

FREE!  
Volume 4, Issue 4

# MOAB AREA real estate

## MAGAZINE

JUNE 2020



## Moab's backyard farmers

With more time at home, interest in vegetable gardens surges

*Inside:* THE MOST COMPLETE LOCAL REAL ESTATE LISTINGS



**B&B Located in the Opportunity Zone!**  
MLS#1590093 • \$1,975,000  
*Byrd & Co. Real Estate (See page 20)*



**Double Your Adventure!**  
MLS#1672410 • \$895,000  
*Berkshire Hathaway (See page 5)*



**Lovely Orchard Villa Townhome**  
MLS#1670168 • \$349,900  
*Arches Real Estate Group (See page 27)*

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# Table of Contents

JUNE 2020

## Features:

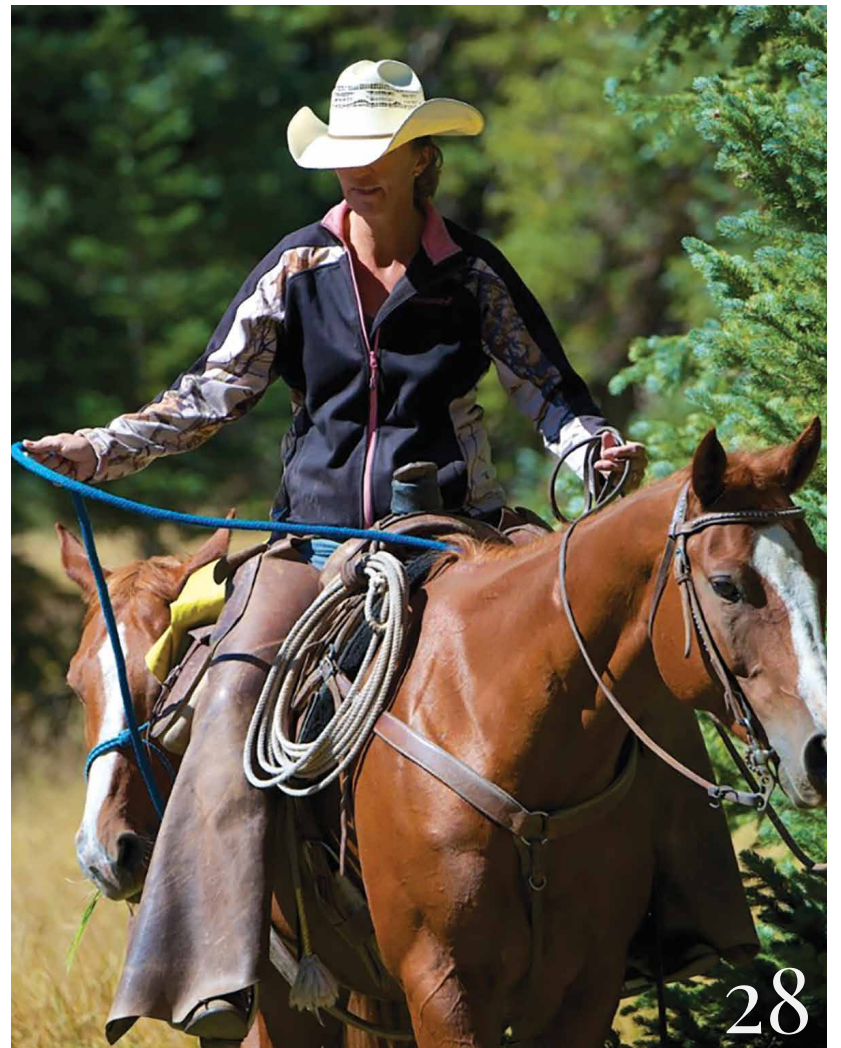
- 16 Vegetable gardening takes off in Moab
- 28 Meet cowgirl Colleen Tibbetts

## Real Estate Listings:

- 5 Berkshire Hathaway Utah Properties
- 20 Byrd & Co. Real Estate
- 26 Arches Real Estate Group
- 31 Moab Premier Properties
- 32 Moab Realty
- 34 Moab Property Group
- 36 Anasazi Real Estate, Inc.



16



28

## MOAB AREA real estate MAGAZINE

Publisher, Editor: **Andrew Mirrington**  
Graphic design: **Kristal Franklin**  
Advertising sales: **Andrew Mirrington**  
Contributors: **Sharon Sullivan, Ashley Bunton**  
Photographer: **Murice D. Miller**  
Contributing editor: **Julia Myers**  
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andrewmirrington@gmail.com

**Front cover:** Moab resident Ron Pierce tends to the large garden he has maintained at his property on 100 North for many years.  
[Photo by Murice D. Miller]

# NEW HOME?

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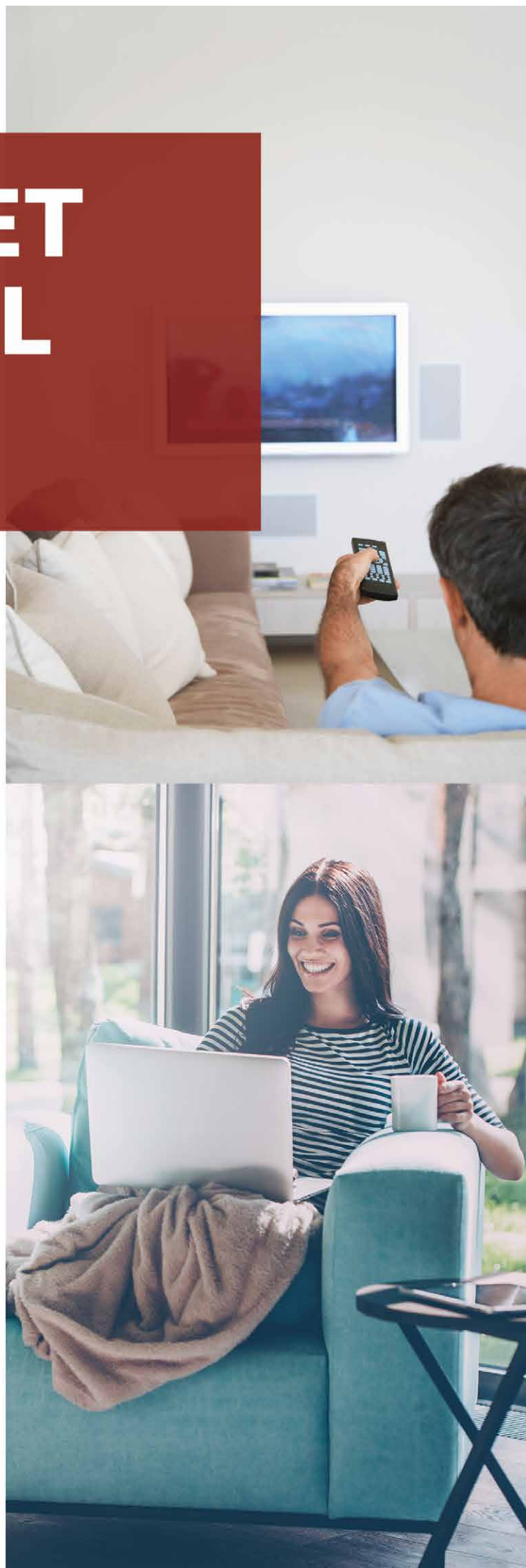
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we have chosen to call home.*

**RACHEL MOODY TEAM**  
**MOAB REAL ESTATE**  
*"Committed to Your Future"*



## DOUBLE YOUR ADVENTURE!

177 E Mount Peale Drive, Moab | \$895,000

Two stylish, classy and architecturally appealing homes on 1.40 acres in Moab's Spanish Valley. These homes are tastefully furnished & decorated - fully ready for you to step right in to the adventure that awaits you! Privacy surrounds you with the end of the road location, acreage with water rights and animal rights-as well as established vacation rental structure! MLS 1672410 / MLS 1672411

**Rachel Moody 435.260.8245**



**MAIN HOME**  
6 Bedrooms | 4 Bathrooms  
3,700 Square Feet



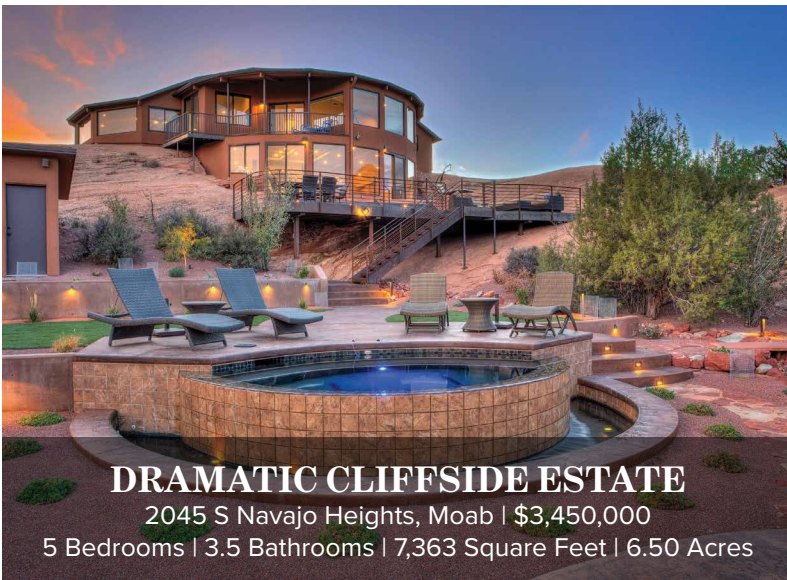
**ACCESSORY DWELLING**  
2 Bedrooms | 2 Bathrooms  
1,000 Square Feet

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### DRAMATIC CLIFFSIDE ESTATE

