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Volume 1, Issue 6

MOAB AREA

real estate

MAGAZINE

JULY 2017

The Bee-utification of Moab

Pollinators are key to a
healthy local ecosystem



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Neighbors Building Neighborhoods
Learning and Growing at Youth Garden Project
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INSIDE: The most complete local real estate listings

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NEW LISTING!

SUMMER GETAWAY - WINTER RETREAT – Just 45 minutes from Moab. Relax and enjoy the abundant wildlife, views, sun rises and sun sets, peace and tranquility. The main cabin has two bedrooms with a detached studio apartment. Upstairs the master bedroom opens to a walk out deck boasting exceptional views. Downstairs is warm and inviting with an open kitchen/living area, walkout to deck/patio, second bedroom and bathroom with shower and sink. Studio has bedroom and studio/workshop area. Water cistern (running water in cabin with on demand water heater) and propane in place, solar power. This property is OFF GRID. Most furnishings included. MLS#1458933 | \$169,000 | **Danette 260-0130**



PRICE REDUCED

WELL APPOINTED – 4BR/1.75BA home with a backyard made for outdoor entertaining. Home sits on a 1 acre lot with phenomenal back yard views of the red rocks and the La Sal Mtns. 2 acre ft of Ken's Lake Irrigation included. **MOTIVATED SELLER** | MLS#1352395 | \$439,000 **Danette 260-0130**



UNDER CONTRACT

ACROSS FROM DINOSAUR PARK. On Hwy 313 & 191, 9.57 acres in the special resort district zone. One of the last unused available private parcels in this area. MLS#1277149 \$367,500 | **Rick 260-2599**



UNDER CONTRACT

GOLF COURSE HOME – Southwestern Style near the Golf Course in Solano Vallejo Estates. Home has a formal living rm, family rm, den/office, and 3 BR/2.5BA. Enjoy entertaining in the backyard under a covered patio with stamped colored concrete and a separate grill house. MLS#1232062 | \$425,000 | **Dave 260-1968**



SOLD! LIST WITH US

WHAT A GEM! – Extremely well maintained property has everything you need. Updated open kitchen with stainless steel appliances including double wall oven with convection, huge walk in closet off master bedroom, laundry/mud room with loads of storage, double pane windows throughout - light and bright. Possibilities are endless with a fully fenced yard (sectioned), ample room for parking, RV parking, toys and more! Full sprinkler and drip system for yard and raised garden beds plus 4 sheds, chicken coop/dog run - zoning allows for livestock. MLS#1438956 | \$229,000 | **Danette 260-0130**



NEW LISTING!

EXECUTIVE HOME IN GATED COMMUNITY! – This 4000 sq ft 4 BR/ 3.5BA home has everything to make living in Moab relaxing and enjoyable. It is located in a gated, private cul de sac. 7 acres of common area with mature trees and Pack Creek running next to property. Close to the Moab Golf Course. In-ground heated pool, covered patio with outdoor kitchen and gas firepit, fully fenced and landscaped yard. 3 car oversized garage with heated driveway. Theater room with balcony upstairs for enjoying elevated views of the red rock. Office/exercise room, formal living room, formal dining room. Master bedroom boasts a large walk through master shower, standalone tub, his and hers vanities and walk-in closets. MLS#1458549 | \$989,900 | **Dave 260-1968**



NEW LISTING!

RARE OPPORTUNITY, for a two bedroom on the green space in Mill Creek Pueblo complex. Unit is in top condition with all hardwood floors upstairs and new tile in kitchen, bath and traffic areas. Granite countertops in the kitchen and bathrooms. Green space setting tops it off. MLS#1456169 | \$247,000 | **Rick 260-2599**



COUNTRY RETREAT – on almost 6 acres of lush landscaping in Castle Valley. Features 3BR/1.5BA, Solarium, and Beautiful Views. MLS#1441156 | \$594,000 | **Becky 260-2401**



EXCEPTIONAL LIVING FOR THE DISCERNING BUYER... step inside and see! Unparalleled views, gourmet kitchen, custom hardwood floors, open floor plan, oversized garage, full basement with walkout, reverse osmosis water treatment system and so much more. MLS#1447475 | \$499,999 | **Danette 260-0130**



UNDER CONTRACT

PORTAL VISTA – Look no further, this is a must see! Wide open floor plan in close proximity to park, recreation center, pool, elementary school and churches. This well maintained home has a front covered porch to enjoy the morning sunrise and a walk out covered porch in the back to take advantage of the evening sunset on the red rocks. Fully landscaped, fenced back yard, attached 2 car garage. MLS#1430559 | \$247,000 | **Danette 260-0130**



RESIDENTIAL LAND LISTINGS

AN INCREDIBLY SPECIAL PROPERTY with endless possibilities. Off grid-farming, raising animals, solitude, hunting, hiking, abundant wildlife, privacy, retreat...most anything you can imagine. Plenty of water (springs & wells) for gardens and irrigation. Swimming pond for fun and memories. Mature fruit trees. Over 25 acres (10 usable acres) at the base of the LaSal Mountains. Culinary water, septic system, propane, solar system, generator, on demand water heater, workshop, green house, chicken coop and yurt in place on property.

NEW LISTING MLS#1458893 | \$225,000 | **Danette 260-0130**

YOUR OWN PRIVATE SANCTUARY Enjoy 16.49 acres of this well wooded, very green property with extraordinary views of the LaSals and Mt Peale. Close to fishing, hiking, and biking trails.

NEW LISTING 1452543 | \$99,900 | **Dave 260-1968**

OWN A PIECE OF HEAVEN 0.33 acre lot in Wilson Arch development. Beautiful views of the arch, red rocks and mountains. Build your dream home.

MLS#1449207 | \$45,000 | **Stephanie 260-8023**

AWAY FROM IT ALL 5 acres in Castle Valley's Upper 80. Lots in this isolated enclave are surrounded by public land and are separated from the main body of lots. Power wise you are "off grid" and the water wells are typically of good quality. It's a special spot.

MLS#1448833 | \$135,000 | **Rick 260-2599**

BRIDGER JACK MESA South facing lot gives you wonderful warm solar light in the winter AND dynamic views of the Abajos (Blues). Snuggled up to the rocks, you are protected with lots of privacy.

MLS#1440721 | \$158,000 | **Judy 210-1234**

STUNNING HIGH DESERT LANDSCAPE. If red rock buttes, expansive vistas, and utter quiet are what you love about this corner of the state, this is the perfect choice. Gently Sloped building site faces the Abajo mountains and is backed by red butte rock from the top of which views expand 360 degrees.

MLS#1442048 | \$155,000 | **Rick 260-2599**

EXCLUSIVE BUILDING LOT IN GATED COMMUNITY – .55 deeded acres along with 7+ acres common area. One of the few developments with a creek running through it. All utilities at lot line. MLS#1378703 | \$199,900 | **Dave at 260-1968**

LOT WITH A VIEW – 6.48 acres with easy access from State Hwy 46. Power stubbed to lot. Large storage shed included. Great staging area for recreating in the LaSal Mtns.

MLS#1391387 | \$65,000 | **Dave 260-1968**

PERFECT SPOT to build the castle to start your adventures. 5 acre lot in Castle Valley.

MLS#1401421 | \$96,000 | **Judy 210-1234**

CASTLE VALLEY LOT with great views, natural pinion and juniper landscaping. Raw land so you can make it your own special place.

MLS#1366242 | **PRICE REDUCED** \$119,000 **Judy 210-1234**

RARE SPOT – INVITING OPPORTUNITY, 1.08 Acres located just off the Hwy at 1414 S Hwy 191, leveled terrain well suited for residence in relatively secluded location. Property is free of covenants so there is some latitude in how you use it.

MLS#1387339 | **UNDER CONTRACT** \$119,000 | **Rick 260-2599**

IT'S A GOOD WATER LOT! Found on the flats on Pope Ln, power available at the frontage, and of course you have all the Castle Valley views that are not to be scoffed at. Owner motivated. MLS#1413539 | \$110,000 | **Rick 260-2599**

EXCELLENT WELL AND TREES! 5 Acre lot to establish your own mini ranch in the grandeur among the monuments of Castle Valley. Deep 540 ft well provides ample water to existing trees. Lot is completely fenced, sublime views, and a great place for your home.

MLS#1303338 | **UNDER CONTRACT** \$145,000 | **Rick 260-2599**

BEAUTIFUL LOT AT TREE LINE Cliffside on Pope Lane, gentle terrain for ease of building, great views, and close to good water zone. Power at lot frontage. MLS#1277144 **PRICE REDUCED** \$109,000 **Rick 260-2599**

KANE CREEK CANYON ESTATES, large lot residential subdivision located across from Bridger Jack Mesa, 18 minutes from town, many lots to choose from, all with power at frontage and some with wells. All lots are on a county maintained road. Great Views!! MLS#1277117-1277138 | Prices from \$99,000 | **Rick 260-2599**

BRUMLEY RIDGE RANCHES HOMESITES. Just 40 minutes from town off the La Sal Mtn Loop Rd at approx. 7000 feet. Commanding views of La Sal peaks, West Desert, distant Abajo and Henry Mountains. Lots being sold as "Off Grid".

MLS#1276744 | \$165,000 | **Rick 260-2599**

PRIVATE & REMOTE – 4.1 acre lot. Common well. Well pump & tanks and electrical service installed. Suitable for RV hookups.

MLS#1215894 | \$59,000 | **Dave 260-1968**

FISH OUT YOUR BACK DOOR 2.56 acre lot in LaSal, borders a 4+ acre pond full of fish. Power at lot and phone nearby. Can be purchased with deed restricted pond parcel.

MLS#1215877 | \$38,400 Owner/Agent | **Dave 260-1968**

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The Bee-utification of Moab

Pollinators are key to a healthy local ecosystem

Written by Jenna Talbott / Photos by Murice D. Miller

Rhonda Gotway Clyde is glowing in the early morning rays of the summer sun as she shows her fellow beekeeper, Jerry Shue, around her two acres of land in Spanish Valley. Shue has been here many times before, but this morning the “plant person” and the “bee man” are marveling at the variety of pollinators buzzing around this scrupulously plotted desert oasis. They wander among tall berms, colorful trees, shrubs, and intriguingly titled forbs: Paper Flower; Primrose; Penstemons; Russian Sage; Mormon Tea. Clyde removes her gardening gloves, stashes them in her tool belt, and leads on through the “pollinator hedgerows” bordering her fields.

