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Volume 2, Issue 1

MOAB AREA real estate MAGAZINE

JANUARY/FEBRUARY 2018

Sculpture culture

Moab's public arts scene takes big leap forward with outdoor exhibits

PLUS:

Remembering Dianne Nielson
Matheson Wetlands: Oasis in the desert
Local lending update

INSIDE: The most complete local real estate listings



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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 | \$399,999 | **Danette 260-0130**



BRAND NEW RIM VISTAS TOWNHOME 1478 sq ft, 3BR/2.5BA. Just completed and awaiting your furnishings. Zoned for overnight rentals and subdivision amenities include; tennis/basketball court, hot tub, pool, pavilion, and playground. This is the last brand new 3 bedroom unit available for sale in Rim Vistas. MLS#1494923 \$399,900 | **Dave 260-1968**



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FOR THE DISCERNING BUYER... This well appointed home lacks nothing. With mature landscaping & a wonderful flagstone front patio, take advantage of outdoor living, surrounded by incredible views. The kitchen has granite counter tops, various built in cupboards, stainless steel appliances, breakfast nook, island & opens out to the back deck. This home offers a large master bedroom with built in closets, walk in closet, bathroom with separate tub/shower, double sinks with granite counter tops and a walkout deck. There are two bedrooms, and an office/den area, both accessing a full bathroom. The laundry room has built in cupboards and a sink. The formal dining room with fireplace is open to the kitchen with large picture windows. More built ins grace the living room which also boasts large picture windows with amazing views. The oversize 3 car garage has storage space & a workbench. There is ample RV and toy parking. MLS#1480065 | \$595,000 | **Dave 260-1968**

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WOW! This cute home has a large fenced back yard with raised box gardens, a chicken coop/animal pen, mature trees and a lush lawn. 22x24 shop with roll up doors has lots of room for storage, parking and a workshop, and an additional 10x12 storage shed. There is a concrete pad and RV parking. 2 bedrooms and a den/office, along with a bright and open kitchen/dining/living area complete the package. Close to town. MLS#1484663 | \$215,000 **Danette 260-0130**



2.40 ACRE HWY COMMERCIAL PROPERTY with combined retail and warehouse space of 14,456 sq ft. There is an additional 3,255 sq ft of covered outdoor storage. Located on Hwy 191, directly across the proposed USU campus, this property has great visibility with ample customer parking. Owners are selling property and buildings only. MLS#1486734 \$2,500,000 | **Dave 435-260-1968**



WON'T LAST LONG! Cute 3 bedroom, 2 bath home in town. Carport, fenced back yard with deck, new paint and open kitchen/living area. In the USDA loan program. MLS#1479947 \$219,000 | **Danette 260-0130**



TO BE BUILT TOWNHOMES AT RIM VISTA: New design with patios in front and back, 2 Master Bedrooms with en suite bathrooms upstairs and a ½ bath on main level, 1274 sq. ft.. Amenities include Pool, Hot Tub, Playground and Pavilion. Zoned for overnight rentals. MLS# 1476325, 1476311, 1476291 \$299,900 | **Call Dave 260-1968**



RESIDENTIAL LAND LISTINGS

BEAUTIFUL HOME SITE OR VACATION HOME SITE ON THE BRUMLEY RIDGE PLATEAU IN THE LA SAL MOUNTAINS. Lot is located just 35 minutes from Moab off the La Sal mountain Loop Road at approximately 7500 feet of elevation. The commanding views span from the adjacent La Sal Mountains to views of the more distant Abajo & Henry Mountain ranges, the west desert, and the Moab Rim. The price includes access to all utilities stubbed to lot including power, water, fiber optic cable. MLS #1484802 | \$225,000 | **Rick 260-2599**

ENJOY THE SPECTACULAR VIEWS of The La Sal Mountains from this 6.48 acre lot in Old LaSal. 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**

OFF GRID LIVING If you are looking for a lot of land for a good price this is the one. 21.03 acres of mountain property located in the Three Step Area. Get away from the hustle and bustle of life and go relax and take in the cooler mountain air. MLS#1471440 | \$20,000 **Stephanie 260-8023**

5 AC LOT IN SPECTACULAR CASTLE VALLEY Buildable lot in the middle of Castle Valley. Fantastic views of Castle Rock and the La Sal Mountains. Make an appointment to see this property. MLS#1470455 \$115,000 | **Dave 260-1968**

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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**

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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**



OVERNIGHT RENTAL-INVESTMENT PROPERTY. Fully furnished, turn-key vacation home with views of the Moab Rim. Community amenities include swimming pool, hot tub, tennis/basketball court, playground, pavilion, and lots of off street parking for trailers and toys. 3BR/2.5BA unit is tastefully decorated and furnished with the adventurer in mind. Upper Level Master Suite features an en suite bath and a private balcony. 2 car attached garage is perfect place to store your toys. MLS#1481827 | \$389,000 | **Dave 260-1968**