2045 S Navajo Heights, Moab | \$3,450,000  
5 Bedrooms | 3.5 Bathrooms | 7,363 Square Feet | 6.50 Acres

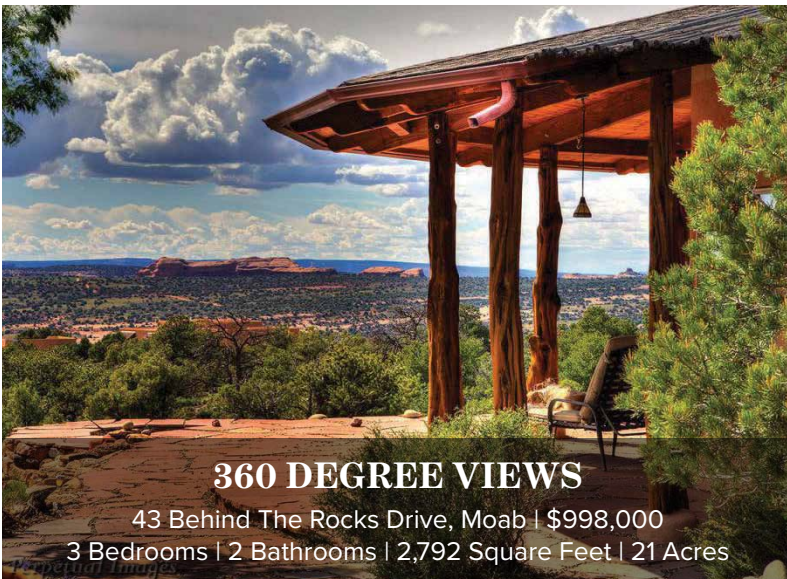
Just six miles from Moab City Center, nestled into the rocks, one with the slickrock fins, engulfed in the extreme landscape, a rarity to be discovered. Majestically perched cliff-side, this astounding home is perfectly integrated into the sandstone rocks that surround it. Luxury, drama, sleek design, impeccable quality, artistry, and a sense of welcome are the hallmarks of this gracious home. MLS 1645362



### ONE OF MOAB'S BEST KEPT SECRETS!

2116 Shumway Lane, Moab | \$1,385,000  
2 Bedrooms | 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. Inground, heated salt water pool, multiple patios & outdoor kitchen, lush landscaping including fruit trees. Room for a shop, horses, guest house, more! MLS 1627831



### 360 DEGREE VIEWS

43 Behind The Rocks Drive, Moab | \$998,000  
3 Bedrooms | 2 Bathrooms | 2,792 Square Feet | 21 Acres

Serene get-away with extraordinary views of the very best of the high desert and mountain west. This exquisitely detailed, natural-feeling home is perfectly designed to celebrate red rock beauty on more than 21 acres. The two lot setting is absolutely inspiring, with majestic views in all directions, perched cliff-side above the Behind the Rocks Wilderness Study Area. Gated access, just minutes to Moab. MLS 1377302



### ONE-OF-A-KIND MOAB RETREAT

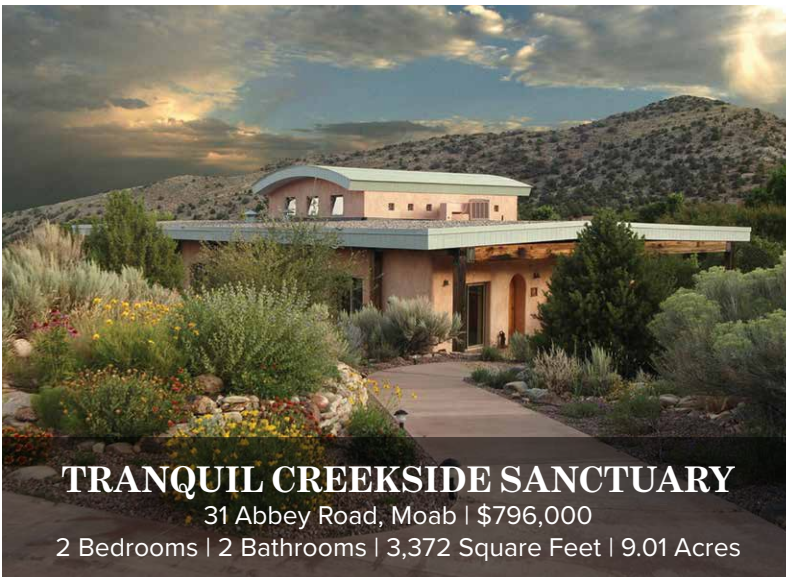
4278 E Lipizzan Jump, Moab | \$799,000  
5 Bedrooms | 5 Bathrooms | 3,018 Square Feet

One-of-a-kind Moab retreat situated against cliffs of red rock. Five bedrooms, for you and all your guests. Three car garage, with a door to the back yard. Plenty of parking for jeeps, cars and toys. Custom outdoor shower for bike washing. Landscaping in early stages. Located in the White Horse neighborhood with dedicated open spaces. Close to Moab, with an out of town feel. MLS 1661511 **Lynda Diem 435.260.9244**

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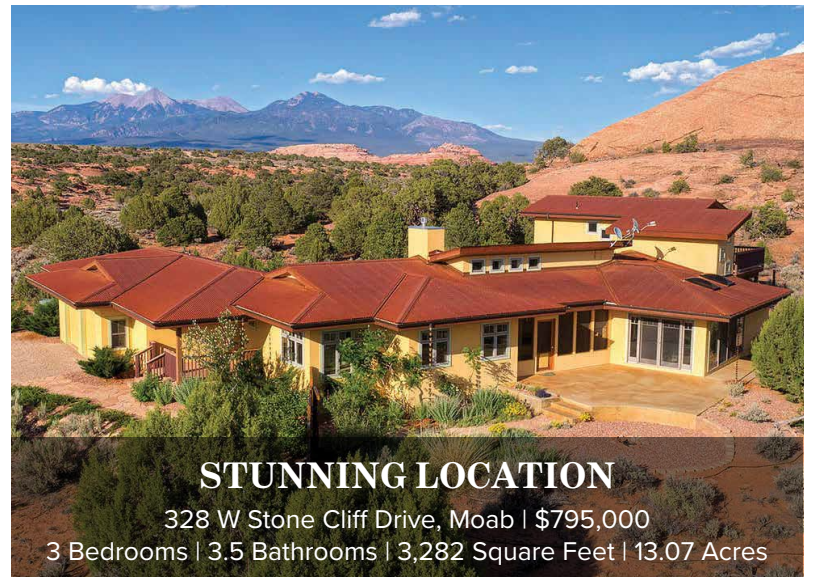
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## TRANQUIL CREEKSIDE SANCTUARY

31 Abbey Road, Moab | \$796,000  
2 Bedrooms | 2 Bathrooms | 3,372 Square Feet | 9.01 Acres

Harmonious balance of green living and extraordinary design in an amazing creek-side setting. This soothing retreat is perfectly situated between desert and mountains, on 9.01 acres in gorgeous Pack Creek. The welcoming home features elegant craftsmanship, natural materials, and artisanal detail throughout. Stunning sunroom with 75' indoor lap pool. 2-car garage. MLS 1325867



## STUNNING LOCATION

328 W Stone Cliff Drive, Moab | \$795,000  
3 Bedrooms | 3.5 Bathrooms | 3,282 Square Feet | 13.07 Acres

An extraordinary Flat Iron Mesa home, built for energy efficiency in harmony with the landscape. Thoughtfully designed, beautifully crafted living spaces that are intimate, yet luxurious & welcoming. Two Master Suites, sunroom, indoor lap pool. Dual artists's studio. Over-sized 2-car garage. Lovely outdoor living areas, stunning views, and amazing red rock hoodoos! MLS 1463584



## DOWNTOWN LUXURY

371 East 300 South, Moab | \$775,000  
3 Bedrooms | 3 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 kitchen has been exquisitely renovated with a steel commercial fridge and granite counter tops so you can prepare food and entertain in luxury. The renovated master bath is an oasis within the house. MLS 1671702 **Angela Houghton 435.260.0700**



## FABULOUS INVESTMENT OPPORTUNITY

430/426 E Nichols Lane, Moab | \$749,000  
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 11637153

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## PERFECTION IS IN THE DETAILS

48 W Jennah Circle, Moab | \$699,000  
2 Bedrooms | 2 Bathrooms | 1,872 Square Feet | 2.63 Acres

When you enter the heart of this simply stunning home just 30 minutes from the center of Moab, you will immediately feel the sense of light, space, and comfort that are the hallmarks of this truly superb property. You'll notice the quality and perfect detail of the space, with understated yet elegant fixtures and artisanal craftsmanship throughout. MLS 1553945



## CLASSIC CRAFTSMAN

793 Blue Heron Court, Moab | \$695,000  
5 Bedrooms | 4 Bathrooms | 3,280 Square Feet

This Classic Craftsman style home offers a stellar cul-de-sac location in the North West section of Moab City. Amazing access to town, the aquatic center, schools and the Colorado River bike path. Enjoy this gracious floor plan with a formal entry, formal living room, dining room, breakfast nook with built-in desk space, and an additional flexible use den. The private .36 acre lot has plenty of parking. MLS 1672575



## PEACEFUL PICTURESQUE

480 E Cottonwood Lane, Moab | \$650,000  
3 Bedrooms | 2 Bathrooms | 2,300 Square Feet

Gorgeous three bedroom in town on quiet cul-de-sac. Located on the southeast side of town with easy biking access to downtown. Entertaining is a breeze with a shaded back patio. Just off the garage are two rooms that are currently being used as a sound proof office. This space has direct access to the outdoors and could be converted to a rental, if desired. MLS 1673359 **Angela Houghton 435.260.0700**



## SOUTHWEST SOLITUDE

8420 South Highway 191, Monticello | \$545,000  
1 Bedroom + loft | 2 Bathrooms | 1,736 Square Feet | 210 Acres

An astounding 210 acre private retreat, tucked into an extraordinary valley with views that rival those found in our magnificent National Parks. This lovingly crafted, off-grid home was built for energy efficiency, comfort, and gracious high desert living. Beautiful outdoor living spaces with covered deck and gorgeous patio. Utterly private, yet only a moderate drive to Moab or Monticello. MLS 1527998

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### ENTRADA IN MOAB

442 North 600 West, Moab | \$589,000  
4 Bedrooms | 3 Bathrooms | 2,264 Square Feet

Corner unit with modern southwest presentation. Generous sized kitchen with bar seating. Four bedrooms two baths upstairs, including a master suite with separate tub and shower and double vanity. Don't miss the under stairs climbing wall and game nook! Pool and hot tub. Within walking distance to downtown Moab shopping and dining. Strong rental history. MLS 1672866 **Lynda Diem 435.260.9244**