“Look at that big guy,” she says, pointing to a massive fern bush — a native shrub that Clyde believes everyone should plant.

“There’s probably ten different species pollinating this right now,” says Shue, leaning close and peering through his spectacles.

Shue has heard the buzz: fruit trees and gardens around town have increased their production over the last couple years. Maybe the honeybees have been busy!

Clyde and Shue first met in 2009, at the Youth Garden Project. Shue, the

Grand County Honey Bee Inspector, was leading a workshop on beekeeping. Soon thereafter, beekeeping in Moab began to flourish.

“We put in a bulk order for everyone interested, and had a big assembly party of equipment,” says Shue. “We were like a busy beehive.”

Since then, the number of local beekeepers has jumped from a total of three to more than 40. The network is endeavoring to raise a stronger stock of localized honeybees — ones that are well-adapted to this region.

Opposite page, top left: Rhonda Gotway-Clyde prepares her bee smoker before inspecting her two beehives. Beekeepers gently puff a small amount of smoke into the hive while working with bees, to mask any alarm pheromones the bees may release.

Opposite page, bottom left: Honey being sold at the Moab Farmer’s Market.

Opposite page, bottom right: Grand County Honey Bee Inspector Jerry Shue, and Rhonda Gotway-Clyde, owner of Easy Bee Farm, share a laugh while watching honeybees, native bees and flies visit her fern bush plant in June.



Bee-ing smart

Shue cannot stress highly enough the importance of being an educated, responsible beekeeper. As an unusually isolated region, the Moab area is less affected by the epidemics that kill migratory bees, as well as those raised by industrial beekeepers. But this does not mean Moab's bees are immune to dangers such as mites or disease.

"The most significant thing about beekeeping is that it is a community endeavor," says Shue. "There are no fences [holding back] honeybees. They may fly 3 to 5 miles to find nectar or pollen. My bees are going to mate with your bees, and your bees are going to pollinate my flowers."

Local beekeeper Ben Moline shares the sentiment that beekeepers must be educated, and cannot be careless.

"Beekeeping is agriculture," says Moline. "It takes years of knowledge and comes with huge responsibility."

Shue recommends aspiring beekeepers work with a local beekeeper for a year before embarking on the journey of beekeeping themselves, and starting their own hive.



Thinking BIG

Honeybees in the Moab area are among hundreds of native bee species and other pollinators including hummingbirds, butterflies, birds, bats, and more. All face challenges due to human development.

But not all is lost: "One of the best things in the last few years has been connecting pollinators and plants," says Clyde. "We started hearing how much people wanted bees around."

"If you want to support bees," says Shue, "plant a pollinator garden."

That was the conclusion that attendees at the Grand County Conservation District's Pollinator Workshop reached in February of 2013 — and the idea began to catch on. Later that year, Sustainable Communities Specialist Roslyn Brain started redesigning Utah State University-Moab's landscaping.

"[We began moving] away from planned, raised-bed flower gardens and moving toward a more ecological, inspiring, desert-wise approach," she says.

Shue contacted Brain, and mentioned several other residents who were interested in sustainable gardening, and keeping bees. By the following year, what began as a chat in a garden had become a collaborative movement to create a corridor of pollinator-friendly, perennial, edible, water-wise gardens using permaculture principles throughout Moab called Bee-Inspired Gardens (BIG).

"The BIG initiative is a group comprised of many organizations and individuals who all care about increasing pollinator habitat," says its co-founder, Claire Core.

The initiative was launched by MoabBees, Wildland Scapes, USU Extension Sustainability, Youth Garden Project, Community Rebuilds, Moab City, Rim to Rim Restoration, Bureau of Land Management, Natural Resources Conservation Service, and TerraSophia. BIG is still blossoming today.

"With development comes habitat fragmentation that diminishes the ability of pollinators to reach the plants with which they have a symbiotic relationship," Core explains. "However, and luckily, we humans know the great benefit of pollinators and can provide habitat with our built landscapes. This can be done by integrating our community with ecology, by (surrounding our) homes and businesses with multi-functional plants.

Plants provide pollen and nectar for pollinators, food for people, help build soil, and cool our streets."

Core says many Moab residents have already converted their landscapes into sustainable habitats.

"The next step is to fill roadsides, business frontages, parkways, and public spaces with plants so there is connectivity between green spaces," she says. "By connecting green spaces in our community, we are creating corridors for pollinators and wildlife, beautifying our community, and making our town an ever better place to live."

There are several designated pollinator gardens around town, at Utah State University; Aarchway Inn; Grand County Middle School; Moab Regional Hospital; Goose Island Campground; the CommuniTea Garden; Old Spanish Trail Arena, and in other locales, according to Core. These gardens are available for walking tours, and contact information can be found at beesinspired.usu.edu/our-gardens.

Core works closely with fellow permaculturists Jeremy Lynch and Jeff Adams. The three are on the board of the recently revamped Resiliency Hub, a local nonprofit whose mission is "to enhance well-being on the Colorado plateau by integrating infrastructure, ecosystems and economy," and "to provide education and practical opportunities to rethink, retrofit, and regenerate [the Moab] community."

The Resiliency Hub operates a small space on the corner of N. 100 West and Walnut Lane, called the CommuniTea Garden, where public gatherings take place.





The little plot of land is still under development, but already blooming and buzzing with color. At one edge of the property line beside the lush patch of native plant life is the CommuniTea Garden's "Bee Hotel"— and business is good.

"It's a landscape feature, or art, made from repurposed wood, and can provide privacy," says Adams.

"Or a kissing booth," Lynch jokes, peering through a hole at the bustling diversity of their winged guests.

Lynch's experience with lifelong and long-term Moab residents, and permaculture, has led him to believe that efforts toward sustainability have been expressed on a personal scale — at home, through one's business, among neighbors — for some time. These efforts, he believes, are encouraging the city and county to follow suit.

Even so, there are ways to help make local landscaping more sustainable. Roslyn Brain, co-founder of Moab BIG, says the biggest "issue" she has observed is the attempt to import Eastern-style lawns to the desert. Kentucky bluegrass, for example, requires Kentucky rainfall in order to thrive. The Moab area, by contrast, receives just 10 inches of rain per year.

"What I love seeing more and more of throughout this community are diverse landscapes that serve multiple purposes for both pollinators and humans," she says. "Those purposes include shade cover, medicinal plants, pollinator food, human food, creative spaces for children, therapeutic, calming spaces for adults, and more."

Brain calls this state a pollinator-lover's dream — and you don't need to keep bees in order to help them thrive.

"Utah is home to approximately 900 bee species, many of which live on the Colorado Plateau," she said. "Many locals celebrate our pollinators by growing perennial edibles, medicinals, and other flowering plants. Wouldn't you rather look out to your property and see a range of flowers ... watch a fluttering butterfly, hear the hum of a bumblebee, and know that all this is thriving on minimal water? I'd rather (see) that than look out at a sprinkler on a monoculture lawn."

If you'd like to beckon bees to your own backyard, Rhonda Clyde suggests three local, native plants that should help do the trick: the green and white Fernbush, vibrant Blue Mist Spirea, and brilliant, multi-colored Penstemons, all bee-utiful.

For more information on native plants, go to www.revegmoab.com or beeinspired.usu.edu.

Opposite page, bottom: Resiliency Hub Board president Jeff Adams points out native bee activity in the "Bee Hotel" at the CommuniTea Garden, as board members Claire Core (with daughter Hazel) and Jeremy Lynch look on.

Top right: A box set up by Jerry Shue helps draw an unwanted hive out of a tree on a property in Moab, without harming the bees. The metal cone funnels the bees out and they resettle in the box, and create a new home.

Middle: At Moab's CommuniTea Garden, Jeff Adams points out the unique seed pods of a Milkweed plant, a species that is critical for Monarch butterfly survival.

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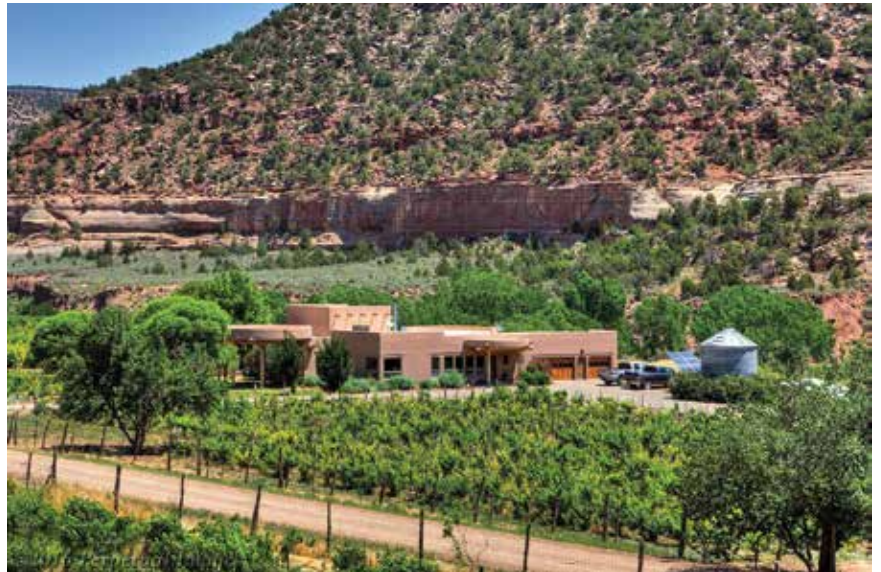
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LIVE ON THE DESERT EDGE

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STUNNING VIEWS BEHIND THE ROCKS



Moab, where views inspire...