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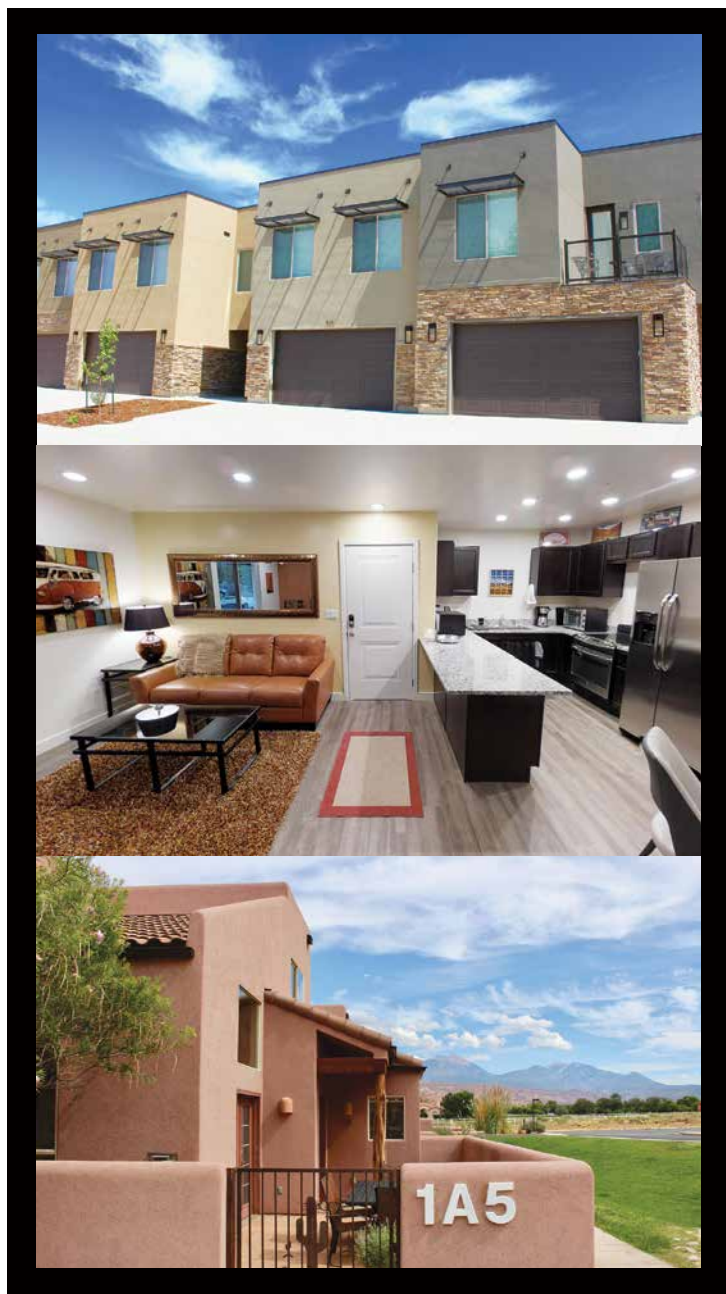
LOCATION REALLY IS EVERYTHING! Close to Swanny City Park, Moab Recreation and Aquatic Center, Schools, Churches, hospital and medical and only 2 blocks from downtown Moab - it doesn't get much better than this. Fully remodeled, this property boasts a light, bright eat in kitchen with laundry, large living room/den area, 2 bedrooms with plenty of closet space and a full bath. Outdoors there is room to plant flowers or a small garden, a private patio, a storage shed and best of all... no yard maintenance (included in HOA dues). MLS#1463352 \$199,000 | **Danette 260-0130**



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Sculpture culture

Moab's public arts scene takes big leap forward with outdoor exhibits

Written by Sharon Sullivan

Castle Valley sculptor Mike Ford Dunton has shown many of his works over the years in Grand Junction's Art on the Corner – a public art installation in the city's downtown area.

Art on the Corner is a popular, temporary, yearlong exhibit of sculptures from artists across the nation – interspersed with the western Colorado city's permanent collection – which is added to each year when one or two pieces are purchased from the rotating exhibit.

Founded by Grand Junction artist Dave Davis, Art on the Corner was among the first of its kind to embrace the idea of a public art program of this nature – where valuable works of art are placed on the street for all to see, says Davis. Since its founding in 1984, Art on the Corner has become a model for communities nationwide, including, now, Moab.

Dunton and his wife Christy Williams-Dunton, founded Moab ArtTrails, a nonprofit whose mission includes the exhibition and procurement of artworks for a permanent public collection. On October 14, 2017, the first annual Moab ArtTrails Sculpture

Exhibition was launched with the installation of sixteen sculptures for a yearlong exhibit in the center of town – the first-ever of its kind in Moab.

A national call to artists went out in the spring, resulting in twenty artists submitting thirty pieces for consideration. From that pool, fifteen sculptures from ten artists were selected – Dunton also contributed a sculpture minus the honorarium given to the other artists – “the founder's contribution,” he says.

A nine-member selection committee comprised of working artists, business owners, city representatives and other community members chose the sculptures for the yearlong exhibit. At the end of the year the selection committee will choose one or two pieces to purchase for the city's permanent collection. “We plan to rotate (committee members) to have the broadest representation of tastes,” Williams-Dunton says.

Left: “Tilled Field,” by Christopher Coleman. [Courtesy image] **Opposite page, top left:** At her studio in La Sal, Utah, ArtTrails artist Ekaterina Tatarovich Harrison heats up a piece of steel in a forge before taking it to an anvil for further shaping. [Photo by Murice D. Miller] **Top right:** Sculptor Pavia Justinian, with “Sigma,” a work of oil-painted cement, chrome, and found objects over steel frame. [Courtesy Moab ArtTrails] **Middle:** Ekaterina Tatarovich Harrison works on “The End,” a sculpture now installed along the Mill Creek Pathway in Moab. [Courtesy photo] **Bottom:** Castle Valley artist Michael Ford Dunton works in December on a large-scale commissioned piece that will be installed in Colorado in early 2018. [Photo by Murice D. Miller]



‘Forces at Play’



In November, 2015 Moab ArTTraills launched the public art program with a gift of art. “Forces at Play,” a series of four sculptures completed that year by Dunton were permanently installed on the Colorado Riverway Bike and Pedestrian Bridge, a historic pathway, also referred to as the Moab Crossing.