### CREEK-SIDE RETREAT

2711 Old City Park Road, Moab | \$480,000  
4 Bedrooms | 1.75 Bathrooms | 2,242 Square Feet | 1.26 acres

Private, unique setting minutes from downtown Moab with privacy making it feel much, much further. This special home is situated on 1.26 acres along Pack Creek and offers a lush, verdant setting tucked into a red rock landscape with mature cottonwood shading. The home features an open floorplan built for both quiet living and bustling entertaining. MLS 1671303 **Angela Houghton 435.260.0700**



### RIM VILLAGE TOWNHOME

3686 S Spanish Valley Drive V2, Moab | \$465,000  
3 Bedrooms | 2 Bathrooms | 1,551 Square Feet

Imagine relaxing on the oversized, fenced, private patio with your adventure cohorts, watching the sun dance along the Moab Rim as you share stories about your day on the trails! This beautiful, single-level townhome has been meticulously maintained and decorated as a second home, but is zoned for vacation rental use and ready to enjoy! MLS 1634493



### RIM VISTA TOWNHOME

3853 S Red Valley Circle #11A6, Moab | \$459,000  
3 Bedrooms | 3 Bathrooms | 1,562 Square Feet

Turn-key nightly rental located in the popular Rim Vista Townhomes. This unit is tucked in back with a corner patio and views of the Moab Rim. The Master Suite is on the ground level and there is a great loft space at the top of the stairs that can be used for additional sleeping quarters. Rim Vista offers many amenities for you and your guests to enjoy. Located minutes from downtown Moab. MLS 1666533 **Angela Houghton 435.260.0700**

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## VACATION-READY TOWNHOME

3764 Prickly Pear Circle 3-A1, Moab | \$435,000  
3 Bedrooms | 2.5 Bathrooms | 1,520 Square Feet

This beautiful vacation-ready townhome features a crisp, modern Western aesthetic with tasteful decor and beautiful furnishings throughout. Desirable main floor Master Suite with en suite bath. Upper level includes a bonus loft den area. Gas fireplace in the living area, plenty of room to gather at the bar top island and relive the days adventures! MLS 1634449



## BEAUTIFUL TURN KEY TOWNHOME

3764 Prickly Pear Circle 3-A4, Moab | \$424,000  
3 Bedrooms | 2.5 Bathrooms | 1,478 Square Feet

Beautiful turn-key vacation townhome in one of Moab's most popular complexes! Gorgeous views toward the Moab Rim and La Sals, ready to rent and enjoy with quality furnishings and tasteful decor throughout. Excellent community amenities including a beautiful pool and spa, tennis courts, playground, and more. A Moab home base you will love returning to, and great rental income. MLS 1626747



## LUXURY UNIT AT THE GONZO INN

100 West 200 South, Suite 202, Moab | \$415,000  
2 Bedrooms | 2 Bathrooms | 1,013 Square Feet

Embrace the eclectic vibe of Moab's coveted Gonzo Inn! One-of-a-kind on the lodging industry and the investment market, this condo-hotel features individually owned rooms and suites, beautifully managed as a cohesive whole for a guest and owner experience unlike any other. A fun and fabulous way to have a Moab home-base, with rental revenue to offset your investment! MLS 1645988



NEW LISTING

## MILLCREEK PUEBLO TOWNHOME

314 E Pueblo Court, Moab | \$344,000  
2 Bedrooms | 3 Bathrooms | 1,136 Square Feet

This downtown Moab townhome offers the care-free lifestyle you are looking for! Wonderful setting just moments from shopping and dining, right by the Millcreek Parkway bike path for easy cross-town commuting. This property has new carpet, a new deck and a brand-new dishwasher. You will be pleasantly surprised by the amount of storage inside and out. MLS 1674533 **Angela Houghton 435.260.0700**

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## POOL-SIDE AT THE GONZO INN

100 West 200 South, Suite 214, Moab | \$415,000  
2 Bedrooms | 1 Bathroom | 928 Square Feet

Embrace the eclectic vibe of Moab's coveted Gonzo Inn! One-of-a-kind on the lodging industry and the investment market, this condo-hotel features individually owned rooms and suites, beautifully managed as a cohesive whole for a guest and owner experience unlike any other. A fun and fabulous way to have a Moab home-base, with rental revenue to offset your investment! MLS 1645993



NEW LISTING

## QUICK WALK TO DOWNTOWN MOAB

495 Doc Allen Drive, Moab | \$339,000  
3 Bedrooms | 2 Bathrooms | 1,160 Square Feet

This home is a quick walk to downtown Moab shopping and dining. If you like to walk or bicycle; the Pipe Dream Trail is a few minutes down the street. Large master bedroom with en-suite bath; double sinks, soaking tub, separate shower; walk-in closet. Modern kitchen with concrete counter tops and a bright airy feel. Ready for full time living or an easy to maintain second home. MLS 1675223 **Lynda Diem 435.260.9244**



## PRIVATE RETREAT

4 CR 320, Monticello | \$278,000  
2 Bedrooms | 2 Bathrooms | 1,767 Square Feet | 68.35 Acres

Beautifully constructed off-grid home in a peaceful, quiet setting northeast of Monticello. This two-story home features Rastra block construction with foot-thick walls for excellent energy efficiency and longevity. Your nearest neighbors will be the elk, deer, coyotes, eagles, hawks, and songbirds, abundant in the private acreage that surrounds you. MLS 1667774



## TURN KEY HOME

1910 Shumway Lane, Moab | \$225,000  
3 Bedroom | 2 Bathrooms | 1,488 Square Feet

Set on a quiet side street about ten minutes from downtown, this nicely maintained 1974 manufactured home has been delightfully updated inside. Great open floorplan, gorgeous kitchen, main suite with en suite bath. The aesthetic throughout is pleasing, with a Western flair, neutral color scheme, and quality furnishings and decor. This property is perfectly suited for furnished monthly rental home! MLS 155088

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COMMERCIAL LISTING



## ACT CAMPGROUND

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

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

COMMERCIAL LISTING



## MOAB FLATS

81 E 100 S, Moab | \$2,750,000  
Completely Renovated into Fresh, Comfortable Lodging Units

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 1580823

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, with a great vintage vibe. This wonderful vacation rental property performs extremely well and is consistently highly rated by guests. MLS 1580859

COMMERCIAL LISTING



## THE LOCATION WILL ASTOUND!


51 E 200 S, Moab | \$1,700,000  
Phenomenal Opportunity in Moab's Vacation Rental Market!

This gorgeous property enjoys a one-of-a-kind location along 200 South, a private oasis tucked in among the trees, nestled just above the creek. Comprised of three structures with four distinct lodging units, each with outdoor space. The property has been carefully tended for years. A strong CAP rate and the absolute uniqueness of this beautiful property make this an investment opportunity not to be missed! MLS 1511526

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## COMMERCIAL LISTING

### HIGHWAY ACREAGE IN TOWN

1261 S Highway 191, Moab | \$1,500,000  
1.02 Acres | 1,827 Square Foot Commercial Building

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




## 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



## COMMERCIAL LISTING

### JR'S SELF STORAGE

1081 S Main Street, Moab | \$950,000  
0.58 Acres | 11,492 Square Foot Commercial Building

This property offers an established, income-producing and easily managed business. This .58 acre parcel of Commercial 4 zoned property is a self-storage facility with 4 separate structures offering 83 units in varying sizes. The facility is neat, tidy, and well-maintained with excellent occupancy. Great opportunity for steady income with minimal management! Steel buildings, concrete footprint, and Wi-Fi security cameras. MLS 1659968



### I-70 ACREAGE – GATEWAY TO MOAB!

613 Acres Circle 223, Thompson (Grand County) | \$625,000  
Limitless Opportunity for Those with a Vision for the Future

This magnificent vast acreage is ideally sited along Interstate 70 in close proximity to the much-anticipated turn south onto US Route 191. The parcel stretches both to the north and south of I-70, with the highway and railroad passing through the lower portion of the section. Excellent potential for developed access from the Interstate, high visibility signage, and more; perfect placement to serve as a hub to Moab and beyond. MLS 1645650

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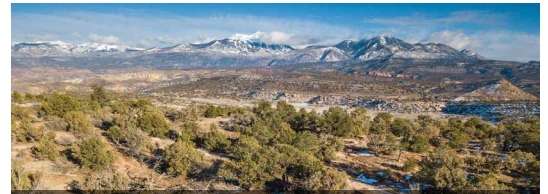
### DEVELOPMENT PARCEL \$550,000

Gorgeous views surround this prime **4.17** acre development parcel! Utilities in the access street for easy development. County zoning allows 5 units/acre. Close to town. MLS 1653163



### PACK CREEK ACREAGE \$399,000

Stunning offering in the gorgeous Pack Creek area! This beautiful **11.18** acre parcel is tucked into the foothills of the La Sals and features beautiful mountain and red rock views. MLS 1657922



### UNPARALLELED BEAUTY \$297,000

This end-of-road **10.71** acre parcel enjoys up-front views of the La Sal Mountains. The gently level parcel offers an array of potential building sites. MLS 1659198 **Lynda Diem 435.260.9244**



### DEVELOPMENT PARCEL \$249,000

Unique and beautiful **1.89** acre parcel, tucked in the rocks above the golf course. The proximity to magnificent sandstone formations is just inspiring! Easy drive to downtown. MLS 1653182



### THE PERFECT ESCAPE \$179,000

This **11.92** acre Bridger Jack Mesa parcel offers the perfect balance of easy access and high desert living. Nestled just moments from Hwy 191. MLS 1585776 **Lynda Diem 435.260.9244**



### TWO 80 ACRE PARCELS \$175,000 EACH

Two **80** acre parcels of vast desert landscape. May be purchased separately or together for a total of 160 acres of desert solitude. Make this your desert basecamp! MLS 1669814 / 1669887



### VALLEY VIEWS \$145,000

Lot 10 is a **0.12** acre building lot in Valley View Subdivision, conveniently situated moments from downtown and a bike lane away from the Millcreek Parkway! MLS 1644845



### SANDSTONE AND VIEWS! \$125,000

Absolutely beautiful high desert surroundings make this **13.54** acre Flat Iron Mesa lot an exceptional site for your dream home! Plenty of room to bring your horses! MLS 1661829