STUNNING LOCATION, MASTERFULLY BUILT An extraordinary 4 bed, 4.5 bath, 3,282 sf Flat Iron Mesa home, built for energy efficiency in harmony with the landscape; beautifully crafted living spaces that are luxurious and welcoming. Two Master Suites, sunroom, indoor lap pool, 2 car garage on 13.07 acres w/ stunning views! **\$795,000**



CASTLE VALLEY RANCH Rugged beauty in a stunning red rock setting with breathtaking views! This 5 bed, 4.5 bath, 3,986 sf log home is tucked into 5.17 acres in beautiful Castle Valley. A magnificent Western home! Two Master Suites, sitting area, game room, separate apartment, indoor spa. Oversized 2 car garage with work bench. **\$795,000**

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WELCOME HOME Gorgeous setting on a rare double parcel in White Horse Subdivision! This lovely 3 bed, 2.5 bath, 2,018 sf home features vaulted ceilings, open and airy kitchen and family room, and beautiful natural light. Relax on the patios and enjoy the views of the Rim, La Sals, & slickrock. 3 car garage, 1 acre. **New Price! \$599,000 #1441997**



STUNNING EXECUTIVE HOME Elegant golf course home offers red rock views that will take your breath away! Spectacular 6 bed, 4 bath, 4,374 sf home features two Master Suites, gorgeous chef's kitchen, huge family room and theater room, impeccable finishes & detail throughout. Phenomenally landscaped .34 acre parcel! **\$599,000 #1431897**



ECOLOGICAL SANCTUARY Harmonious balance of green living & extraordinary design in an amazing creek-side setting. A soothing 3,372 sf retreat set between desert and mountains on 9.01 acres in Pack Creek. Stunning craftsmanship, post & beam with strawbale insulation, natural materials, and artisanal detail throughout. Truly beautiful living spaces, gorgeous natural light. Stunning 75' indoor lap pool. Detached 2 car garage, lovely landscaping, multiple outdoor living spaces, private path leading to the Creek. Grid-tied solar PV system. This very special property offers a serenity you will simply love. **\$846,000 #1325867**

RED ROCK PANORAMAS Beautiful newer 2 bed, 2 bath 1,753 sf home perched above the valley on 6.13 gorgeous acres atop Kayenta Heights. Wonderful floorplan, quality craftsmanship, open living areas, superb kitchen. Private Master Suite, bonus office. Two spacious patios; 2 car garage, RV parking, gated access. **\$699,000 #1450760**



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TINY HOME, BIG VIEWS

Cute & comfortable 1 bed, 1 bath, 626 sf home on 4.59 acres in beautiful Castle Valley. Adorable living space with kitchen, living, & dining areas; full bath, stacked w/d, deck. Fenced, irrigated, nearly surrounded by trees, gorgeous views. Simplify life, or plan for your future! **\$225,000 #1439720**



RIM VILLAGE VISTAS 1A3

Your adventure awaits! Fully furnished, well maintained, turn-key nightly rental townhome. 3 bed, 2.5 bath, 1,478 sf on two levels. Features great amenities including pool, tennis courts, picnic area and playground. Attached 2 car garage with owner's storage. **\$359,000 #1455772**



REDCLIFF CONDOS 1A

Fully furnished vacation rental condo, a perfect spot for your visits to Moab and an income-producing unit while you are away! Excellent main floor corner location, 3 bed, 2 bath, 1,384 sf. New swimming pool, great location close to town along Highway 191. **\$275,000 #1450694**



UNIQUE RETREAT

"Not so big" house crafted with green building principles in gorgeous Pack Creek. This 2 bed, 1.5 bath, 1,687 sf home offers a serene & inviting atmosphere and a calm, comfortable feel throughout. Workshop, storage shed on 1 acre, surrounded by 23+ acres of deeded open space. **\$349,000 #1436947**



PRIVATE RETREAT

Great 2 bed, 2 bath, 1,767 sf home off-grid in a peaceful setting w/ stunning views on 80 private acres NE of Monticello. Artistic detail and an open feel throughout. Solar electric, propane cooking/hot water, wood stove, cistern, well & septic in place. **\$289,000 #1386941**



MAKE IT YOUR OWN

4 bed, 3 bath, 1,976 sf home on a full acre, with beautiful Rim and mountain views. This home offers a great blank canvas for your vision; add your creative eye and a little elbow grease and craft this home into a fabulous space! 2 car garage, RV parking, room for horses. **\$215,000 #1436265**

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RED ROCK RETREAT Nestled beneath the Moab Rim, this updated 2 bed, 2 bath, 1,556 sf home features an easy, single-level floorplan with spacious bedrooms & baths, an expansive kitchen, open living and dining areas. Beautiful covered patio, landscaped front yard with dining patio and fire pit. 2 car garage, 5.16 acres extends up the Rim! **\$424,000 #1454717**



GREAT HOME, GREAT NEIGHBORHOOD Spacious 4 bed, 3 bath 2,720 sf home on a lovely .20 acre corner lot on Moab's East side. Enjoy mature trees, cool green grass, inviting deck and fenced back yard. The home features fabulous living space to suit your lifestyle, including a large Master Suite, huge family room, & more! **New Price! \$359,000 #1445479**

This information is deemed reliable, but is not guaranteed by this office. Buyer is obligated to verify all information during the Due Diligence process. Source of square footage: County Records, Appraiser, Owner, Building Plans.

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CREEK-SIDE RETREAT Private, unique setting offers an almost magical get-away from the busyness of life. Special 3 bed, 2 bath, 1,741 sf home features open living spaces, beautiful rock work, and unique architectural details. Lush 1.26 acre parcel with mature trees, beautiful landscaping. Detached oversized garage. **\$395,000 #1458050**

MOAB HIDEAWAY Exceptional 3 bed, 2 bath, 3,344 sf log & stone home, surrounded by 58 acres of open space & superb views in Pack Creek. Perfect balance of comfort & elegance. Vaulted log ceilings, heated flagstone floors, fireplaces on both levels. Beautiful outdoor living spaces, 2 car garage on 1.5 acres. **\$695,000 #1325392**

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DOWNTOWN LUXURY INN W/ DEVELOPMENT POTENTIAL The Tangren House Luxury Inn, a beautiful Victorian-era home lovingly restored in the Greek Revival style, offers lavish accommodations less than half a block off Main Street. Beautiful guest suites, gracious living spaces, off-street parking, & .50 acre of highly coveted C3 Zoned land! Build out the property to suit, creating additional rental units, office space, caretaker's living quarters, more. Truly special vacation lodging investment and development opportunity in the heart of Moab's downtown walking district! **\$1,095,000 #1389541**



CAPTURE MOAB'S 'GATEWAY' RESTAURANT Primely located on the North end of Main Street, in close proximity to Arches National Park, Hotels, RV/Camp Parks, & the downtown core. Exceptional remodel in 2015! Stylish dining area with gorgeous patio, chic lounge with outdoor bar, coveted Private Club License. Fully operational endeavor, includes all furniture, fixtures & equipment. One acre Resort Commercial land, high visibility location, development potential. Well with 37.42 acre feet deeded rights, offering great potential for brewing or distilling. Employee housing on site. Extraordinary opportunity! **\$1,650,000 #1436455**

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RECREATIONAL PARADISE Beauty, privacy, a stunning mountain setting, year-round access. Welcome to Woodlands Ridge, just past Old La Sal near the Colorado border. Acreage parcels from 2.59 to 38+ acres, power & water stubbed to most lots, no restrictive covenants. A dream retreat! **Priced From \$68,000**



YOUR GREAT ESCAPE Stunning 92.7 acre parcel southeast of Moab, near world-famous jeep routes, vast recreational lands, and incredible beauty! Across from Bridger Jack Mesa in San Juan County with a mix of Commercial and Agricultural Zoning. Create a private retreat, cowboy camp, or destination resort for outdoor adventurers! **\$425,000 #1444189**

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GOLF COURSE BUILDING LOT Excellent .5 acre parcel, just minutes from the first tee! **\$119,000 #1415505**



MULBERRY GROVE LOT 38 Last lot remaining! Beautiful, "green" community; .17 acre drive-in lot. **\$120,000 #1078094**



BROWN'S HOLE Remote yet accessible acreage! Two adjoining parcels, 9.96 acres each: **\$59,000 #1299333** | **\$45,000 #1299328**



SPANISH VALLEY ACRE Beautiful building lot in a great setting! Flat, easy to build, water/sewer impact fees paid! **\$119,000 #1362246**



TWO UNIQUE PARCELS Side by side, just above downtown Moab. 6.27 acres, **\$99,000 #1417853** 6.41 acres, **\$149,000 #1417865**



EXTREME VIEWS Stunning views & terrain atop Kayenta Heights! Perch your dream home on this 2.6 ac lot! **New Price! \$179,000 #1399391**



RED ROCKS ON THE RIDGE Navajo Ridge Lot 6B, 2.3 acres with stunning Millcreek views! **\$225,000 #1342619**



BEAUTIFUL VIEWS .91 acre parcel in Buena Vista Estates. Creek-side, mature trees, just stunning! **\$129,000 #1421378**



FOUR CORNERS DESTINATION Beautiful parcel in a gorgeous setting! 1.32 ac, power, water, phone/DSL. **\$50,000 #1367900**



YOUR ISLAND IN THE SKY Kayenta Heights view lot, dramatic landscape. 3.23 acres, Seller Financing! **\$189,900 #1260380**



SANDSTONE MAJESTY Beautiful high desert surroundings; 12.99 ac Flat Iron Mesa lot, peaceful, quiet setting. **New Price! \$88,500 #1323606**



BEAUTIFUL DOUBLE LOT Spacious 2.61 acre double lot. Gorgeous site surrounded by recreation! **\$125,000 #1316168**



SECLUDED BEAUTY 2.39 acre building lot in a lovely location. Utilities in street, includes 3 Acre Feet Irrigation! Great red rock and mountain views, quiet setting. Wonderful location to build your dream home, and plenty of room to bring your horses along! **\$240,000 #1302613**



ABSOLUTELY STUNNING 3.66 gorgeous acres perched above the valley in Kayenta Heights. Magnificent red rock, slick rock, and mountain views. Abutting parcel is also for sale, consider both for an exceptional estate site! Seller Financing Offered! **\$250,000 #1346908**



READY TO BUILD Gorgeous half acre lot in Buena Vista Subdivision, perfect location for your dream home. **\$98,000 #1362218**



PERCHED ABOVE MOAB You will love the Moab Rim and slick-rock views! 1.52 acres, utilities in street. **\$129,000 #1445449**

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YOUR MILLCREEK CANYON Over 115 acres of land... An absolutely surreal place, your own private canyon, tucked into a landscape that will both inspire your reverence, and invite you to explore its beauty... creekside spaces, red rock walls framing the canyon floor, & sweeping up onto the flat, eastern mesa. What an extraordinary site for a one-of-a-kind retreat! **\$1,995,000 #1434478**



MOAB OASIS Located at the edge of Moab, this private oasis of 8.19 acres includes a streamside paradise featuring terraces of natural waterfalls and pools, mature shade trees, ancient rock art, and soaring redrock cliffs. A truly unique estate site, with a secluded building area for your home. Power to the building site, municipal water & sewer and natural gas nearby; irrigation well & water shares. **\$395,000 #1440954**

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NEIGHBORS BUILDING NEIGHBORHOODS

A USDA program makes homeownership possible for
Moab's working class

Written by Lara Gale / Photos by Murice D. Miller

Nestled within mature horse pasture and bordering the lush greenery of Pack Creek, the newest single-family residential development in Moab has a feeling of the classic American dream about it. A dry summer breeze through the cottonwood trees throws dappled shade across concrete pads and house frames in the afternoon heat. Horses nibble grass along the fence line, unconcerned as the sounds of hammering and the buzz of electric saws fill the air.