Each piece stands 9 feet tall and is attached to a 5-foot pedestal, mounted on the bridge’s supporting columns. The sculptures are composed of cold-formed and welded steel suspending native river sandstone. The “works are inspired by the ever moving and sometimes invisible forces that shape our spectacular landscape,” Dunton says. Thus, the title, “Forces at Play.”

“We wanted to show our commitment to the growth of public art and join forces with people who shared that commitment,” says Williams-Dunton. “We wanted to foster the idea of a community giving itself the gift of art.”

In that spirit Dunton donated the first of the four pieces. Community members and foundations, such as My Good Fund, the Val A. Browning Foundation, Peter Lawson and Anne Wilson, and the George S. and Dolores Dore Eccles Foundation provided the remaining \$33,000 needed for the procurement and installation of the three additional sculptures, plus solar panels to power the lights cast on each of the works at night. “We all had the feeling that the time is now; the time is right,” for a public art exhibit in Moab, Dunton recalls. “The number of people who had the same feeling and helped with their time and support was very exciting.”

Three days after the bridge installation, the couple sent out notices hoping people would show up on a cold November evening for the lighting and dedication ceremony. They were pleasantly surprised when approximately three-hundred people huddled together on the bridge, many jumping up and down – “people were ready for art,” Williams-Dunton recalls. “It looks like it belongs there for so many reasons. It’s an expression of invisible forces.”

“It was the perfect launching point for an ongoing program,” Dunton adds.



The unveiling

Moab Arts and Recreation Center Director Meg Stewart advocated for funding and permission from the city to install the Moab ArTTrails sculptures on city-owned property in downtown Moab. "My job includes pitching to my bosses, smart ways to invest in public art," Stewart says. Supporting the outdoor sculpture exhibit fit that criteria.

The Moab ArTTraile public art installation in the center of Moab took place on a beautiful, sunny October day –coinciding with the MARC's Red Rocks Art Festival – making for a festive day all around. Pedestrians formed a walking tour of all the newly installed sculptures, stopping at each piece to listen and ask questions of the individual artists. "It was a conversation between the artists and the people, and then the music would start up and we'd promenade again," recalls Ekaterina Harrison, an artist from La Sal. Leading the tour was Jeff Gutierrez, of the Fiery Furnace Marching Band, who playfully rode a bike pulling a trailer with a PA system attached to broadcast music.

"It was an unveiling of sorts," Dunton says. "It was the culmination of two years of hard work. It was a great day." Dunton curated the placement of the

sculptures after walking around "the heart of Moab" with public works director Patrick Dean. "We identified 40 different spots," he recalls.

Stewart says the annual rotating exhibit is a "win" for the arts community. "A huge part of my role is making Moab an arts destination. I'm really grateful to Christy and Michael for their dedication for making this happen." In November, a Salt Lake City news station featured the Moab ArTTrails exhibit on its newscast.

Stewart is particularly fond of "The Bell Tower" piece that stands outside the MARC, 111 E. 100 North. Created by Marysville, Utah, artist Christopher Coleman, it's a large-scale instrument made of metal and wood, with large "gongs" hanging from the top crossbar – chimes made from old oxygen tanks, says Stewart.

All the works featured in the outdoor exhibit are for sale. ArTTrails receives a 25 percent commission on sales to go toward continuation of the public arts program. People can vote for their favorite sculpture for the "Best of Show" award by visiting the Moab ArTTrails web site.

Fruita, Colorado, artist Pavia Justinian won "Best of Show" in Grand Junction's Art on the Corner 2016-

2017 exhibit for her piece titled "Sigma" – a sculpture that currently stands in front of the Moab Information Center, 25 E. Center St., as part of the Moab ArTTrails exhibit. The striking mixed-media piece implies a "part woman, part machine" composed from oil-painted cement, found objects, chrome and glass.

The sculpture is a favorite of community development director Zacharia Levine, who has been involved in strategic planning and support of the Moab ArTTrails program. Both the city and the county provided financial assistance for the program, and Levine served on the sculpture selection committee. Both the Moab Arts Council and the MARC also support the program.

"There's a strong link between art and community development, and art and economic development," Levine says. "I often see groups of people looking at the sculptures, taking pictures of them. The public art installations "enhance our downtown environment, the downtown experience. For our youth – and for adults – it provides creative inspiration – an advantage in our isolated, rural community.

"I would challenge anyone to name a great city in the world that doesn't have a rich public arts scene."

Top left: A crowd gathers at the corner of Center and Main streets in Moab to listen to Marysville, Utah artist Christopher Coleman talk about his sculpture "Tilled Field." [Courtesy photo]

Top right: Joe Norman stands next to his sculpture, "Spine II," a work made from steel and off-road vehicle parts. [Courtesy Moab ArTTrails] **Bottom:** Moab ArTTrails artist Dre Carman works on a bus being turned into a mobile art studio. [Photo by Murice D. Miller]



Accessing art



Many artists mention the importance of public art installations in making art accessible for everyone. Passersby are free to interact with, and make their own assumptions about what the pieces mean to them.