### BUILD YOUR BEAUTY \$125,000

Lovely **0.5** acre lot in Blu Vista Casitas! This easy to build parcel enjoys wonderful views of both red rocks and mountains. Excellent mid-valley location. MLS 1608421



### PUESTA DEL SOL \$125,000 PER LOT

Beautiful views surround these lovely building parcels! Situated an easy drive to town and just a golf-cart ride from the first tee, with BLM land and trails nearby. **0.30-0.35** acre. MLS 1647551



### 10 ACRE LOT IN OLD LA SAL \$119,500

Incredible views of the mountains and the high plains from this **10** acre lot in Old La Sal. Prime end of cul-de-sac setting abutting public lands. MLS 1524238



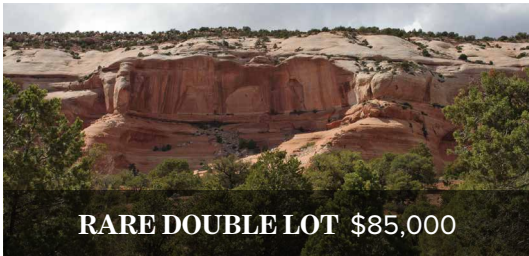
### OLD LA SAL PARCEL \$98,500

Stunning views surround this **9.5** acre parcel in Old La Sal. Power and phone stubbed. Water via shared well with water rights in place. MLS 1524230

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### RARE DOUBLE LOT \$85,000

Wilson Arch Resort Community offers a unique setting south of Moab. Lot 16A is a special parcel, originally two lots which have been combined into a prized **2.61** acre building site. MLS 1316168



### YOUR DESERT HOMESITE \$64,900

Beautiful **1.23** acre parcel just 30 minutes from Moab or Monticello! Situated just off 191 for ultimate convenience. Power, phone/DSL, water. MLS 1629736 **Angela Houghton 435.260.0700**



### EASY RETREAT \$55,000

Beautiful **1.33** acre building lot just 30 minutes from downtown Moab and downtown Monticello! Power, phone/DSL stubbed, community water available, perc test completed. MLS 1588573

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#### RACHEL MOODY

ASSOCIATE BROKER

**435.260.8245**

Rachel@BHHSUtah.com



#### ANGELA HOUGHTON

REALTOR®

**435.260.0700**

AngelaH@BHHSUtah.com



#### LYNDA DIEM

ASSOCIATE BROKER

**435.260.9244**

LyndaDiem@BHHSUtah.com



#### REINA EVERY

REALTOR® LICENSED ASSISTANT

**435.259.0150**X109

ReinaEvery@BHHSUtah.com



#### KIM KIRKS

REALTOR® LICENSED ASSISTANT

**435.259.0150**X104

KKirks@BHHSUtah.com



#### NIKOLE ANDERSEN

ASSOCIATE BROKER, ABR

**801.750.5280**

NikoleAndersen@BHHSUtah.com

BhhsUtah    @BhhsUtah



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*Chloe Hedden watering her  
Moab garden the old-fashioned way.  
[Photo by Justin Rosenthal]*

# MOAB'S BACKYARD FARMERS

*With more time at home,  
interest in vegetable gardening surges*

Written by Sharon Sullivan | Photos by Murice D. Miller

Moab resident Chloe Hedden enjoys seeing people peer over her fence to see what's she done to the front yard of her downtown neighborhood home. The lawn needed some attention when she moved into the house in 2018.

Hedden removed the grass and weeds, covered the lot with bark mulch, and then added six 4-by-8-foot raised beds (with her landlord's permission). This spring she added four additional raised beds — which will produce enough food to share with 10 other people. She's planning to freeze, ferment, dry, or can a portion of the harvest.

Longtime gardeners like Hedden are expanding their plots this spring, while new growers are looking for seeds and resources to get started — both in Moab and across the nation. Whether it's seeking solace or food security, there's been a surge in gardening interest during the COVID-19 crisis.

During other global crises — World Wars I and II — the federal government encouraged citizens to plant "Victory Gardens" to address nationwide shortages of fruits and vegetables. First Lady Eleanor Roosevelt planted a Victory Garden at the White House in 1943. Americans planted gardens in backyards, empty lots and on city rooftops.

"My feeling is everybody should always grow a Victory Garden," says Hedden. "Permaculture is the future. I'm all about small, local gardens. It's fun; I hope it inspires others to turn their lawns into gardens. If you're in the desert and you're using water, you might as well be growing food."

Gardening comes naturally to Hedden, 40, an artist who grew up in Castle Valley with parents who cultivated a large vegetable garden and fruit

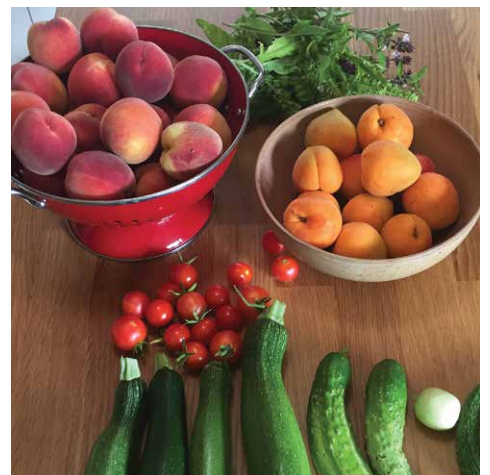
orchard. Plus, Hedden says she's always been interested in food security and local economics. She created her own first garden at age 25, in Oakland, California, where she turned her backyard into a garden. "Wherever I lived if I could have a garden I did," she says. "I've left a lot of gardens."

Moab native Jon Olschewski grew up gardening with his father. "Manual labor was instilled in me," he says. "Pulling weeds, shoveling manure, was normal." In 2003, he returned to gardening as an adult. Now married, with a 1-year-old son, Olschewski says he was already planning to expand his garden this year — before the pandemic spurred increases in gardening nationwide.

As a longtime proponent of growing one's own food, Olschewski is glad for the new and renewed interest. He has helped install 30 gardens for friends in Moab over the past 17 years. In 2015, he started the Moab Gardeners and Farmers Facebook group where people share knowledge and trade plants. The group grew this year from 375 to more than 600 members.

Like Hedden, Olschewski rents his home. He encourages people not to wait until they own property to start learning how to garden. "Talk to your landlord and make a plan," he says. "Gardens improve the aesthetics of a place. It's a win-win."

Moab resident Page Holland and her adult daughter are also expanding their shared garden this year. As a "history buff" Holland had heard of Victory Gardens, and says that's sort of what they're doing this year with the garden expansion. "When the virus obligated us to stay at home, we decided let's do more," Holland says. Thus far, mother and daughter have planted tomatoes, cucumbers, squash, kale, chard, broccoli, cauliflower and herbs.





“Gardening is the best therapy; it’s healing.  
It’s good for your mental health.”

—Chloe Hedden

As someone descended from Mormon pioneers who settled in Moab, Holland says growing and preserving food are familiar concepts. She cans her own pickles, jam and fruit. She remembers while growing up in her family “there was always the need to be self-sufficient, and having a year’s worth of food (preserved). I learned to can way early. Moab has a great climate for gardening.”

She also dehydrates food. “We do a lot of trail riding,” Holland says. “Dried foods are great to have in your packs. Dried fruits provide dense calories, too, which could go a long way if a person got stuck outside for a few days.”

### Gardening resources

If you didn’t grow up gardening, there are resources out there to help you get started. During Moab’s stay-at-home order, the Utah State University (USU) Permaculture Initiative in Moab hosted monthly webinars in lieu of in-person trainings. Dr.

Rose Hayden-Smith, emeritus advisor for agriculture and natural resources at the University of California in Ventura, presented a gardening webinar in early May. She’s also a historian and author of “Sowing the Seeds of Victory: American Gardening Programs of World War I,” published in 2014, by [mcfarlandbooks.com](http://mcfarlandbooks.com).

In 1943, nearly 40% of all fruits and vegetables cultivated in the United States were grown in Victory Gardens. During the May webinar, Hayden-Smith shared how the federal government provided information and resources on how to cultivate vegetable gardens. The War Department funded programs to teach urban and suburban kids how to garden. “It was a wonderful program,” she says. Research shows that children who garden eat more vegetables. Plus, she adds, gardens beautify communities and provide a way for families to get out into nature.

There’s both a science and an art to gardening, Hayden-Smith says. Implementing aspects

**Top:** Ron Pierce tending to the large garden he has maintained at his property in Moab for many years. **Opposite page, top:** Bettina Olschewski, holding son Forrest, shows off a fresh-picked strawberry from their garden. **Opposite page, bottom:** Jon and Bettina Olschewski and son Forrest admire a fine artichoke specimen grown in their backyard vegetable garden.

of past government programs could help provide community food security and increase America's investment in science, she says.

An indication of this year's greater interest in gardening appeared in Oregon, when a cooperative extension course on vegetable growing jumped to 19,000 registrants — compared to 200 participants in 2019. "Nurseries, seed companies, can't keep up with the demand," Hayden-Smith says. "My phone is ringing off the hook with people asking how-to questions, and seeking resources. There's a huge interest in these programs. The last time I saw this much interest was when Michelle Obama put in a garden at the White House."

Hedden also noted a rush on seeds when she began planning her garden this spring. Companies she typically buys from temporarily halted all new orders after they ran out of stock. "Seed companies have never seen anything like this," says Hedden, who recommends saving seeds from crops to ensure against future shortages.

Shiree Duncan, a self-employed gardening, landscaping and pruning consultant, is offering free assistance to newbie gardeners because she loves growing food and wants people to be successful in their efforts. She's donating her time because so many people have lost jobs due to the coronavirus.

Duncan can assist in various ways, including answering questions about where to place a garden, how to control pests, install irrigation, and how to do companion planting. "I find those conversations fun," she says. "I want to support people making that effort to do a beautiful thing for the earth and humanity."

Duncan is a member of the Grand County local food task force which seeks to help businesses, such as restaurants, network with local farmers. The task force explores issues of food security and seeks to support area farmers, especially during a time of possible new health regulations.

"I want people to keep (gardening); and for it not to be a passing fad," Duncan says. "I'm totally willing to go to a yard and look at the site. I would love to see more people in Moab growing more food."