Next month, the Housing Authority of Southeastern Utah (HASU) will host an “open house” event for the first ten buildings in its most recent development in Valley View. To describe their construction as akin to an old-fashioned barnraising isn’t far from the truth: The dusty, tanned workers who have spent an average of 30 hours a week on site for the last nine months are in fact the future residents of this neighborhood.

Four couples and six single people worked together to build these 1,200-to-1,500 square foot, two-story single family homes from frame to finish. In early July, all 14 of these construction workers will become residents and assume ownership of their homes, having each contributed a total of 1,200 hours per household to their abode’s construction.

They are river guides, scientists, construction workers, housekeepers and grocery store assistant managers. They have in common the decision to live in Moab, and incomes that make this difficult — at least if they want to achieve the American dream of homeownership, which can prove all-but-impossible in a popular tourism destination with a thriving real estate market.

By 2015, Outward Bound Instructor Bryan Rudd, the assistant construction manager on the Valley View project, had lived outdoors, in various rental properties, and in employer-provided housing around town. He built his own home with the program and moved in last July.

“It’s been essential to everything that’s happened in my life since,” he said. Six months ago, he and his fiancée welcomed their first son; the couple plans to marry next year.

Working with the homeowners at Valley View has only increased his appreciation for the program’s impact on individuals and the community, he says.

A United States Department of Agriculture (USDA) Self-Help program makes it possible for residents of rural areas who earn as little as \$25,000 per year to qualify for a mortgage. The USDA insures these loans, which typically require no money down, nor any mortgage insurance. In some cases, subsidized interest payments can be as low as 1 percent.

The USDA program plays an important part in helping to keep at least some housing affordable in Moab, where jobs are mostly low-paying and the average salary is less than \$35,000 per year.

“The question is, how do you build affordably?” says HASU Director Ben Riley. “There has to be some sort of subsidy when housing prices exceed what people can afford to pay. There just aren’t a lot of financial models or mechanisms out there.”

Contributing “sweat equity” is one form of subsidy that is accessible, he says. Since 2002, HASU has facilitated the construction of more than 140 homes using the Self-Help model, and as long as the program continues to be funded by the federal government, HASU will continue to build, Riley says.

He has worked with HASU since 2008, and has seen the program grow tremendously since he became Executive Director in 2014. That year, HASU’s board had voted to shut the program down (a freshly invigorated real estate market had caused land prices to rise above the program’s loan limits).



Valley View homeowner Jake Warren cuts wood for the floor of his home in June.



The community stepped forward in a show of overwhelming support, Riley says. Through local newspaper coverage, community events and word of mouth, Moab residents rallied — and a generous local landowner donated property, making it possible for the program to continue.

Since, then, HASU has completed nine homes on two developments. By late 2018, it will have built another 28 homes in Valley View, again through the support of magnanimous landowners.

Local realtor Janie Tuft served on the board of the Grand County Housing Authority for ten years during the first decade of 2000. She witnessed middle-income earners struggling to find quality housing they could afford, and describes this program as “an excellent stepping stone” for people seeking to establish financial security by investing in a home.

“It’s one of the best options for people who want to improve their lives through homeownership,” she says.

She is aware of the misconception that the program, which is based on self-help, offers an unfair advantage in the real estate market to lower-income residents. “I try to correct people when I hear that,” she says.

Sweat equity contributed by homeowners amounts to at least 65 percent of the overall labor costs to build these homes, she points out — which should translate into cash equity over time.





Longtime neighbor of Valley View, Joyce Victor, left, visits with new friends — homeowners Hannah Marsing and Rafa Ibarra.



(who) qualify for housing assistance,” she said. “If those people aren’t there, your town (suffers.) It usually starts with the young because they can’t get good schooling, and then people marry and leave because their kids don’t have a future there.”

Sisco agrees with Tuft that the concern about the program offering lower-income residents an unfair advantage in the real-estate market should be put to rest. Any assistance received by self-help program participants from the government is repaid: Homeowners are required to live in their homes for a minimum of five years, and when the loan is paid off — whether this is during the lifetime of the loan, or following the sale of the home — any interest subsidy that has been paid by the USDA must be repaid, as well.

“It’s really a wonderful program,” she said. “It’s hard. People are working hard for home ownership.”

Hannah Marsing and Rafa Ibarra were recently installing kitchen cabinetry. With only a month left for finish work, and both juggling work on their new home with the numerous hours required by their other occupations, they didn’t have much time or energy to talk.

“Especially now, toward the end, it’s a little overwhelming,” Marsing said.

Homeowners come to the project with varying levels of skill, experience and aptitude; Rudd says that in his experience, the different abilities that people bring with them eventually all “even out.” Combining not only labor but also strengths and weaknesses, in other words, is what allows these projects to be completed successfully.

He added that he and construction manager Chad McDonald have been challenged to provide technical assistance and instruction to the largest group of homeowners building the most homes

HASU has ever taken on at one time. The whole group of neighbors is motivated by a common goal; everyone contributes to the construction of every house, and nobody moves in until every house is finished.

“It’s really amazing how people pick up the skills,” Rudd says. For some people, simply reading a tape measure or handling a power tool can be a new experience. Skilled trades like plumbing and electrical, and labor-intensive tasks, such as drywall installation, are contracted for safety and efficiency. But the homeowners do everything else themselves, including finish work.

As Marsing and Ibarra described the experience of building with their neighbors over the past nine months, and explained their plans for the future, their weariness gave way to enthusiasm.

“Meeting your neighbors and working with them is really the best part,” Marsing said. “It’s like we’re already a neighborhood.”

“We weren’t sure we were going to stay here, but then we got approved” for the Self-Help program, Ibarra said. “We intend to stay here now.”

Now that they have a permanent place to live, they’ve decided to open a party-supply store on Main Street next to Family Dollar this summer. Their 4-year-old son, Tucker, gave the store its name: “It’s Party Time.”

Self-help is one of several options for affordable housing in Moab; others include low-rent apartment complexes, a rent-to-own program, loan assistance for the purchase of existing homes and a self-help program for homebuyers who want to refurbish an existing home in disrepair. The Moab Community Land Trust is a new program working on articles of incorporation and bylaws with help from HASU, Riley said. The program will offer low-cost property deeded specifically for affordable housing.

Of course, the self-help program is not a cure-all, says Angela Sisco, who advises HASU as a USDA Rural Development Self-Help specialist with the Rural Community Assistance Corporation (RCAC). Homeownership isn’t for everyone, and the self-help program isn’t for everyone. But it’s in every community’s best interest to make housing available to lower-income earners, she says.

“People are always surprised to find out they qualify for a low-income housing loan,” she explained. An income of 80 percent or less than the adjusted median income qualifies for a 502 Direct loan, both serviced and guaranteed by the USDA. The qualifying income limit is \$54,150 in Grand County this year for a household of up to four people.

“That’s your teachers, your construction workers. It’s all those people who keep the community going



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Creek Side Property. 3.12 acres, in town location, with lots of privacy, zoned R3 multiple bldg. location. Beautiful views of the morning light on the west wall.



Lots 319, 336, 337 Keogh Lane

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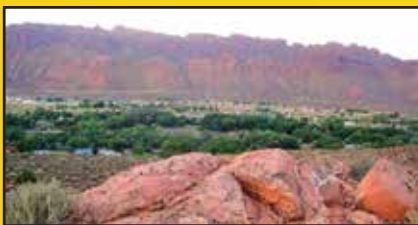
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Red Rock Paradise! A plethora of possibilities exist on this flat parcel on main street, Bluff, Utah. Tasty artesian water flows abundantly from the existing well.



#1345434 / \$200,000

Commercial Property with RXR Spur. 2 room office 1 bath on 3.24 ac. Flat lot, great views, fully fenced, with 3 bed 2 bath manhome. 5.51 acres.



#1397580 / \$250,000

5.10 Acres in Kayenta Heights. Native vegetation, outcropping rock sculpture throughout, multiple private areas to build. Beautiful views in every direction.



#1316256 / \$257,000

2.12 Acres Corner Lot —flat, easy to build. Potential for solar. Close to the Moab Golf Course. Has CC&Rs, zoned RR, water & sewer taps are paid.



#1398398 / \$140,000

Pristine 5.22 Acre Lot in Kayenta Heights with 360° views. Property has survey markers and street access. Seller has existing architectural house plans, included in sale.



#1422144 / \$27,000

Low Priced, vacant land east of Monticello. Hwy frontage near MM 1 on Hwy 491. Elevated lot has fabulous views of several mtn. ranges. Suitable for farming, grazing & county living.



#1434708 / \$108,000

Flat usable 1 acre building lot with stunning views in all directions. Utilities are stubbed to the lot. Protected by CC&R's. The perfect place for your new dream home.



#1457837 / \$32,000

Claim your slice of Heaven, AKA Bluff, UT. Well priced lot with no CC&Rs to restrict you from building or placing the home you desire. Fantastic red rock views.



#1452533 / \$37,500

Finally!!! An affordable place to park your RV or build a vacation home. Re-think Thompson Springs, great water, great views, close to Moab. Perk tested, new septic tank.



#1443589 / \$97,500

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5.23 Acres on Sunny Acres Lane.
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#1351385 / \$40,397

Pacheco Meadows, Blanding. Building Lots for upscale rural living. Utilities, CCRs, and sweet water well in place. Lot #1 has 2.03 acre.