Ekaterina Harrison, who has two works in the Moab exhibit, says she likes doing large sculptures. "I want them to interact with people; to take the same level of space a person occupies. A bigger piece does that."

"One of the reasons I like doing public sculpture, the relationship becomes less controlled. When people go to galleries, a lot of people are intimidated – about what they know, or don't know. My feeling is a piece should interact with you personally and hopefully trigger some sort of exploration."

She describes her work titled "Solitude," in front of Wells Fargo Bank, as an abstract, figurative piece, meant to denote the feeling of solitude, in a way of turning inward to find wholeness within yourself.

Her other piece, titled "The End" – is of a large concrete head lying in the dirt on its side. "It looks like it broke off of a large monument; like someone dug it up," she says – "It's large enough, it makes a perfect bench when it's lying on its side." The work was installed along the Mill Creek Parkway.

For Harrison, the piece signifies "monuments to self-importance," and how civilizations that build monuments to their greatness, disappear. Ironically, a month after she showed "The End" sculpture in New Jersey, the National Museum of Natural History in Washington, D.C., exhibited a five-ton stone Olmec head that had been dug up in Mexico. "I thought 'holy cow' – what a coincidence," Harrison says.

Dave Davis, the Grand Junction sculptor, made a point to attend the October opening of Moab's sixteen outdoor sculptures.

When Davis founded Art on the Corner in 1984, Grand Junction was suffering from the economic "bust" created after Exxon Mobil Corporation abruptly pulled out of its oil shale program in western Colorado. He remembers walking his dog downtown where half the shops were empty and closed.

"I wanted to help the community," Davis says. "I talked to sculptors, fundraised for it. It was to help the community, to bring people's feelings up a little bit."

The exhibit was, and is, popular. "If you were 10 years old in 1984 (in Grand Junction) you would have seen an enormous amount of work by the time you were 30 or 40 years old," Davis says. "It changes not only the aesthetics of our surroundings, but also aesthetics of the individual. Because of its longevity young people there understand more about art than people in major cities."

Art on the Corner caught the attention of art appreciators worldwide. "I got 200 letters from cities, art organizations, sculptors – asking 'how to do it,' the 'intricacies' of such a project. They started happening across the U.S. and world," Davis says.

"Public art helps express the essential character of a community," Moab ArTTraails co-founder Williams-Dunton says. "Part of the motive is to help preserve that identity; to celebrate and express it as Moab continues to grow, so that we do not lose it." ■

Top: Art by Dre Carman at his studio in Moab. [Photo by Murice D. Miller] **Middle:** Suzanne Kane stands next to her sculpture, "Xeriscape," on Center Street in Moab, a work of welded steel, powder coated with stoneware "pods" bolted to frame. [Courtesy Moab ArTTraails] **Bottom left:** Sparks fly as an artist cuts through a piece of metal in her studio. [Photo by Murice D. Miller] **Bottom right:** "Envisage," a sculpture in steel and stainless steel located on 100 East, by Dan Toone of Taylorsville, Utah. [Courtesy Moab ArTTraails]



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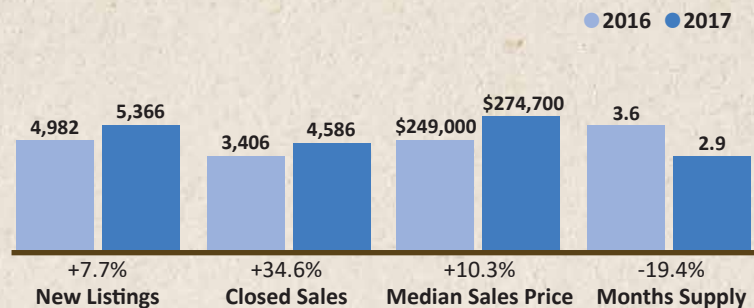
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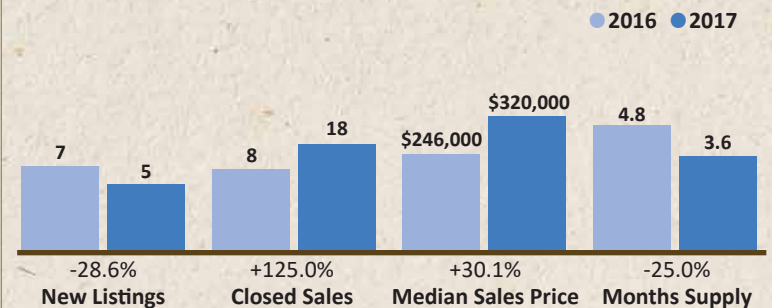
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GRAND COUNTY 2017 MARKET STATISTICS

October



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5 Patient Rooms | Lobby & Office | 0.24 Acre | Residential Commercial Zoning C-2
MLS#1492387 | 695,000



DUPLEX ON LARGE LOT, DEVELOPABLE

2 per side | 1 per side | 1,560 Total
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NEWLY REMODELED HOME, IN TOWN

