Beeson of Melnicoff. "You can't believe the places we have gone to pick up a can... I don't think the community is aware of how much she does, every day." ■

Left: Mattresses that Moab Solutions and the City would later remove from Mill Creek. [Courtesy Moab Solutions] **Middle:** Breezy Nebergall, left, and Kay McLean, pick up broken glass on Potato Salad Hill. [Courtesy Moab Solutions] **Right:** Melnicoff's dog, Lil Boo, runs ahead of a cleanup crew. [Photo by Murice D. Miller]

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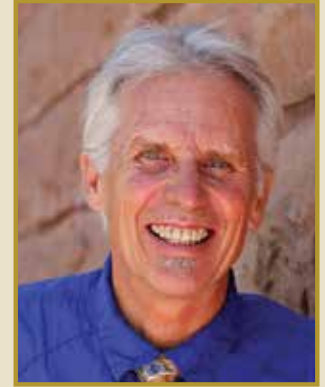


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Pole Canyon in Kane Creek Canyon Estates. Beautiful residential/recreational property just 18 minutes from Moab, that offers fabulous desert and mountain views. This lot located just off Kane Canyon Drive, offers striking views of the La Sal Mountains, 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**



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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**



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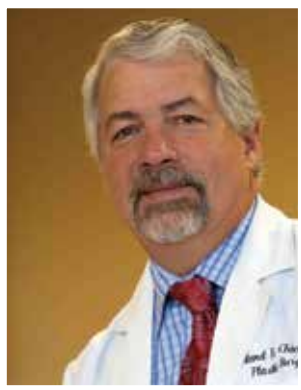
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Mayor: Emily Niehaus

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

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MOAB CITY NUMBERS

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City Hall: 259-5121

Post Office: 259-7427

Library: 259-1111

Chamber of Commerce: 259-7814

City Planning Dept.: 259-5129

City Recreation Dept.: 259-2255

GRAND COUNTY NUMBERS

Sheriff: 259-8115

Grand County School District: 259-5317

County Clerk (Voter Reg.): 259-1321

County Assessor: 259-1327

County Administrator's Office: 259-1346

County Recorder: 259-1332

County Treasurer: 259-1338

Building/Development Permits: 259-1343

Building Inspector: 259-1344

Economic Development: 259-1248

Travel Council: 259-1370

Recycling Center: 259-8640

NAT'L & STATE PARKS & PUBLIC LANDS

Arches Nat'l Park: 719-2299

Canyonlands Nat'l Park: 719-2100

Dead Horse Point State Park: 259-2614

Bureau of Land Management: 259-2100

U.S. Forest Service: 259-7155

To Report a Wildfire: 259-1850

Poaching Hotline: 800-662-3337

CITY INFO:

Moab City: 259-5121

www.moabcity.org

Monticello: 587-2271

www.monticelloutah.org

Blanding: 678-2791

www.blandingutah.org

GRAND COUNTY

Building Inspector: 259-1344

Economic Development: 259-1248

Water and Sewer: 259-8121

Sanitarian: 259-5602

Assessor: 259-1327

www.grandcountyutah.net

SAN JUAN COUNTY

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Economic Development: 587-3235 x5006

Water and Sewer: 587-3221

Sanitarian: 587-2021

Assessor: 587-3221

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Markle Insurance: 259-5241

State Farm Insurance: 259-5161

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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

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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

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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

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.

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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

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(435) 678-3535
356 South Main Street
Blanding, UT 84511



Merri Shumway

Loan Officer
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(435) 678-3535

mshumway@primeres.com
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356 South Main Street
Blanding, UT 84511





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#1723104 / \$1,800,000

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



#1734727 / \$750,000

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



#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.



#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.



#1736206 / \$305,000

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



#1726923 / \$150,000

Affordable 2 bed 1 bath home in Green River. Fully remodeled & updated inside & out.



#1721410 / \$363,000

In Town Location—One level, 3 bed 1 1/2 bath home on 0.25 acre lot. Needs some TLC.



#1524620 / \$250,000

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



#1730640 \$79,000

Affordable Grand Oasis #30. 1080 sqft, 3 bed 2 bath. Corner lot, community pool, shade trees.



#1740066 / \$429,000

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



#1722148 / \$1,250,000

5.06 Acres—close to Equestrian Center. Fenced yard with 2 water wells. Unlimited possibilities.



#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.



#1716434 / \$130,000

Pacheco Meadows! Wonderful Horse property & home site with mountain views. Ready to build.



#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.



Lot 10

Young trees Water, Telephone and electricity

#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.



#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.



#1714583 / \$149,900

Need a place to ranch, farm, escape or recreate. This 150 acre off grid parcel is the place, West Summit area.



#1603069 / \$67,500

1.20 acre lot in Bluff with CC&Rs. Electricity, city water meter, & telecom service at the lot.



Explore ancient sites

#1575311 / \$52,500

0.76 acre lot in Bluff. Walk right up to the nearby ancient rock art panels, & cliff dwellings from this lot.



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