#1456433 / \$37,000

2.44 Acres in La Sal.
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#1400487 / \$37,000

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#1457876 / \$2,750,000

2.65 Acres with great views, fully fenced property on the south end of Main St. Great location for a Hotel. Additional land available, business sold separately.



#1411992/\$3,950,000

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#1460358 / \$489,000

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#1444480 / \$225,000

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#1408276 / \$699,000

One of a Kind Home & Location. Custom Southwestern 1968 sqft, 3 bed 2 bath with 360 degree views on 9.38 acres in Bridger Jack Mesa Subd.



#1454406 / \$305,000

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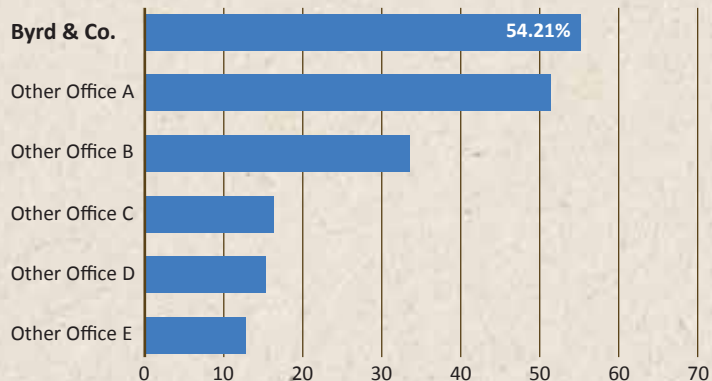
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Byrd & Co. Earned Sellers an Average of 96.71% of Their Asking Price!

Based on information from Wasatch Front Regional Multiple Listing Service, Inc. for the period [January 2017] to [June 2017].

BYRD & CO 2017 MARKET STATISTICS

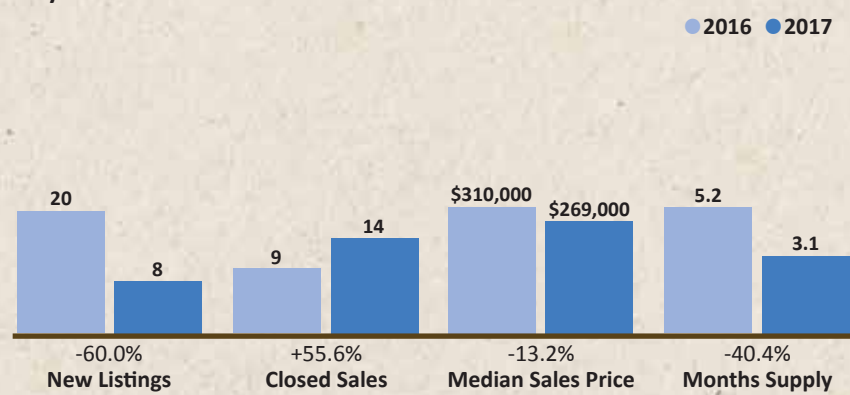
Office Sold – Percentage of total sales year to date (Market Share)



Based on information from Wasatch Front Regional Multiple Listing Service, Inc. for the period [January 2017] to [June 2017].

GRAND COUNTY 2017 MARKET STATISTICS

May



Current as of 6/1/2017 - Utah Association of Realtors Report © 2017

NATIONAL AVERAGE AGE OF HOME BUYERS

Definitions:

Generation Categories	Year Born
Millennials/Gen Y	1980-1998
Gen X:	1965-1979
Younger Boomers	1955-1964
Older Boomers	1946-1954
Silent Generation	1925-1945

Median Age (years)
44

36 and younger =
34%

37 to 51 years =
28%

52 to 61 years =
16%

62 to 70 years =
14%

71 to 91 years =
8%

(Percentage Distribution)

Millennials make up the largest group of first-time home buyers at 66%, followed by **Generation X** at 26%.

Sources: NAR Home Buyer and Seller Generational Trends Report 2017 & 2016 Profile of Home Buyers and Sellers.

NEWEST LISTINGS



DUPLEX ACROSS FROM CITY PARK & AQUATIC CENTER!

2 Bed per side | 1 Bath per side | 1,764 Total Sq. Ft
MLS#1436806 | \$359,000



IMMACULATELY ELEGANT LUXURY HOME SET AMONGST REDROCK!

4 Bed | 5 Bath | 4,595 Sq. Ft. | 35.54 Acres
MLS#1448115 | \$1,736,000

NEWEST LISTINGS



BREATHTAKINGLY SERENE FLAT IRON MESA LOT

22.36 Acres | Power Stubbed | Horse Property
MLS#1453791 | \$299,000



ON THE WAY TO CANYONLANDS!

240 Acres | A-1 Zoned | San Juan County
MLS#1454832 | \$648,000



PEACEFUL, WELL MAINTAINED ORCHARD VILLA UNIT

2 Bed | 2 Bath | 1,185 Sq. Ft.
MLS#1458996 | \$259,000



IMMACULATELY STUNNING LARGE HOME CLOSE TO GOLF COURSE!

7 Bed | 4 Bath | 4,662 Sq. Ft. | .30 Acre
MLS#1455806 | \$599,000



PORTAL VIEWS FROM A SHADY PORCH

3 Bed | 2 Bath | 1,925 Sq. Ft. | .21 Acre
MLS#1435283 | \$439,000



STRATEGICALLY PLACED WINDOWS FLOOD WITH NATURAL LIGHT

2 Bed | 1 Bath | 1,904 Sq. Ft. | 9 Acres | Pack Creek
MLS#1443708 | \$525,000



CONVENIENTLY LOCATED CLOSE TO TOWN

4 Bed | 3 Bath | 1,573 Sq. Ft. | .21 Acre
MLS#1451237 | \$269,900



POPULAR PIZZA RESTAURANT EXCELLENT LOCATION & HIGH VISIBILITY

2,488 Sq. Ft. | Turn Key | Business ONLY
MLS#1433637 | \$275,000

FEATURED PROPERTY



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393 N. CASTLE CREEK LN – CASTLE VALLEY

Elegant Home on Lush Lot Surrounded by Iconic Castle Valley Views!

With 25 acre feet of water supplied by the well, and an additional 10 shares of irrigation.

3 Bed | 2 Bath | 1,959 Sq. Ft. | 9.76 Acres

Completely Rebuilt 2012 | Solar Array for Energy Efficiency

Knotty Pine Tongue and Groove Vaulted Ceilings

MLS#1409622 | \$878,000

MOAB AREA

UNDER CONTRACT



TUCKED AWAY FROM THE NOISE OF BUSY TOWN LIVING

3 Bed | 2 Bath | 1,989 Sq. Ft. | 1.06 Acre
MLS#1448123 | \$379,000

UNDER CONTRACT



CONTEMPORARY LIVING IN A COUNTRY-LIKE SETTING

5 Bed | 3 Bath | 3,818 Sq. Ft. | 1.67 Acre
MLS#1398036 | \$559,000

*"I felt that Lenore listened to us and our concerns.
She went to bat for us and truly represented our interests.
We never felt that she ever pushed us to make a decision that was
contrary to what we wanted. We would use her in a heartbeat.
She also helped us buy a lot last spring." – C.W.*

SOLD-LIST WITH US!



ELEGANT BRICK HOME WITH WELCOMING, OPEN FLOOR PLAN

3 Bed | 2 Bath | 1,928 Sq. Ft. | .17 Acre
MLS#1429623 | \$379,000



REMARKABLY PRIVATE SURROUNDED BY BLM AND SITLA

40 Acres | San Juan County | Looking Glass Rd
MLS#1432470 | \$144,000

SOLD-LIST WITH US!



TURNKEY NIGHTLY RENTAL INCOME OPPORTUNITY!

3 Bed | 2 Bath | 1,573 Sq. Ft. | #J-4
MLS#1446687 | \$389,000

SOLD-LIST WITH US!



SOPHISTICATED YET CASUAL LIFESTYLE

3 Bed | 2 Bath | 1,699 Sq. Ft. | 2.42 Acres
MLS#1380145 | \$339,000

MOAB AREA



SOLD-LIST WITH US!

A TRULY UNIQUE LOCATION BORDERING OPEN SPACE

.12 Acre | Utilities Stubbed | Mullberry Grove
MLS#1360418 | \$85,000



BUILD YOUR DREAM HOME IN MOAB'S NAVAJO RIDGE

2 Acres | Culinary Water Available
MLS#1330682 | \$249,000



NAVAJO RIDGE BUILDING LOT

1.44 Acres | Reduced Setbacks
MLS#1430303 | \$194,000



SOLD-LIST WITH US!

SYNTHESIS OF FUNCTIONALITY AND CREATIVE DESIGN

4 Bed | 3 Bath | 3,200 Sq. Ft. | 2.2 Acres
MLS#1413244 | \$569,000



SOLD-LIST WITH US!

PRISTINE PASTURE LAND WITH PANORAMIC VIEWS

2.50 Acres | Utilities Available | Horse Property
MLS#1449205 | \$345,000



SOLD-LIST WITH US!

HIGHLY DEMANDED FULLY FURNISHED RIM VILLAGE UNIT!

3 Bed | 2 Bath | 1,551 Sq. Ft. | #U-3
MLS#1437255 | \$369,900



SOLD-LIST WITH US!

METICULOUSLY KEPT HOME WITH BREATHTAKING VIEWS

6 Bed | 3 Bath | 3,764 Sq. Ft. | 1 Acre
MLS#1425428 | \$469,000



SOLD-LIST WITH US!

NIGHTLY RENTAL INCOME OPPORTUNITY!

3 Bed | 2 Bath | 1,608 Sq. Ft. | .10 Acre
MLS#1433109 | \$359,000

MOAB AREA

SOLD-LIST WITH US!



AN ADDRESS THAT'LL ALWAYS BE IN DEMAND

2 Bed | 1 Bath | 1,308 Sq. Ft. | .14 Acre
MLS#1417999 | \$233,000



PRIVATE SETTING ABOVE IT ALL!

8.98 Acres | San Juan County
MLS#1439878 | \$249,000

“Sue did an excellent job for us. She was detail oriented and responsive to questions. Her local knowledge was essential in getting this deal completed. If you are buying in Moab I could not recommend Sue more highly.” – J.V.



LARGE AND LIVABLE! NICELY LANDSCAPED WITH GARDEN AREA!