Growing a successful garden starts with the soil. To enrich her depleted, clayey soil, Hedden added several amendments — sand, composted horse manure, and a compost mixture from Moab Farm & City Feed and RV Supply. She says she also added organic fertilizers specific to particular crops, plus she mulched the garden with alfalfa hay. She adheres to the no-till gardening philosophy, so she layered the soil amendments on top of one another. "It's exciting to see how quickly the soil can come back if it gets good stuff to eat and you water it," Hedden says.

"Many people who own horses are glad to get rid of the manure and will often deliver it for free. Just ask them what they feed their horses [if you are trying to avoid] GMO (genetically modified organisms) hay," she says. "Once you have the experience of eating your own produce that you've grown and nourished, there's no turning back. Gardening is the best therapy; it's healing. It's good for your mental health." ■



## Gardening resources:

**Shiree Duncan**, [shireeduncan@gmail.com](mailto:shireeduncan@gmail.com), 435-881-9060

**Wildland Scapes**, [info@reveg.org](mailto:info@reveg.org), 435-259-0820

**Moab Farm & City Feed and RV Supply**, 850 S. Main St., 435-259-0169

**Moab Gardeners and Farmers**, [www.facebook.com/groups/2016428205164557](https://www.facebook.com/groups/2016428205164557)

**Roslynn Brain McCann**, Sustainable Communities Extension Specialist,  
[extensionsustainability.usu.edu](http://extensionsustainability.usu.edu), 453-797-5116



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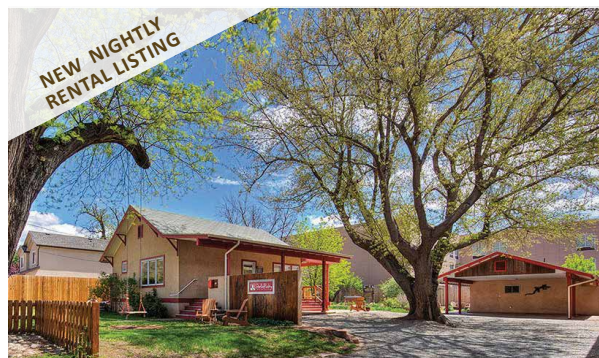
3 Bed | 2 Bath | 2,193 Sq. Ft. | 0.13 Acre  
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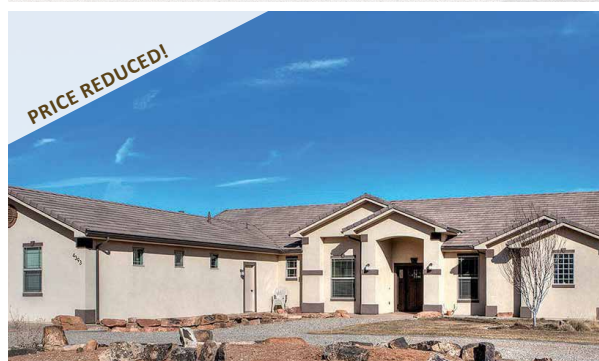
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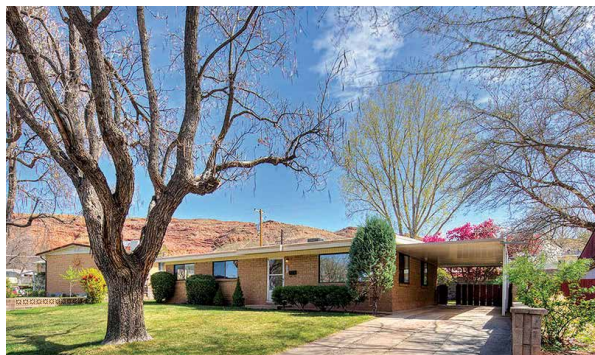
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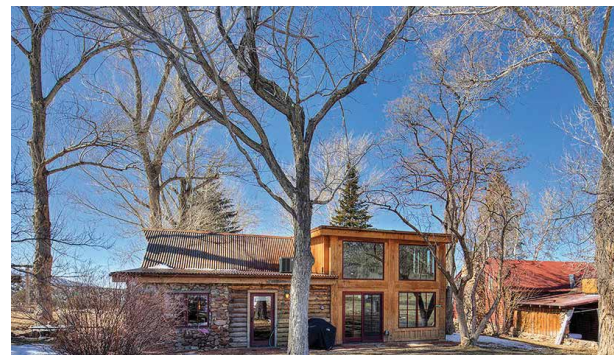


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**CHARMING, NEWER HOME ON QUIET CUL-DE-SAC**  
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MLS#1664155 | \$475,000  
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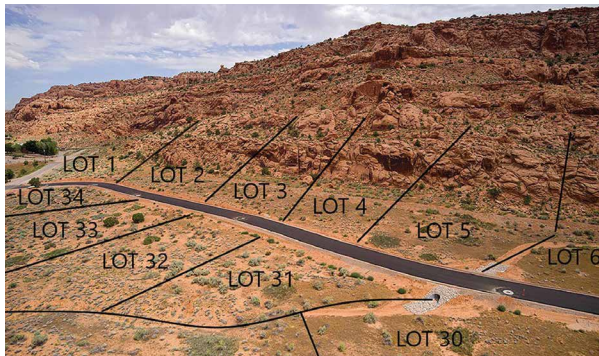


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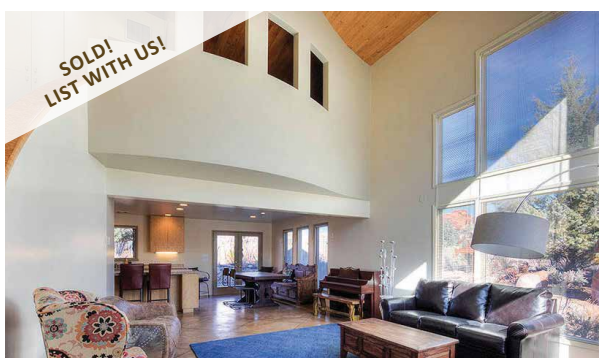


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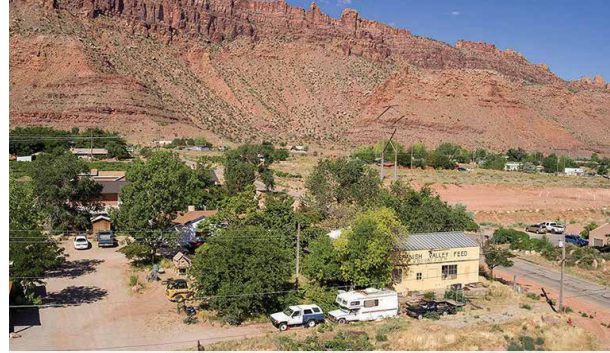
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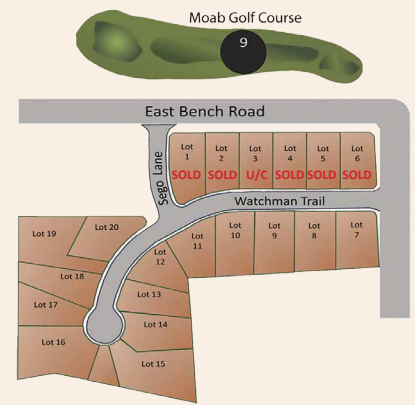


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**For more information contact:**

**Curtis Wells, Realtor**  
435.210.4366 • CWells@MoabByrdCo.com

**Becky Wells, Broker/Realtor**  
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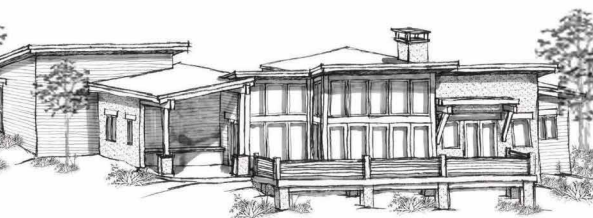