4 🏠 | 3 🚗 | 2,049 📏
MLS#1463940 | 📞 382,000



HISTORICAL BUILDING ONE BLOCK OFF MAIN STREET

0.26 Acre | Built in 1896 | 1,969 📏 | C-3 Zoning
MLS#1464547 | 📞 999,000



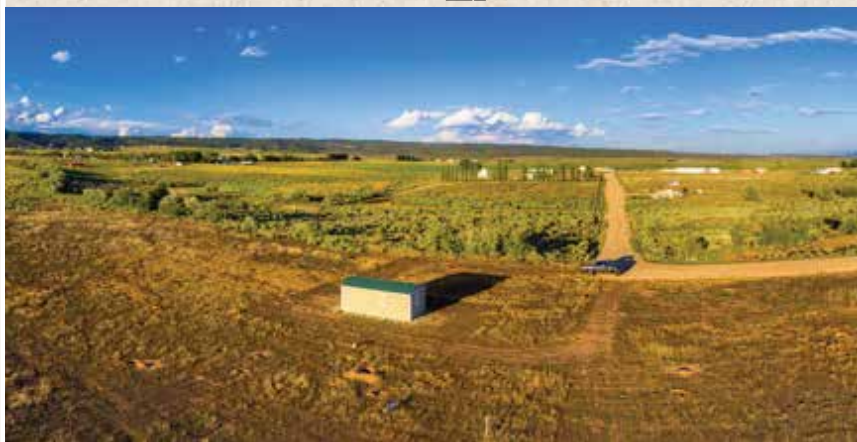
PANORAMIC VIEWS OF THE LASAL MOUNTAINS

2 🏠 | 1 🚗 | 1,451 📏
MLS#1493821 | 📞 335,000



TURN KEY TWO STORY HOME ZONED FOR NIGHTLY RENTAL

3 🏠 | 3 🚗 | 1,591 📏
MLS#1493967 | 📞 429,000



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22.36 Acres | Power Available | Well Drilled
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2 🏠 | 1 🚗 | 1,451 📏
MLS#1479256 | 📞 729,000



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3 🛏 | 3 🚿 | 1,851 🏠
MLS#1472719 | 🏠 1,500,000



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3 🚗 | 2 🛏 | 1,423 📏
MLS#1490394 | 🏠 299,000



FABULOUS LOCATION WITH SO MANY AMENITIES

3 🚗 | 2 🛏 | 1,700 📏
MLS#1479285 | 🏠 319,000



PRIVATE SETTING ABOVE IT ALL

8.98 Acres | San Juan County
MLS#1488773 | 🏠 249,000



HOME ON A QUIET QUARTER ACRE LOT IN TOWN

3 🚗 | 3 🛏 | 2,238 📏
MLS#1469324 | 🏠 379,000



WELL BUILT HOME WITH AN OPEN FLOOR PLAN

3 🚗 | 2 🛏 | 1,465 📏
MLS#1483043 | 🏠 349,000



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1.93 Acres zoned C-3 | 9.73 Acres zoned R3/RA1
MLS#1470050 | 🏠 3,475,000



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OASIS IN THE DESERT

Matheson Wetlands Preserve is a peaceful haven for birds, wildlife and people

Written by Sharon Sullivan

A few minutes from the bustle of downtown Moab off Kane Creek Boulevard, is the Scott M. Matheson Wetlands Preserve, an area also known as the “Moab Sloughs.” Located on the banks of the Colorado River, the preserve is a haven for birds, wildlife and humans seeking a little peace and quiet.

The wetlands provide an oasis for more than 225 species of birds, amphibians such as the Northern leopard frog, and mammals like beaver, muskrat, and the elusive river otter. There have also been occasional sightings of bobcats, bears, mountain lions, and gray fox. Gravel trails and a wooden boardwalk loop through the 900-acre preserve allowing for a pleasant stroll any time of the year. On the other side of the river, the red sandstone cliffs of Poison Spider Mesa rise high above the wetlands.

During the 1800s, ranchers grazed cattle in the “Moab Sloughs,” a thickly vegetated wetland area. Townspeople fished, hunted, bird-watched and ice-

skated on its ponds. When it is cold enough for the ponds to freeze over locals still ice-skate in the preserve.

The Nature Conservancy began acquiring the sloughs in 1990, with the support of the George S. and Dolores Dore Eccles Foundation. In 1991, the preserve was dedicated to the late Scott M. Matheson, a former Utah governor and conservationist.

At the preserve’s dedication, the late Pulitzer-prize winning author, historian and environmentalist Wallace Stegner gave the keynote address. “The saving of the Moab Slough, now to be called the Scott M. Matheson Wetlands, is a message of hope... Every

national forest, every national park, every wetland returned to nature or something like its natural state, and its healthy balances, is a step toward a sustainable future,” Stegner told the crowd. Today the Nature Conservancy and the Utah Division of Wildlife Resources own and jointly manage this unique place.

Fremont cottonwood trees, willows, and other native woodland species, bulrush, and grasses provide shade and important wildlife habitat. A plethora of blooming sunflowers during the autumn adds beauty to the area, and nourishment for both residential and migrating birds. Saltbush, salt grass and other native grasses grow in the preserve’s drier areas.



A 'WILD PLACE'



The preserve is popular with local birders like Kay McLean, who enjoys hiking through the preserve with her husband. In the spring, she joins other bird-watchers to check out the migratory birds that pass through the area.

"Matheson Preserve is extremely important for migratory birds," McLean says. "With dwindling habitat, places like Matheson Preserve are essential for the health of the species of migratory birds – many of which are very important for maintaining healthy forests and croplands."