5 Bed | 3 Bath | 2,990 Sq. Ft. | .59 Acres
MLS#1440138 | \$364,9000



A DOMAIN FOR THOSE WITH A PASSION FOR THE BEST

7.98 Acres | Utilities Available | Navajo Heights
MLS#1371214 | \$339,000

SOLD-LIST WITH US!



WALKING DISTANCE TO HIGH SCHOOL AND MIDDLE SCHOOL

3 Bed | 1 Bath | 1,036 Sq. Ft. | .11 Acre
MLS#1437690 | \$229,000

UNDER CONTRACT



SOUTHGATE VILLAGE VILLAS NIGHTLY RENTALS!

3 Bed | 3 Bath | 1,747 Sq. Ft. | 4 Two Story Units
MLS#1433204,07,10,14 | \$389,000

FEATURED PROPERTY



LOG CABIN COMPLIMENTS BEAUTIFUL NATURAL SURROUNDINGS

Cozy, comfortable, and intimate Castle Valley cabin retreat in which to write, paint, read, or do nothing but rest and relax between your other adventures in the area.

1 Bed | 1 Bath | Loft | 1,114 Sq. Ft. | 5 Acres | Unobstructed Panoramic Views

MLS#1422512 | \$319,000



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CASTLE VALLEY



BREATHTAKING BY NIGHT AND DAY

4.62 Acres | Power Available | Castle Valley
MLS#1300763 | \$79,000



READY TO BUILD!

4.78 Acres | Well and Septic in Place | Castle Valley
MLS#1423315 | \$147,000



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*This is an estimation only. NOT an appraised value.



PANORAMIC CASTLE VALLEY VIEWS WITH NATIVE VEGETATION

4.62 Acres | Power at Lot Line
MLS#1423796 | \$105,000



ELEGANT HOME SURROUNDED BY ICONIC CASTLE VALLEY VIEWS!

3 Bed | 2 Bath | 1,959 Sq. Ft. | 9.76 Acres
MLS#1409622 | \$878,000



ARTIST HAVEN WITH STUNNING 360° CASTLE VALLEY VIEWS

2 Bed | 2 Bath | 1,728 Sq. ft. | 5.1 Acres
MLS#1421669 | \$359,000



HANDY TO ALL THE MAIN PLEASURES OF CASTLE VALLEY

5 Acres | Utilities in Place | Studio on Property
MLS#1365129 | \$159,000



Learning and growing

At the Youth Garden Project, both kids and adults
discover –and rediscover – the natural world

Written by Sharon Sullivan / Photos by Murice D. Miller

Eight-year old vegetarian Olive Reese doesn't much care for vegetables, unless they're picked fresh out of the garden. At the Youth Garden Project, where she's spending nine weeks in summer day camp, Olive has learned that freshly harvested vegetables taste much better than the store-bought variety. "She loves them from the garden," says her mother, Ali Reese. "It encourages her to eat healthier. She'll eat spinach in her quesadillas."

Caryn McGinty noticed her 7-year old daughter, Madeleine, came home from the Youth Garden Project's spring break camp one day smelling like onions. "She'd been eating chives from the garden and she loved them," McGinty recalls. At the Moab Farmers' Market, the family buys the Garden Project's fresh herbs. "Madeleine loves how the herbs make her hands smell after she's been carrying them around," says her mother. Like Olive, Madeleine discovered she also likes spinach fresh from the garden. "It's nice, because we haven't been able to have a garden — so this gives her exposure" to one, McGinty says.

Four years ago, Jennifer Jones' then-5-year old daughter "decided that kale was the best thing ever" once the kids picked, washed, salted and then baked it. The oven's heat transformed the vegetable's leaves into a crunchy snack resembling potato chips (but much healthier). "She's been eating kale ever since," Jones reports.

The "seed to table" concept is one that children experience routinely at the Youth Garden Project — and it routinely changes their perception of vegetables. "They get to eat snacks from the garden every day," says the nonprofit's new executive director, Ruth Linford. "Yesterday, we had chard wraps (chard and cream cheese wrapped in a tortilla). They walk by and see it growing. Then they go to snack time, and they're eating it." Chil-

dren are also free to graze the "nibble garden" where tomatoes and peppers flourish. In fact, anyone passing the "nibble garden" along the Mill Creek Pathway is welcome to stop and sample.

Kids who attend all nine weeks of Youth Garden Project summer camp watch different vegetables and fruits ripen over time, and then consume them. "It's really powerful," Linford says. "They get to see those changes in the garden." She suspects that most children, given the chance, would actually prefer a garden snack to an Oreo cookie. "Fresh snap peas taste like candy," but most kids simply don't have access to a real garden, she says.

The Youth Garden Project has been growing since 1996, when Moab resident Sarah Heffron founded it in order to offer youth with court-ordered community service an opportunity to use their hours learning how to nurture life by gardening (the Garden's mission is to "cultivate healthy children, families, and community through educational programs and the profound act of connecting people with food from seed to table").

Just a year after its inception, Heffron's brainchild received funding from AmeriCorps, the federal program that engages adults in public service with a goal of helping others, and began expanding its offerings to the larger community.



Youth Garden Project intern, Delaney Beals, tends to a vegetable garden.

Youth Garden Project Associate Director Kate Niederehe applies sunscreen to a young visitor in June.

By 2000, the Garden was, in essence, uprooted and replanted, having outgrown its original patch of land located in Heffron's backyard to its current location next door to Grand County High School, on two acres of school district property. "There are still opportunities for youth to complete court-ordered hours, but the focus has shifted more to an education garden for the entire community," says the Garden Project's associate director, Kate Niederehe. Although situated on school property, the Project remains a separate entity; it creates its programming and does its own fundraising.

On the garden's grounds, 14 chickens range freely among 55 fruit trees, including varieties of apricot, cherry, peach, plum, nectarine, apple and pear. Kids catch grasshoppers and feed them to the chickens — a literal hands-on lesson about the cycle of life. One hundred different varieties of vegetables, herbs, and flowers grow on the property.

The historic Shafer home located on the Youth Garden Project grounds, restored in 2002, serves as an office for garden employees. Additional buildings on-site include a grow dome, a hoop house, and a straw-bale greenhouse — extending the garden's growing season.

Gabriel Woyteck is the garden's year-round manager. He tends to the soil and compost, cares for the animals, and decides what to plant; a staff of four pitches in to help maintain the property. The garden also employs interns. Once a week, a couple of them help Woyteck harvest, wash and box "shares" of produce



for members of the garden's Community Supported Agriculture (CSA) program to come pick up.

Anna Bruno's 9-year old son, Andre, loves attending the spring break and summer camps, as well as afterschool programs that take place there. He comes home resembling "a mud ball," Bruno says. Andre "looks forward to every single day. It gets him excited about science. There are hands-on opportunities to play ... He learns about bugs and different

kinds of foods. It's been fantastic. I wish it had been available when I was a kid."

Olive Reese's mother, who works as a ranger at Arches National Park, says that the Youth Garden Project's summer camp is a great childcare option. "It's such a relief" to have it available, says Reese. "All of the staff there is amazing. Olive loves to go. Having it available — I'm really grateful. Raising my daughter in that kind of environment is important for me." At \$120 for the week (Monday through Friday, 9 a.m. to 4 p.m.), the camp is a good deal for families looking for summertime childcare that is also educational. Tuition assistance is available for low-income families.

Summer camps involve walks to nearby Mill Creek, where kids can take a dip in the water, or a stroll to Rotary Park to play on the musical playground. But "the garden is incorporated as much as possible," Niederehe says. Children help spread mulch, pull weeds, harvest vegetables and participate in other garden-related activities.

"Families get to see their kids coming home tired, and happy, and talking about the earth," Linford says. "They're a little more connected."



Outdoor classes

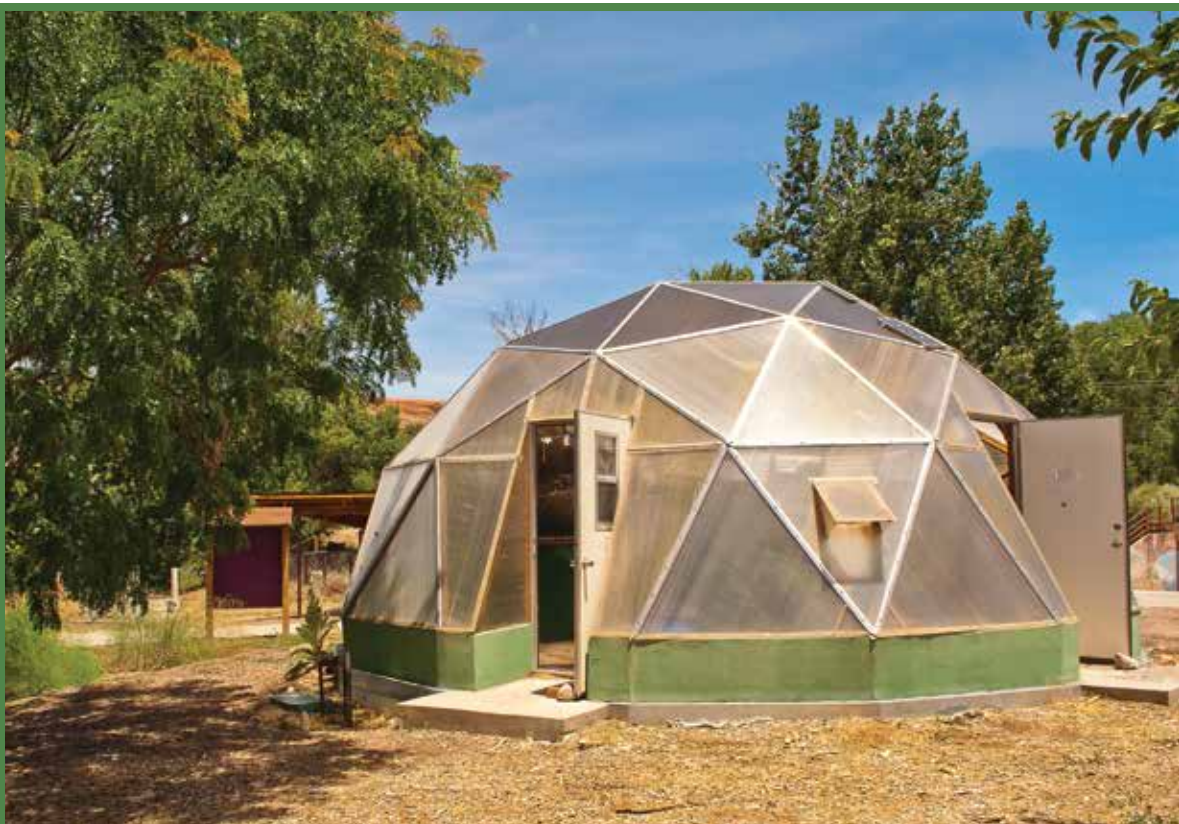
The Youth Garden Project also serves as an oasis-for-learning the rest of the year. It partners with the school district by hosting field trips; Helen M. Knight Elementary students in grades kindergarten through six, and Moab Charter School students, make forays to the garden each spring and fall. Children attending the BEACON Afterschool program participate in garden-focused activities each week.