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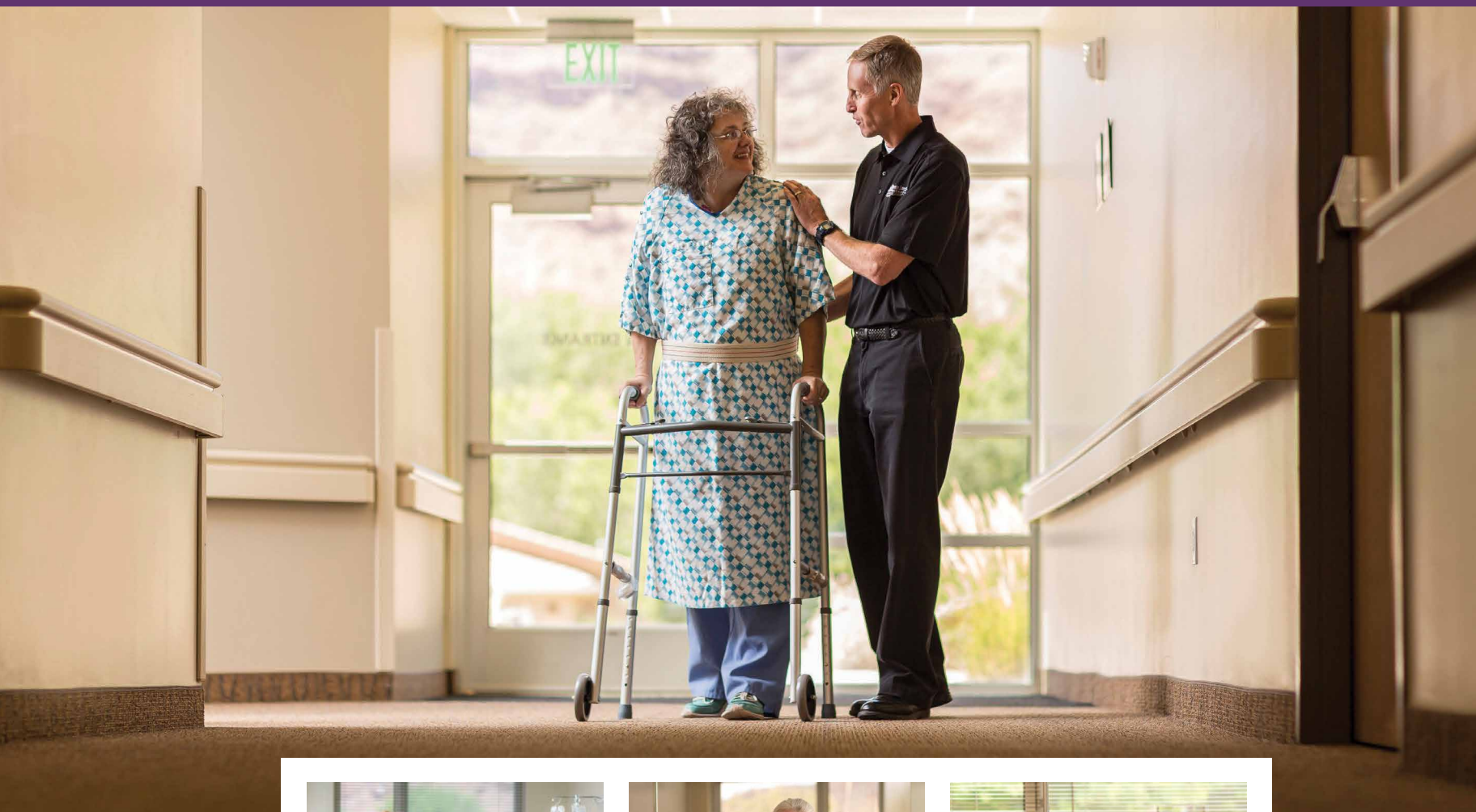
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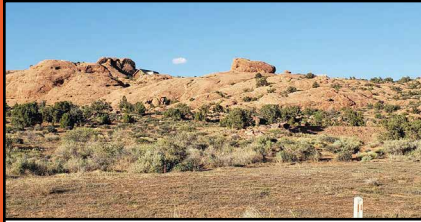
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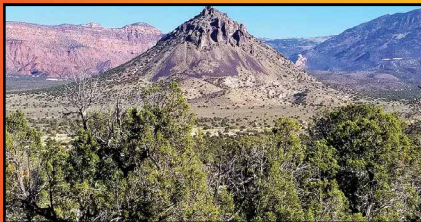
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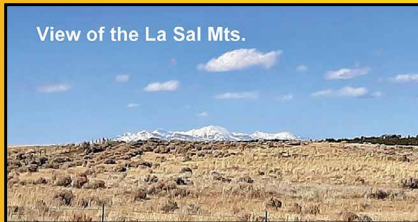
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4.80 AC, 4-mtn range views—LaSals, San Juan's, Abajo's & Ute Mts. 9.4 miles east of Monticello, SE corner lot on Hwy 491 & CR 364. Partly fenced, paved road.



**1658060 / \$175,000**

4.62 AC with outldg. in Castle Valley. Beautiful views in every direction. Well, power & septic in place & connected on the property. Small community with lots of amenities.



**#1603183 / \$47,500**

**Beautiful** Large Lot in Wilson Arch. Utilities to the lot line. Fees are paid for. Amazing views & unlimited outdoor activities. Nice quaint community.



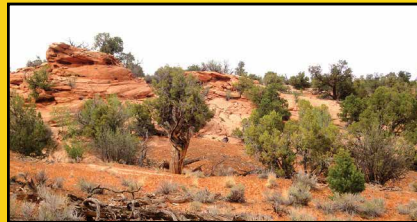
**#1505675 / \$72,000**

Affordable 1.48 acres Thompson Springs land. Beautiful views in every direction. Water meter & power on the property, 3 miles from Thompson & Sego Canyon.



**#1638063 / \$89,000**

Flat, buildable lot in newer Sunrise Hills Subd. Awesome views with underground power, natural gas, city water and sewer to lot line and paid.



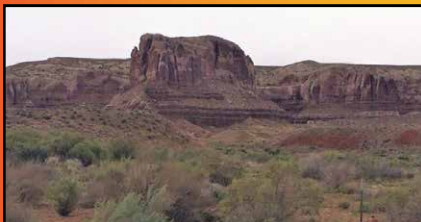
**#1527057 / \$110,000**

Enjoy starry nights & desert silence on this 13.84 AC property. Natural vegetation with beautiful view in every direction. Lot 34 Flat Iron Mesa.



**#1483912 / \$33,500**

**4.16 Acres in Blanding.** Serene views from this beautiful parcel. See Bears Ears buttes from the top of the lot. Just a few blocks to the Third Reservoir for great fishing.



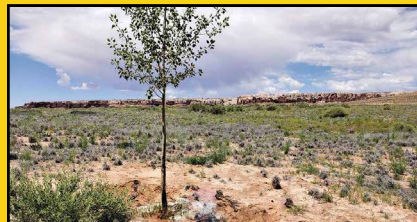
**#1603068 / \$65,000**

**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.



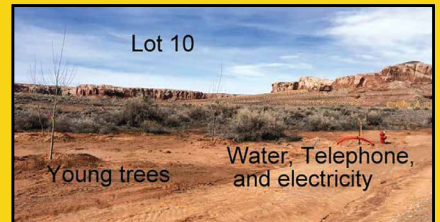
**#1647394 \$55,000**

**Plenty of options on this large lot near USU campus in Blanding. R-2 zone can accommodate up to 8 units, or your dream home on 1.06 acre.**



**#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.



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.



**TICABOO LOTS—\$15,000 to \$18,000**

Just 12 miles from Bull Frog. Enjoy Lake Powell more often. Build your dream vacation home. Large lots with amazing views of the Henry Mtns.



**#1559462 / \$242,000**

2.13 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.



**#1664534 / \$32,500**

4.36 Acre Property in La Sal. Will require a well and a septic system. Great views and privacy.



**Avikan Hills Subd. From \$32,500-\$64,000**

**Spectacular Views** of Bears Ears, Sleeping Ute, Abajo mountains. Room for horses. From 3.20 AC to 6.28 AC.



**#1670168 / \$349,900**

Lovely 2 bed 2 bath Orchard Villa Townhome. All appliances included. In-town location, closed to downtown, city park, aquatic center.



**#1674904 / \$315,000**

**Beautiful Millcreek Pueblo** adjacent to Millcreek Parkway. 2 bed 2 1/2 bath, fireplace, covered shady patio. Covered parking space.



**#1671983 / \$259,000**

Cozy cottage comes furnished, 1 bed 1 bath. Located at scenic Wilson Arch Community. Privacy & slickrock surround this well kept cottage.



**#1593784 / \$1,400,000**

**Elegance at its finest!** Over 8,000 sqft, 5 BR, 4 FB, 2HB home with all the upgrades. A great use of 2.43 AC with room to expand. Must see this home to appreciate it.



**#1581676 / \$1,650,000**

**Excellent Development Opportunity!**

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



**#1641935 / \$375,000**

Nightly Rental, Turn-Key, 3-bed 2-bath Redcliff Condo. Ground Floor, upgraded amenities, highly desirable unit. Reservations already in place for 2020.



**#1653087 / \$399,000**

**Pack Creek Meadow House**—Charming nightly 2 bed 2 bath log home. Tastefully furnished, stunning mountain views, access to common areas, pool, sauna & spa.



**#1590790 / \$1,787,000**

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



**#1653099 / \$390,000**

**Nightly Rental**—2 bed 2 bath townhome overlooking the Moab's Golf Course. Open space concept, fireplace, workout patio, pool, lockable owner's closet. 2020 bookings in place.



**#1624338 / \$665,000**

**Privacy and Splendid Views.** Conduct workshops & retreats or raise a family & animals. 5 bed 3 bath home on 1.67 acres.



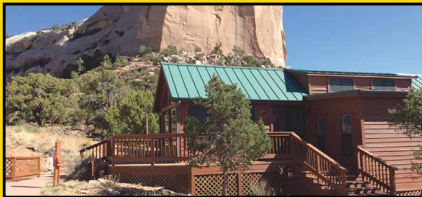
**#1652932 / \$399,500**

GONZO INN two units for one price. 2 bed 2 bath. Units 206 & 207 lockable adjoining doors. Enjoy early shade from your balcony or relax in the pool & hot tub after your enjoyable day in adventure loving Moab.



**#1656111 / \$397,000**

Your Moab getaway! Golf course condo with a strong rental history. Turn-key, 3 bed 2 bath townhome. Updated furniture, new carpet and fresh paint. Master suite on the main floor with patio access. Community pool.



**#1662600 / \$369,000**

Red Rocks for Neighbors! Splendid hiking & adventure await, just beyond your back door. Cozy cottage—2 bedroom, 1 1/2 bath. Located between Moab & Monticello. Privacy with scenic views at Wilson Arch community.



**#1644509 / \$350,000**

Nightly Rental, Turn-Key, 3-bed 2-bath Redcliff Condo. It is beautifully decorated fully furnished unit. Granite counter tops throughout, a walk-in master closet, & an en-suite master bath.



**#1524620 / \$250,000**

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



**#1666513 / \$369,000**

Currently set up for a 2 bed 1 bath with a furnished 1 bed 1 bath efficiency apt. Has 2 outside private entrances. Live in one side and rent the other out. This property has many possibilities.



**#1587545 / \$498,000**

**Historical Building** was a 10-room boarding house, 11-RV & 5-Tent Spaces on 10.99 acres. A 1,500 sqft Dance Hall/Bar/Café & Rock Shop. Lots of development potential.



**#1618264 / \$800,000**

**Unique Offering, LaSal Mtn.** Cabin on 80 AC above San Juan Lumber. 1200 sqft, 2 bed & bath, great room. Sleeps up to 11 people. Perfect for Deer & Elk hunting.



**#1580850 / \$289,000**

1.51 acre corner lot! 8 "living units" can be developed, or Perfect for a get-away family compound. Has a cozy cottage. Just minutes from town.



**#1664198 / \$695,000**

A creek runs through it. 2.25 AC flat, buildable land in town. Planning & zoning has approved 9 townhomes on this parcel of land. Gentle slope to the riparian area expands the living area to this approved development.

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# Chasing Cows

FOR COWGIRL COLLEEN TIBBETTS,  
RUNNING WITH CATTLE RUNS IN HER BLOOD

Written by Ashley Bunton

**B**efore sunrise Colleen Tibbetts is awake and herding cattle.

She drinks a cup of coffee, black, for breakfast. Relying on her knowledge of livestock and her sense of direction, she puts on her boots, mounts a horse and rides through the southeastern Utah desert alone. She doesn't carry a map. No food or water. Her well-trained cattle dog, Whiz, runs to keep up with her.