Over the past few years two pairs of Sandhill cranes have been observed in the summer and then sometimes winter over, says Linda Whitham, Central Canyonlands program manager for The Nature Conservancy and manager of the Matheson Wetlands Preserve.

Moab Bird Club member Marcy Hafner visits the wetlands preserve once or twice a month to see white-crowned sparrows, pheasants, turkeys, spotted towhees and other species. She says spring is a special time to see the great blue heron rookery. "This year, Steller's jays have been coming down out of the mountains," Hafner notes. "That happens only once every few years."

In December, Hafner leads a group of citizen scientists in the preserve to conduct a Christmas Bird Count, an annual National Audubon Society event, where birders nationwide count species and individual birds on a midwinter day. The noted sightings provide important data for the National Audubon Society. Some birders have reported a trend of fewer birds and also a lower number of species in the past few years. Loss of habitat is cited as an important factor in this downward trend, which makes preserves like the Matheson Wetlands especially important.

Local birders have assisted the Utah Division of Wildlife Resources with bird-banding to track and learn where birds are nesting and what changes may be occurring in their populations. "We had opportunities to see birds not normally seen – the most unusual was the northern pygmy owl," birder Marian Eason says. "All the collected data is given to the Division of Wildlife Resources. It's a very important stopping place for a lot of birds to rest and find food."

"When we were banding, it would be quite early in the morning; skunks were scurrying across, deer were running; there were all kinds of animals – it can be a wild place at times."

Opposite page: A Northern harrier, also known as a marsh hawk, soars above the Matheson Wetlands Preserve. [Photo by Mike Newbold] **Top:** Artful signage educates visitors to the preserve. [Photo by Murice D. Miller] **Middle:** The wetlands are important local habitat for amphibians and many other animals. [Photo by Linda Whitham] **Bottom:** A watery channel within the Matheson Wetlands Preserve. [Photo by Linda Whitham]



CHALLENGES

serve on a regular basis, creating habitat for native fish larvae to grow and thrive – but it doesn't flood the way it used to. The larvae normally would float into the backwaters when the river flooded the land. They would remain in the "nursery" until grown to sufficient size before returning to the river.

Conditions, however, have changed in the past 50 or more years. Droughts, diversions, and dams have altered the flow pattern of the river, impacting the ability of native fish larvae to find backwaters to spawn in and grow big enough to survive nonnative predation.

"We need to protect these fish – these species are indicators of the overall health of the river system," Whitham says. The Nature Conservancy has hired an engineer to design a plan to bring water into the preserve to create a nursery habitat to encourage larvae to grow to sufficient size before they are returned to the Colorado River. The four endangered species most threatened are razorback sucker, bonytail chub, Colorado pikeminnow, and humpback chub.

"It's a huge engineering feat," Whitham says. "It's very exciting. We hope to start phase one in January 2018; phase two the next year, with completion by 2020 – but it is all dependent on funding. The native fish habitat project will benefit not only the endangered fish, it will also bring more water into the preserve and reduce fire risk."

Whitham and partners are seeking funding from both public and private funding sources. So far, they have raised enough for Phase 1, thanks to addi-

tional matching funds from The Nature Conservancy. Whitham hopes that building an endangered fish nursery on the property will help deal with the problem of habitat loss for these endangered fish.

"The project would be a win-win-win," Whitham says. "Not only are we providing habitat for endangered fish species but this project will be beneficial to waterfowl, and to our fire mitigation efforts."

Whitham is also raising money for ongoing efforts to take out tamarisk, Russian olive, and other nonnative plants that have invaded the preserve, crowding out many native species. "The goal is to restore the area to its natural state or as near as we can get," Whitham says.



Of the 900 acres, the Division of Wildlife Resources oversees about 450 of the preserve's northern end where hunting is permitted during hunting season. "On the Nature Conservancy's portion the preserve is managed as a wildlife resting area," wetlands manager Whitham says. "Our overarching management goal is to protect and enhance the wetlands and the diversity of plants and animals it supports. The preserve is open to the public – for people to feel part of the community conservation effort; a place for education, research, and low-impact recreation."

Three catastrophic wildfires have devastated the preserve in the past ten years – a lightning caused fire in 2008; another fire, of an unknown cause, occurred in 2009; and in 2010, a third fire near the boundary of the preserve was most likely started by fireworks. "Cottonwood and willow trees are slowly regenerating," Whitham says. "It's heartwarming and rewarding to see the resilience of these wetland systems."

Historically, the Colorado River flooded the pre-

Top: A view of the Matheson Wetlands Preserve from high atop the Moab Rim. [Photo by Linda Whitham] **Middle:** A path in the wetlands leads hikers to a peaceful wooden pagoda with expansive views of the Moab Valley. [Photo by Murice D, Miller] **Bottom:** A trailhead in the preserve. [Photo by Murice D, Miller] **Opposite page, top:** Volunteers contribute time to restoration efforts in the Matheson Wetlands Preserve. [Photo by Linda Whitham] **Bottom:** A true migratory bird, the beautiful white-faced ibis photographed above the Colorado River in springtime. [Photo by Mike Newbold]



OUTDOOR CLASSROOM

Because it's near enough to town that students can walk, many teachers bring their classes throughout the year to learn at the Matheson Preserve. Moab fourth-graders visit Matheson Wetlands Preserve in August or September where they do hands-on science activities that align with Utah's core science curriculum – which includes the study of wetlands.