Grand County Middle School's Environmental Science class began partnering with the Youth Garden Project in 2014. The older kids learn about the garden's growing cycle by turning compost, adding soil amendments, planting seeds, and harvesting vegetables and fruits.

Biology and Family and Consumer Science classes have also convened at the garden — an ideal space to learn about nature, and a welcome respite from the sterile confines of the classroom. High school students enrolled in photography or art classes engage with the garden in a more aesthetic way, by bringing their cameras and paintbrushes along to capture its natural beauty.



Tomato photo: ogurechko@ado.bestock.com



Community engagement

The garden engages with the entire community. Moab residents purchase fresh eggs from the garden, and participate in its CSA program. (Additional Youth Garden Project produce is sold at the Moab Farmers' Market every Friday from 4-7 p.m. at Swanny City Park, located at 100 West and Park Drive.)

Each spring, the Youth Garden Project also hosts a plant sale of vegetable starts — tomatoes, peppers, tomatillos, squash, cucumbers, plus fruit trees, flowers, and native perennials — that have been nurtured throughout the winter. "It's one of our biggest fundraisers," says Niederehe. "It's a happy day. People are excited about getting their own gardens going. It's fun to see youth getting excited and feeling the hype."

Every other Wednesday, from April through October (except during the hottest period of July), the garden hosts "Weed and Feed" events where community members are invited to come help pull unwelcome plants from the garden and then stay for dinner. Volunteer guest cooks prepare the meals, using food grown on the premises. "They provide amazing fresh dinners," says Reese, whose family has attended a couple of the "Weed and Feed" meals. "It's a win-win for everyone."

There are also "garden dinners," during which guests are treated to four-course meals while seated at tables throughout the garden. These events, which take place throughout the growing season, benefit not only local kids but the non-profit's community programs.

Jones has two children who attend Youth Garden Project summer camps. She says she goes to the plant sales each year, and participates in the CSA, where, in addition to receiving a weekly garden share, there is a basket of "giveaways" of extra produce from which to choose. "It's a neat opportunity to get introduced to new foods," she says.

In the spirit of community education, instructors teach a variety of sustainable gardening workshops throughout the year on topics ranging from seed germination to pruning and thinning fruit trees to installing irrigation systems, the basics of beekeeping, and creating compost. The classes are hardly limited to local flora and insects — not in this garden. Here, they also include a fowl option.

"In the past," says Niederehe, "we've taught people how to raise backyard chickens."

The Youth Garden Project is located at 530 South, 400 East Street in Moab. For more information or to sign up for the Garden's newsletter, "Never Miss a Beet," visit youthgardenproject.org.



A new director

Ruth Linford was fresh off a stint with Teach for America, where she'd been instructing low-income students in the Mississippi Delta region, when she arrived in Moab. The year was 2012, and she had come to YGP to work as a camp instructor.

"What I didn't realize was that summer would change everything I thought about education," Linford, 30, says. "It changed my career trajectory."

As a result of that single transformative season in the garden, Linford went on to focus on community education in graduate school. She became the YGP's executive director in April, having jumped at the opportunity to return to her home state, and a town she loves. Directing the garden, she says, fits perfectly with her passion for community education and providing a safe place for children.



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Light, Bright, Spacious

Completely renovated, turn-key, 1568 sf, 3 Bed, 2 Bath, double-wide manufactured home. (Home only, no real estate.) Vaulted ceilings, skylights, all new appliances and bathroom fixtures.

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Moab Regional Health Center provides a wide spectrum of primary care services to patients of all ages. Five Family Practice physicians and three Physician's Assistants provide care for both acute and chronic illnesses, as well as annual well checks and well woman exams. Our goal is to deliver compassionate, patient-centered medical care to each patient who walks through our door.

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Dr. Kim Brandau, Board Certified General Surgeon, has over 16 years' experience performing inpatient and outpatient surgical services. MRH has three state-of-the-art surgical suites as well as six private same-day-surgery rooms. Dr. Brandau utilizes minimally-invasive techniques and the latest pain-control methods to get you on your feet as soon as possible.

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MLS# 1455993 / \$125,000
CALL JANAEA 435-459-0505



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MLS# 1455991 / \$699,500
CALL JANAEA 435-459-0505 or DAVID 801-209-9611



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CALL JANAEA 435-459-0505



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MLS# 1454397 / \$135,000
CALL JANAEA 435-459-0505



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CALL KRISTIE 435-260-1020



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CALL JANAEA 435-459-0505



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CALL DAVID 801-209-9611



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MLS#1432656 / \$179,000
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3 Bed / 2 Bath / 2080 sq.ft. / Monticello
MLS#1395123 / REDUCED \$209,000
CALL JANAEA 435-459-0505



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MLS#1371157 / \$149,000
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2 Bed / 1800 sq.ft. / 10.20 acres / Monticello
MLS#1336913 / \$130,000
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FEATURE



ONE OF THE OFF ROADS BEST COMPANIES IS FOR SALE! If you are into Jeeping and building buggies, this business is for you. There are great numbers for this offering & it all sits on 2.65 acres on Moab's Main St. Turn Key. \$3,400,000. MLS#1457939 / **CALL RANDY 435-260-1388**



TURN KEY Restaurant in Monticello, Great location
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FEATURED



LA SAL MOUNTAIN LAND
1.02 Acres w/ 40 acres of open space
MLS#1456209 / \$195,000



SPANISH VALLEY VINEYARDS & WINERY plus bed & breakfast. 5.83 total acres of pristine MOAB land in spectacular setting. 4.50 acres of established, award winning grape vines. 12 acre ft. Ken's Lake pressurized irrigation water. 4 Varieties of grape vines with production and processing on-site. \$897,000. / MLS#1428501 / Moab **CALL SUE 435-260-8090**

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THE MOST HISTORICAL & PRESTIGIOUS RANCH IN THE AREA. 553 acres fully fenced with 10' fencing. Mostly flat terrain, worked & ranched for centuries. Located on the S. end of the La Sal Mtn's, & offers breathtaking views into the valley & canyons below. So whether your intentions are to work the land, or run a dude ranch, this location provides everything you need. \$6,500,000. MLS# 1446056 / **CALL TYSON 801-787-8616**



RARE LOT AVAILABLE IN BLUFF
10.30 acres w/amazing view / MLS#1454794 / \$120,000
CALL DAVID 801-209-9611



BEAUTIFUL LOT CLOSE TO RECAPTURE RESERVOIR
NEAR BLANDING - 10.73 acres. Well on property.
MLS#1454778 / \$75,110 / **CALL DAVID 801-209-9611**



JUST 7 MILES N. OF MONTICELLO - 12.79 acres of
peaceful retreat area. MLS#1452447 / \$65,000
CALL JANAEE 435-459-0505



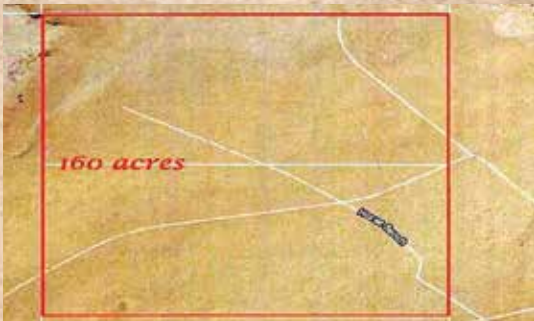
BEAUTIFUL LOT CLOSE TO RECAPTURE RESERVOIR
NEAR BLANDING 10.73 acres. Well on property.
MLS#1454777 / \$75,110 / **CALL DAVID 801-209-9611**



ON TOP OF THE WORLD Near Monticello
16.04 acres with 360° view / MLS#1452446 / \$98,000
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202 ACRES of RECREATION PROPERTY
1 mile Green River Frontage/ MLS#1447571 / \$606,000
CALL RANDY 435-260-1388



RECREATION PROPERTY S. of GREEN RIVER
160 acres /MLS#1447569 / \$80,000
CALL RANDY 435-260-1388



AMAZING VIEWS IN MONTICELLO
5.48 acres / Wildlife Abound / MLS#1442476 / \$65,000
CALL DAVID 801-209-9611



GREAT LOCATION LOT IN MOAB
1.75 acres / Utilities Available / MLS#1440803 / \$149,500
CALL RANDY 435-260-1388



OFF GRID 160 ACRES IN MONTICELLO
Wide open spaces / MLS#1435353 / \$74,900
CALL JANAEA 435-459-0505



BEAUTIFUL LOT IN FLAT IRON MESA / 14.13 acres
Red rock out crops & views / MLS#1428485 / \$164,000
CALL KRISTIE 435-260-1020



1.22 ACRE LOT IN LA SAL
Shared Well / Poss Owner Carry \ MLS#1414918/\$30,000
CALL RANDY 435-260-1388



3.29 ACRE LOT IN LA SAL
Shared Well / Poss Owner Carry /MLS#1414913 / \$47,500
CALL RANDY 435-260-1388



1.45 ACRE LOT IN LA SAL
Shared Well / Poss Owner Carry /MLS#1414910 / \$30,000
CALL RANDY 435-260-1388



5 ACRE LOT IN LA SAL
Shared Well / Poss Owner Carry /MLS#1414907 / \$60,000
CALL RANDY 435-260-1388



5.02 ACRE LOT IN LA SAL
Shared Well / Poss Owner Carry /MLS#1414906 / \$60,000
CALL RANDY 435-260-1388

ANASAZI



REALTY, INC.