On the lands bordering Canyonlands National Park, the canyons split and then split again and she goes through them, out and back again, searching the maze of rock for any cows and calves that may have strayed from view. She tracks their prints for miles and miles, day after day.

"That's one of the funnest things is tracking," she says.

Her motto is "No cow left behind" and she describes the terrain she covers as "Wilcox Country," referring to the Wilcox family of La Sal, who own the cattle and grazing allocations. Two other herders, both men, work the herds, but they're miles apart as they push the cattle forward to food and water. She rides all day without seeing the cowboys. When asked why they don't bring food and water, she says their focus is all on the cattle.

"You get pretty humble out there," Colleen says, reflecting on the herding from a seat around the kitchen table at her historic 1800s-era home in Moab. She has a couple of days off before she's scheduled to herd for another five-day stretch.



A handkerchief on the table declares cowgirl adages like "laugh often" and "never walk when you could ride." Black and white photographs on the walls take you back in time to revisit early Moab history. A sawn wooden frame holds a famous shot of John Wayne mounted on a horse in Castle Valley. The photograph of the movie star is just one piece of her family's memorabilia from days past of hosting film crews.

A cowgirl by nature, Colleen grew up chasing cows. Born and raised at the White's Ranch on the Colorado River, she helped her father, Tommy White, herd up to 300 head of cattle. She recalls driving the cattle up Cache Valley to a cowboy camp at Wolfe Ranch, where a cabin still

stands at the trailhead to Delicate Arch in what would later become Arches National Park.

"We were ranch kids," Colleen says. Past Courthouse Wash, they turned the cattle down to the river near the bridge and pushed up Highway 128 to "drift to the ranch" from there. "That's what we were raised doing."

And ranching and horse riding was what her grandmother, Essie Larsen White, was raised doing too. Back then, Moab's Main Street was a dirt road traveled by both horses and Model Ts.

"My grandma back in the day would do horse races in town and you'd make pretty good money racing on Main Street. They called her Speed Larsen. She was pretty proud of that," Colleen says.

Essie left handwritten notes like "Just dashing around" and "When Speed sits on a calf" on her old-timey pictures in an album she curated and passed to her children and grandchildren. Colleen opens and flips through the book and Essie's life comes alive as she stands posed in many pictures wearing pants, something most women didn't wear in the early half of the 20th Century.

"She had a sense of humor and she was quick-witted," Colleen says. "She'd cut you like a knife with her tongue before you even knew what happened."

Essie's fearlessness is well-remembered by her family. As a child Essie would leave the family's homestead in Moab on her horse, ride over the Sand Flats and end up at their Fisher Valley ranch on her own.



The White's Ranch (site of the present-day Red Cliffs Lodge), where Essie later moved, is where she raised her family. Later it became the set for movies like "Rio Grande" with actor John Wayne. In that film, Essie was a stuntwoman for actress Maureen O'Hara, tied up in a runaway wagon scene that was only shot once, Colleen says with a laugh, because the producers let the wagon go and Essie said she would "Never do that again!"

"Back then everyone from Moab were [stunt-people] or extras. The whole town, everyone's families that lived in Moab were part of the movies," Colleen says.

On the ranch, Colleen's father helped with the films and later Colleen helped with TV commercials. She said they were never starstruck by the entertainers who frequented the ranch.

"Marlboro would come to our ranch and do photoshoots," she says. She opens another photo album and there's a picture of her holding the reins of horses used in the shoots. "To us it was just normal."

"They brought their own horses, or used ours, or gathered horses from around the area, because the Marlboro Men really were cowboys," she says, "versus city slickers and movie stars."

But not everyone who showed up to film at the White's Ranch knew how to handle a horse. So she began teaching what she knew about horses.

"When a movie star came up and they couldn't ride, they would pay us to teach them to ride," she says. The pay was pretty good then: \$100 for a horse for a movie star, \$100 for her horse to participate in the training and \$100 for her to do the training. "It was kind of amazing to know that people didn't know how to ride or walk up to an animal and people were so scared of the horses."

Like Essie, Colleen learned to respect horses, no matter how many times she got bucked off. And no matter how easy the Marlboro Men made ranch work look on TV, she says, in real life it takes a lot of patience, perseverance and dedication to work long hours in the dry, dusty desert heat that spikes to well over 100 degrees Fahrenheit in the summer.

Still, "Me and cows are like girls and shoes. You can't just have one pair," she says.



Colleen learned cowboyin' and tracking from other local cowboys. She says you haven't really ridden a horse until you've been bucked off and says nothing will make a liar out of you like a cow. One cowboy she learned to track with was Hal Bane from Redd Ranches whom she describes as "cantankerous, ornery and grouchy with a heart of gold."

"You just learned so much from him," she says. One lesson Hal taught her was how to load a

bull in a trailer without roping or dragging him in — something she didn't think was possible.

"Hal said, 'What we're going to do is push him really hard and he's going to get tired and we're going to get the horse trailer and open the door. He'll walk right in and we'll shut the door,'" Colleen says with a smile. "There was no doubting him. Maybe you didn't agree, but you didn't doubt him."

The bull's natural instinct was to run and hide in a thicket of brush, but she and Hal tracked the bull through the brush, pushing him farther, which means keeping him moving forward and not letting him stand and rest.

"We were hot on his heels and we got him to a spot by the road and stopped," she says. The bull waited by the road as they got the trailer, parked it and opened the gate. "We eased the bull into the trailer and he walked right in."

Hal has since passed, but he lives on in memory: "I thought it was a fluke, but I've done it a lot since then," Colleen says.

Growing up, her sisters wanted to be part of the rodeo, but Colleen just wanted to be out with the cows.

"The best part is just having a good horse," she says. "You can ride, jump off ledges on the slickrock. You're always working on your horsemanship. You practice your tracking, you have a good dog, you have a good day."

Cowgirls take pride in all that.

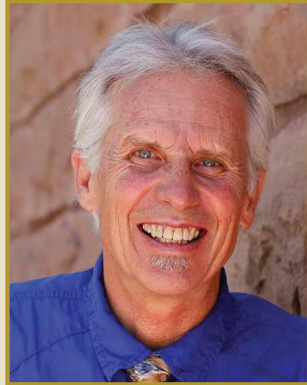
"I just get on and ride and chase cows." ■

**Top left:** Actor John Wayne (center), with his son Michael, and an unidentified man, in Castle Valley during the filming of "Rio Grande" in 1950. [Courtesy Colleen Tibbetts]  
**Top right:** Colleen's dog Whiz. [Photo by Murice D. Miller] **Middle right:** Pictured during the filming of "Rio Grande" at the White's Ranch, left to right, Essie White, Harry Carey, Jr., Ben Johnson, Tommy White, unidentified, John Wayne and Maureen O'Hara. [Courtesy Colleen Tibbetts] **Facing page and this page bottom:** Colleen Tibbetts [Courtesy photos]

# Ahh Moab!



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Realtor  
435.260.7327  
nancyfitzmoab@gmail.com



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### Five Acres on E. Easy St.

Three separate units totaling 7 bedrooms, storage, work space and 15 irrigation shares of Kens Lake water plus 12.03 acre feet of well water. Property has tons of short and long term possibilities and amazing Mtn views.

\$899,000. MLS#1635560

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### Stunning Custom Home

Wall to Wall windows in this incredible home. Two bd., 2 ba. mother-in-law apt. 2500 sq. ft. in a gated community on 43.84 acres in Flat Iron Mesa.

\$1,995,000. MLS#1629947

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### Fabulous Nightly Rental Condo

Exquisitely furnished. Is "new" unit, features 3 bd 2 ba. vaulted ceilings, laminate flooring throughout.

\$379,500. MLS 1651484

Call Tom 435 260-1018



### Spacious Family Home

4 bd 3 ba, vaulted ceilings, solar panels, finished basement, private back patio on quiet street close to downtown.

\$486,000. MLS 1652208

Call Kevin 435-260-9890



### Nice Log Home,

in and out, at 210W Shafer Ln., 3 bd 1 3/4 ba on 5 acres in Castle Valley. Partial basement, water rights,

\$365,000. MLS #1647006

Call Janie 435-260-1572

## VACANT LAND

**Get Away From the Crowds** - Quiet, 83.43 acres at Sunrise Country in San Juan County. Off the grid, with County Maintained Roads, and school bus service. Oh the views. \$115,000. MLS#1548410. Call Janie 435-260-1572

**Deer Neck Mesa** - 20.83 acres with great views from vantage point with views of many mtn. ranges, off grid with solar potential. S.J. Co. Roads Owner/Agent. \$30,000. MLS#1544106. Call Janie 435-260-1572

**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 Tom 435-260-1018 or Janie 435-260-1572

**The Bliss of Being Away from the Crowds** out at Flat Iron Mesa Ranch Lot 19 (12.96 acres); where the night sky is brilliant and the air is so clean. Great easy build lot should percolate well for septic system. Power & Phone at frontage. Reduced by \$50,000. \$149,000. MLS#1579822. 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

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

**Flat Iron Mesa Ranch 17 S. Pinon Rd.** 22.36 acre Lot 1 just 20 miles South of Moab. Away from the crowds. Water well. \$289,000. MLS#1625337. Call Janie 435-260-1572

**Beautiful 2.13 acres in foothills of LaSal mtns.** Amazing views of Southwest Colorado. Power and shared well ready for home or cabin. \$73,000. MLS#1640367. Call Billy 812-360-3302

**Nice one acre lot in LaSal** at 186 S. Copper Mill Road (Wilcox Est. Lot 11) with frontage on high side of the road and views in all directions. Close to recreation and hunting. Adjacent lot to North; also available. \$18,000. MLS#1658389. Call Janie 435-260-1572

**One acre lot in LaSal** at 178 S. Copper Mill Road where it's cooler in the Summer and Winter. Good access and logistics of building and septic system should be a cinch. Views in all four directions. Owner/Agent. \$18,000. MLS #1658298. Call Janie 435-260-1572

**Developable 80 Acres** off Thompson Exit. Ideal site for Commercial and/or Industrial project. Owner financing possible. MLS 1285337 \$159,000 Call Bryon at 435-260-1699