"We can supplement what kids learn in class," by making "abstract" concepts learned in school, more real, and making subjects easier to grasp, says Heidi Wainer, Education Specialist for Arches and Canyonlands National Park. The outdoor education program is sponsored by the National Park Service, the Grand County school district and the Moab Charter School.

"We often see scat on the trail – it's fun to talk about it with the kids, about who else uses the wetlands," Wainer says. "A lot of kids have never been there before. Kids know they're going to be learning and having fun. They know they're going to have a good time." She sees families, parents with strollers enjoying the wetlands.

"It's a great place to go for an easy nature walk. It's a great place to get outside without having to venture far," she says.



'PROTECTING THE NATURAL WORLD'

The registry at the trailhead records people from all over the world who come to visit the Matheson Preserve. People learn about the wetlands online, and/or from the Moab Visitor Center, Whitham says.

With a Master's degree in biology, and a background in teaching and doing field work, Whitham spends most of her time these days raising money to continue the work of protecting and managing the preserve. "I've done a lot of teaching about the natural world; now I'm protecting the natural world," she says.

The Matheson Preserve is open year-round from dawn to dusk. ■



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IN MOAB'S HOT MARKET, GET PRE-QUALIFIED SAY LENDERS

Interest rates are currently low, but expected to slowly rise

Written by Sharon Sullivan

If you've been considering a refinance of your home loan, now is a good time to do so, with interest rates being relatively low.

"A lot of people who've been in their homes for a while, with high interest rates – 6.5 or 7 percent – now that rates are in the 4 percent range, (refinancing would) most likely could knock years off their loan," says MaryLou Lopez, loan officer at Primary Residential Mortgage, Inc. in Moab.

"You can still get a sub-4 percent interest rate if you have good credit," and meet other qualifications, says mortgage loan originator Caleb Dooley, of Fidelity Mortgage in Moab.

While there are a lot of variables that determine what kind of interest rate a borrower can get, Dooley says he's finding some people qualify for interest rates between 3.8 and 3.9 percent. Of course, that depends on several factors – a person's credit score, the particular loan product (for example, a Veterans' Administration loan will have a lower interest rate than a conventional loan).

Property prices have risen significantly in Moab – which translates into good equity for many homeowners. People can use that equity to build a shop, or complete some other home-improvement project, Dooley says.

Because of Moab's "hot" market – where there's more demand than homes for sale – Lopez recommends that people seeking to purchase a home get prequalified for a loan. "Anytime something goes on the market, it doesn't stay long," Lopez says. "If you're prequalified, you can go in (quickly) and make an offer."

In January, borrowers will find a new, longer loan application – expanding from four to seven pages, with more detailed questions that lenders are now required to ask – it's just the federal government gathering demographic information, says Dooley. "It's a survey; it has little to do with borrowing," he says. "It has more to do with making sure nobody is discriminated against."

One change happening in 2018, is the limit for a conforming loan – which will increase from \$424,100 to \$453,100. People borrowing more than \$453,100 will be given a "jumbo" non-conforming loan, says Primary Residential Mortgage branch manager Rarni Schultz. The new allowance applies to VA loans as well.

Federal Housing Administration loan amounts for both Grand and San Juan counties are also increasing from \$275,665 to \$294,915 as of January 1, 2018, Schultz adds.

U.S. Department of Agriculture Guaranteed Home Loan continues to be a great loan for borrowers that

do not have a down payment. This is an income-based loan. The income limit for a family of four is \$80,200 and a family over five is \$105,850.

It's important for lenders to stay up on policy and changes as 2018 approaches. Investor guidelines change, new products develop and we need to make sure we are offering the best product for our borrowers, Schultz says.

While interest rates are somewhat stable, they continue to inch up, reports PRMI division manager Britt Barton.

"Over the last year, mortgage rates increased just over .5 percent and during that same time the Federal Reserve has raised the Federal Funds rate by .75 percent, including the latest move on December 12. It's highly anticipated the Fed will raise rates by an additional .75 percent in 2018, and while the Federal Funds rate is not directly tied to mortgage rates, it is an indication of the direction the market is going," Barton says.

"Generally speaking a 1 percent increase in rates means you'll need to buy a home that's \$27,000 lower in price if you want to keep the same payment on a 30-year loan, so now's the time to buy. Rates on a 30-year fixed right now are in the low (4 percent range) on a 30-year (mortgage), and mid to upper (3 percent) range on a 15-year fixed loan." ■