PRIME MONTICELLO BUILDING LOT
.20 acre / Utilities Available / MLS#1371469
\$29,900 / **CALL JANAEA 435-459-0505**



DREAM HOME READY IN MONTICELLO
.19 acre / Utilities Available / MLS#1371457
\$29,900 / **CALL JANAEA 435-459-0505**



QUIET NEIGHBORHOOD IN MONTICELLO
.39 acres / Near Golf Course / MLS#1371431
\$12,000 / **CALL JANAEA 435-459-0505**



BEAUTIFUL BLUE MTN. PROPERTY IN MONTICELLO
68.36 acres / Next to National Forest / MLS#1368543
\$345,000 / **CALL KRISTIE 435-260-1020**



GATEWAY TO CANYONLANDS
133 acres / Corner of HWY 191 & 211 / MLS#1367313
\$699,900 / **CALL KRISTIE 435-260-1020**



OWN A PIECE OF THE ROCK IN MOAB
13.38 acres / Majestic Views / MLS#1336839
\$197,000 / **CALL SUE 435-260-8090**



AFFORDABLE La SAL PROPERTY
4.08 acres / Great Views / MLS#1329292 / \$33,000
CALL RANDY 435-260-1388



INCREDIBLE La SAL PROPERTY
5.52 acres / Utilities Available / MLS#1329289
\$37,000 / **CALL RANDY 435-260-1388**



GREAT LOCATION IN La SAL
1.91 acres / Power Stubbed to Lot / MLS#1329287
\$42,500 / **CALL RANDY 435-260-1388**



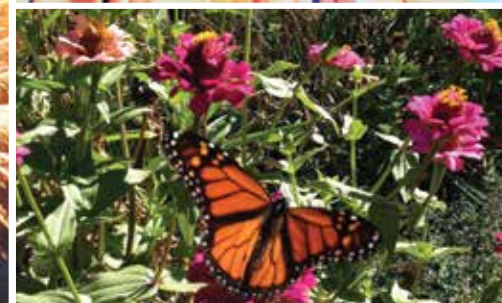
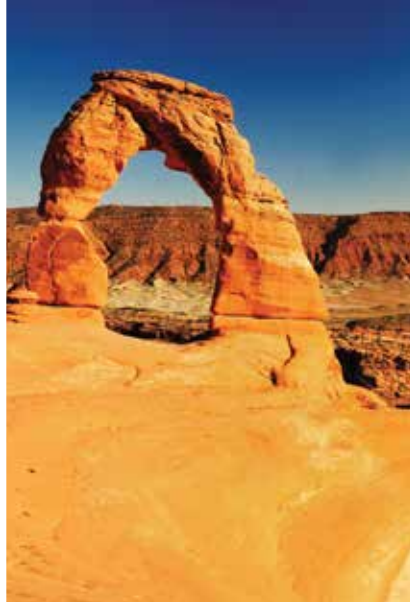
BEAUTIFUL MOUNTAIN PROPERTY IN MOAB
4.82 acres / Power near top of property / MLS#1319216
\$125,000 / **CALL KRISTIE 435-260-1020**



NEAR MOAB & NEXT TO BLM
17.25 acres / Amazing Rock Formations / MLS#1310140
\$159,900 / **CALL SUE 435-260-8090**



AMAZING PANORAMIC VIEWS IN MOAB
29.32 acres / Near Slick Rock Trail / MLS#1285124
\$1,400,000 / **CALL SUE 435-260-8090**



CALENDAR of EVENTS

JULY 4
Independence Day - Holiday

JULY 7-28
Moab Free Concert Series
Various Venues
facebook.com/moabfreeconcerts
435-259-3198

JULY 13, 20 & 27
MIC Lecture Series
The Moab Information Center
cnha.org/news-blogs-and-lectures/cat/mic-lectures
435-259-6003

July 20
Utah Film Center
Free Film: All Governments Lie
Star Hall
moablibrary.org/639/Utah-Film-Circuit-Moab
435-259-1111

JULY 22
Moab Natsu Matsuri
Moab Taiko Dan fundraiser
Japanese summer celebration
Moab Valley Multicultural Center
moabtaikodan.org
435-201-0209

JULY 24
Pioneer Day Ice Cream Social
Museum of Moab
118 E Center Street
moabmuseum.org
435-259-7985

AUG 17
Utah Film Center
Free Film: MOONLIGHT
Star Hall
moablibrary.org/639/Utah-Film-Circuit-Moab
435-259-1111

AUG 25th
National Parks Fee Free Day
Arches & Canyonlands National Parks
Hovenweep & Natural Bridges
National Monuments

AUG 31st - SEPT 11th
25th Annual Moab Music Festival
Various Venues
www.moabmusicfest.org
435-259-7003

SEPT 2-3
Moab Artist Studio Tour
Various locations in Moab and Castle Valley
moabstudiotour.com
435-259-6447

SEPT 2-4
Red Rock 4wheelers
Stay with Us, Play With Us
Labor Day Campout
rr4w.com/events.cfm
435-259-ROCK

SEPT 8-12
Blazer Bash
Various Jeep Routes
blazerbash.com
970-834-2884

SEPT 9
Art Walk
Venues throughout town
moabartwalk.com
435-259-6272.

SEPT 15
Dancing with the Moab Stars
Presented by Moab Valley
Multicultural Center
moabmc.org/events
435-259-5444

SEPT 15-16
Green River Melon Days Festival
Various Locations in Green River
melon-days.com/see
435-820-0592

SEPT 17
Rocky Mountain Enduro Series - Whole Enchilada
Enduro mountain bike race
rockymountainenduroseries.com
719-221-1251

SEPT 21-24
Mother of all Boogies
Skydiving event locations around Moab
motherofallboogies.com
435-259-5867

SEPT 23
Moab Century Tour
Various trail locations
skinnytireevents.com
435-260-8889

SEPT 28-30
Moab Pride Festival
moabpride.org
201-923-7785

SEPT 30
National Park Fee Free Day
Arches & Canyonlands National Parks
Hovenweep & Natural Bridges
National Monuments

All listings subject to change.
Moab Area Real Estate Magazine does
not guarantee these listings.
To submit your event to future calendars
call 435-259-6261

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Welcome to Moab!

DIRECTORY OF OFTEN REQUESTED INFORMATION

Area code 435 unless noted otherwise

MOAB

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

MOAB CITY NUMBERS

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

GRAND COUNTY NUMBERS

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

UTILITY CONTACTS

City of Moab: 259-5121
Questar (gas): 259-7137
Rocky Mtn. Power: 888-221-7070
Grand Water & Sewer: 259-8121
Moab City Public Works: 259-7485
Monument Waste Services: 259-6314 / 7585
Frontier (Phone): 800-921-8101
Emery Telcom: 259-8521
Green Solutions: 259-1088
Amerigas Propane: 259-6756

MEDICAL AND DENTAL CONTACTS

Moab Regional Hospital: 719-3500
Moab Dental Health Center: 259-5378
Merrill Hugentobler, DDS: 259-7418
Arches Dental: 259-4333
Red Rock Dental: 259-4059
Moab Regional Health Center: 719-5500
TRANSPORTATION
Canyonlands Field Airport: 435-259-4849
Great Lakes Airlines: 435-259-0566
Amtrak (Green River): 800-872-7245
Greyhound Bus (Green River): 800-872-7245
Red Rock Express: 800-259-2869
Moab Taxi: 435-210-4297
Enterprise Rent-a-Car: 435-259-8505
Arches Car Rental: 435-259-4959

UTAH STATE NUMBERS

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

NAT'L & STATE PARKS & PUBLIC LANDS

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

LOCAL SHUTTLES:

Coyote: 259-8656
Porcupine Shuttle: 260-0896

CITY INFO:

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

GRAND COUNTY

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

SAN JUAN COUNTY

Building Inspector: 587-3225
Economic Development: 587-3235 x5006
Water and Sewer: 587-3221
Sanitarian: 587-2021
Assessor: 587-3221
PEST INSPECTORS
Spanish Valley Pest Control 259-8255
Orkin Pest Control: 877-250-1652

INSURANCE COMPANIES

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

LENDERS

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

PROPERTY MANAGEMENT COMPANIES

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

CONTRACTORS

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

WELL DRILLING:

Balsley: 259-4289
Beeman: 259-7281
Shumway: 259-8180

SURVEYORS

Souder, Miller & Associates 243-6067
Red Desert: 260-0104

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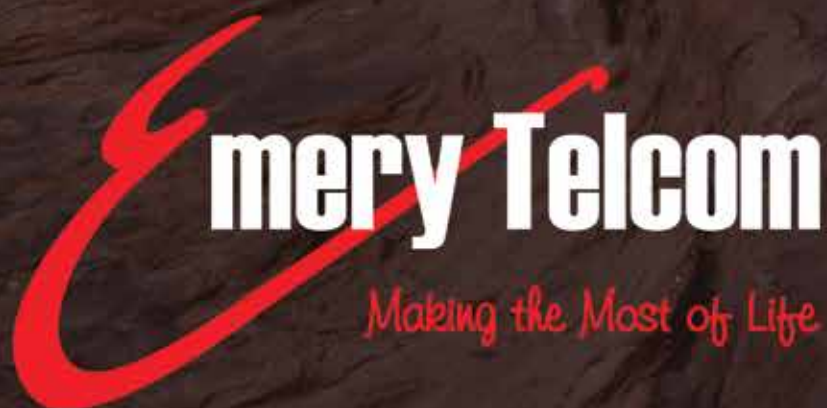
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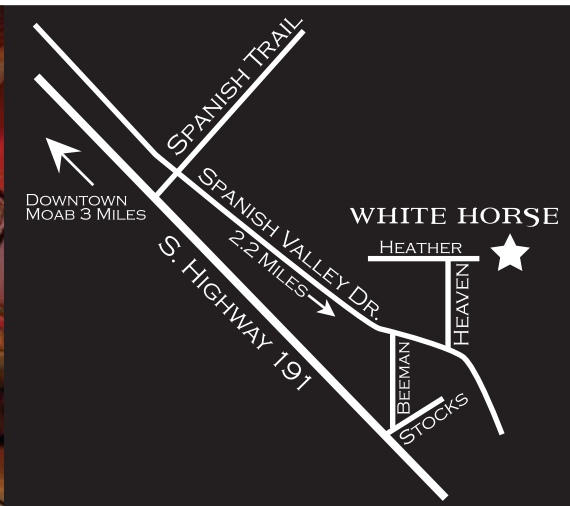


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