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

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

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

**Roger Schmidt**  
 Realtor  
 435-901-2292  
 moabroger@gmail.com

**Nancy Fitzgerald**  
 Agent  
 435-260-7327  
 nancyfitzmoab@gmail.com

**Kevin Fitzgerald**  
 Agent  
 435-260-9890  
 kevinfitzmoab@gmail.com

**Preston Walston**  
 Agent  
 435-260-1701  
 preston.walston@gmail.com

**Billy Snyder**  
 Agent  
 812-360-1701  
 wksnyder1@hotmail.com

**Jay Walston**  
 Agent  
 435-260-2198  
 jaykwal@gmail.com





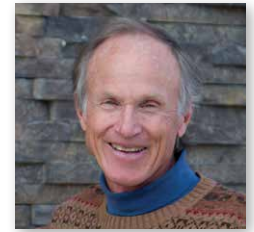
**DAVE BIERSCHIED**  
Broker – Owner  
435-260-1968  
dave@moabrealty.com



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



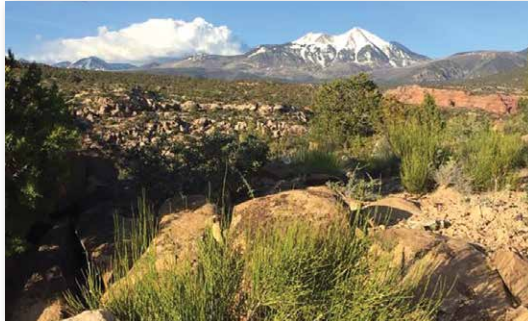
**DANETTE JOHNSON**  
Sales Agent  
435-260-0130  
danetteinmoab@aol.com



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rick@moabrealty.com



**Uniquely furnished and turnkey ready townhome in beautiful Rim Village!** Stunning views of the red rock rim and La Sal mountains. 3 bedrooms 2 ½ bathrooms. Master bedroom with en suite bathroom and two additional bedrooms with queen beds. Enjoy this townhome as a vacation home and nightly rental or as your full-time residence! Amenities include community pool, hot tub, playground, and tennis/basketball court. Attached two car garage. Ample on-street parking for trailers, jeeps and RZR's. MLS#1618763 \$399,500 | **Dave 435-260-1968**



**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**



**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**



**Beautiful modern farmhouse style home on a large half acre lot.** This 4 bedroom, 2 bath house boasts open spaces, light finishes and an extra large garage for all those Moab toys. MLS#1636750 | \$525,000 | **Stephanie 435-260-8023**



**CASTLE VALLEY LOG CABIN ORIGINAL** Open floor plan, large living and dining areas, this south facing end unit is flooded with winter sun, master bedroom slider and patio faces east for pleasant morning sun. new cork flooring. MLS#1635947 \$359,000 | **Rick 435-260-2599**



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



**Navajo Ridge Opportunity, 3 bedroom 3 bath home on 3 levels of comfortable living space.** Home was designed to take full advantage of all the views this location has to offer. You will marvel at how the light changes throughout the day and throughout the seasons on surrounding sandstone fins. Patios on both north and south side, elevated deck off the master, fresh paint and new carpet. MLS#1608262 | \$679,000 **Rick 435-260-2599**



**HIGH ON HOLYOAK, far above the valley floor with grand views of the red rock spires and monuments of Castle Valley.** Property includes a very comfortable platform yurt set-up. Use as a base camp for all your Moab and Castle Valley recreational adventures or utilize this great temporary dwelling as you build your dream home. Either way you will enjoy this great location with stunning views. MLS#1601261 \$225,000 | **Rick 435-260-2599**



**Don't miss out on this beautiful fully-furnished and turnkey ready townhome!** Great views from all areas of the townhome and outside patios. Master suite has a beautiful view of the red rock rim from the balcony that's sure to provide sensational sunsets views in the evenings! Three bedrooms and 2 1/2 bathrooms, with two-car garage to store all of your toys! MLS# 1628574 | \$435,000 **Dave 435-260-1968**



**IN TOWN GEM! LOCATED ON A QUIET CUL DE SAC, THIS COZY HOME AWAITS YOUR PERSONAL TOUCH.** With 3 bedroom and 1 1/2 baths the home has a large living area with a cozy corner gas fireplace. Walk right out to the large, fenced back yard with an area for gardening. There is no lack of parking, including room for an RV or trailer. Updated with double pane windows and new carpet in the bedrooms, don't miss the opportunity to make this home your own. MLS#1634605 | \$345,000 | **Danette 435-260-0130**



**TO BE BUILT TOWNHOMES AT RIM VISTA:** New design with patios in front and back, 2 Master Bedrooms with en suite bathrooms upstairs and a 1/2 bath on main level, 1274 sq. ft. Amenities include Pool, Hot Tub, Playground and Pavilion. Zoned for overnight rentals. \$309,000 | Available: #1649454, 1649457, 1649458, 1649468, 1649469 | **Dave 435-260-1968**



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



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



## RESIDENTIAL LAND LISTINGS

**This lot has all the views** of the red rock monuments that have made Castle Valley famous and in addition you have great views towards the Colorado River corridor. Choose from a number of different potential building sites and enjoy the peace and quiet of Castle Valley. Come check out this great property! \$135,000 **UNDER CONTRACT** | MLS#1606451 **Rick 435-260-2599**

### RARE BUILDING LOT IN TOWN.

Spectacular views of the mountains and red rock rim! Hiking/Biking trails right out your back door. .25 acre in cul-de-sac. Water, sewer and power all stubbed. \$119,000 | MLS#1590268 **Danette 435-260-0130**

### GREAT PROPERTY IN LA SAL

#### .56-ACRE LOT IN LA SAL.

Power at lot and phone nearby. Can be purchased with deed restricted pond parcel. MLS#1215877 | \$38,400 **Owner/Agent | Dave 435-260-1968**

### ENJOY THE SPECTACULAR VIEWS

of The La Sal Mountains from this 6.48-acre lot in Old La Sal. Access is by an improved gravel road. A large storage shed and power at lot line are also included. Oak brush and sage brush vegetate this very buildable lot. MLS#1477628 | \$65,000 **Dave 435-260-1968**

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

At an elevation of 7500 ft, 3 lots ranging from 3.5 to 6.2 acres in the La Sal Mountains above the city of Moab, offering sweeping views of mountain ranges, red rock, lush valleys, and canyons-including Canyonlands National Park. Directly accessible from La Sal Mtn Loop Rd, site is bordered by undeveloped BLM land and includes access to over 50 acres held in common with other property owners. Beautiful and Build Ready. MLS#1520062, 1519453, 1520062 \$225,000 each **Rick 435-260-2599**



**Arguably one of the finest, custom built homes in Moab.** Local contractors and artisans built this spectacular home, located on 6.85 acres in the gated Navajo Ridge community. Includes 4700 sq. ft. living space, 3 bedrooms in the main house, 2 bedrooms in the guest house and a nanny quarters. Swimming pool and outdoor kitchen. Make this custom home a delight for entertainment. MLS# 1635488 | \$3,990,000 **Dave 435-260-1968 or Danette 435-260-0130**



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



**LEASING OPPORTUNITY - COMMERCIAL PROPERTY** 4,000 Sq Ft of commercial space. Located on Hwy 191, directly across the proposed USU campus, this property has great visibility with ample customer parking. \$1.00/SQFT/Per Month. MLS#1621858 **Dave 435-260-1968**



**Great in-town location on quiet street!** 2 bedrooms, 2 bath 1,868 square-foot single-family rancher/ranch style home close to downtown in a desirable and quiet neighborhood. Two-car garage, workshop. MLS#1651852 | \$349,000 **Dave 435-260-1968**

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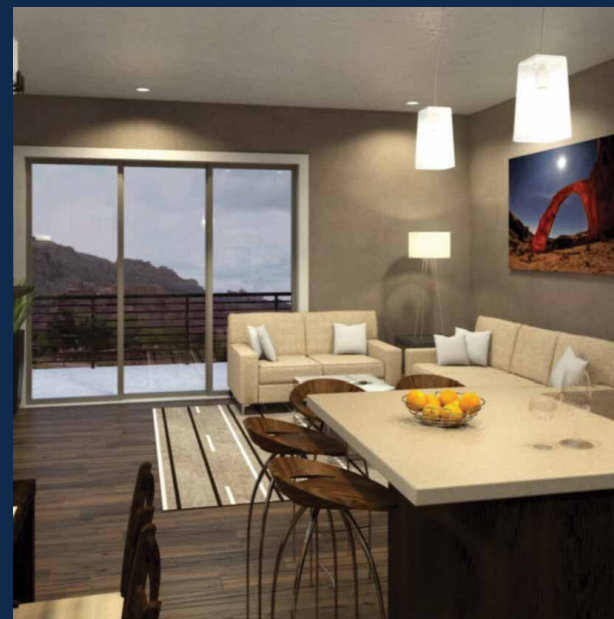


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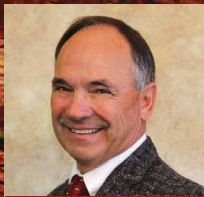
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Dustin Frandsen  
**Owner, Realtor**

**Moab Property Group**  
Phone 435-259-5955  
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Julianne Waters  
**Principal Broker, Realtor**



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



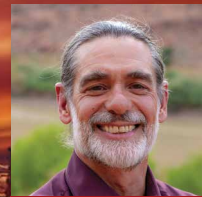
**SUE DALTON**  
REALTOR®  
435-260-8090  
realestate.suedalton@gmail.com



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



**NICOLE DAY**  
REALTOR®  
435-260-2692  
nicolemday11@gmail.com



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



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



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



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



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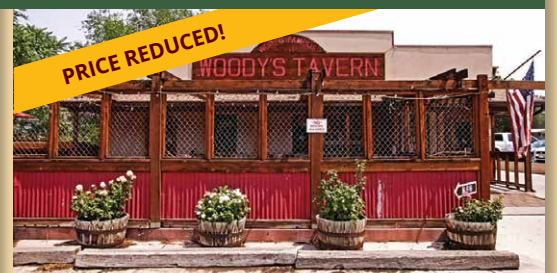
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