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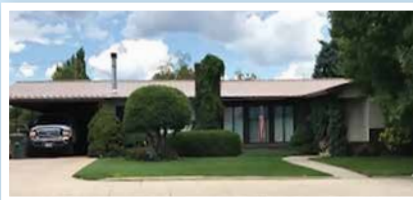
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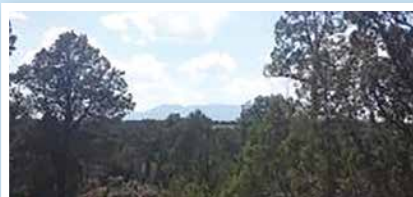
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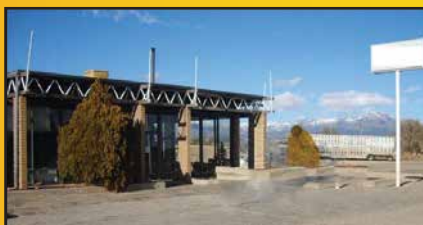
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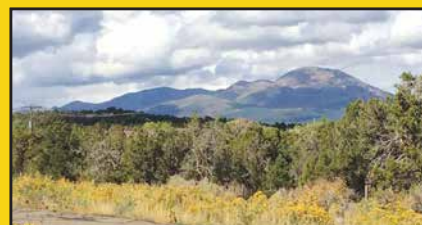
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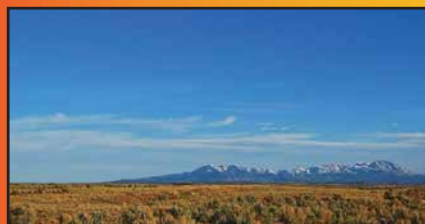
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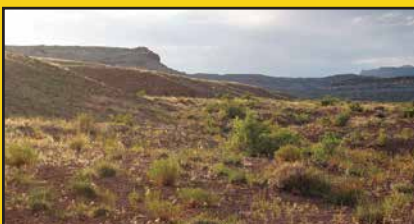
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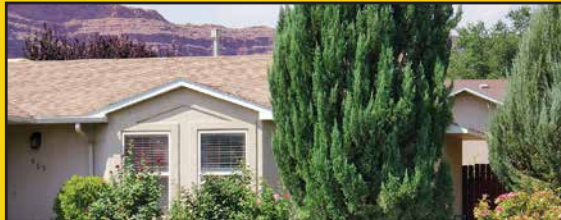


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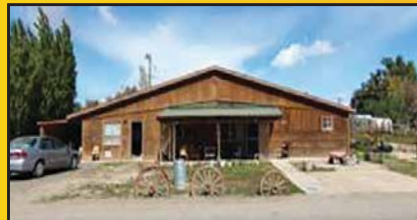
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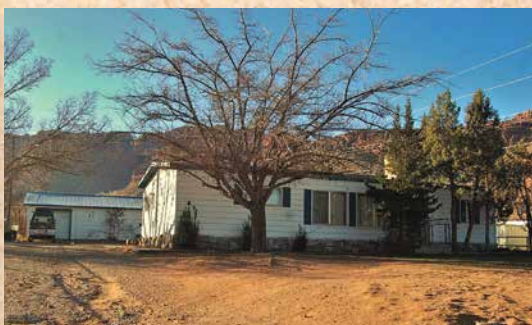


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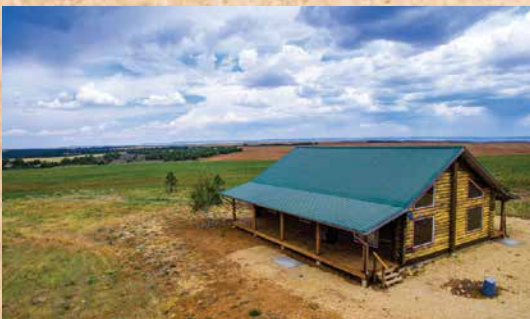
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"A COURAGEOUS VISIONARY"

Countywide Realty's Dianne Nielson remembered for her passion and drive

Written by Rachel Fixsen

A close-up portrait of Dianne Nielson, a woman with short, dark, wavy hair and glasses. She is looking directly at the camera with a slight smile. The background is a solid dark blue.

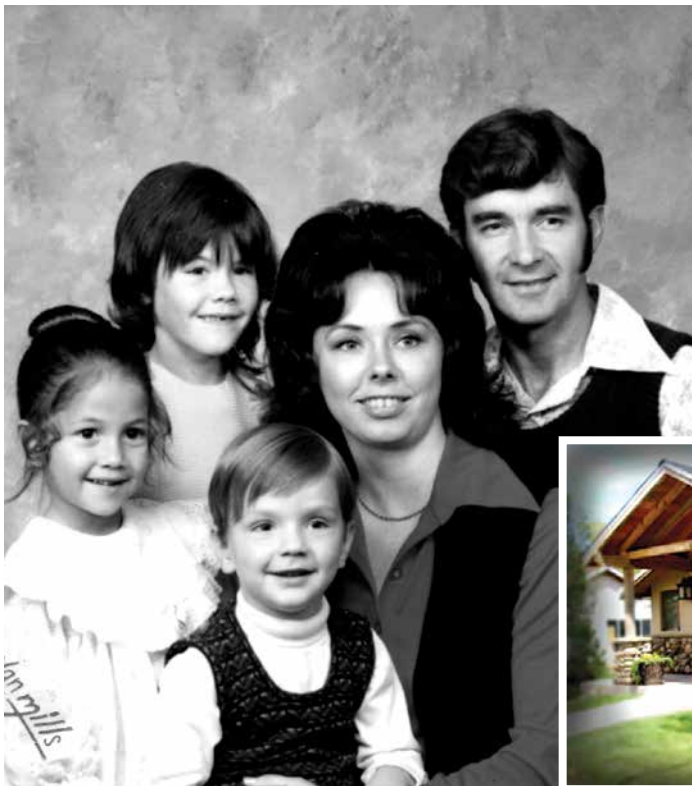
Dianne Nielson, who passed away on September 10, 2017 was known for her many hobbies, including shopping for antiques. As her family went through storage units full of her belongings, they laughed when they came across a familiar antique Murphy bed. Ryan Nielson recalls how his mother acquired the wall bed.

She had spotted the Murphy bed in a Dolores, Colorado, antique store and knew she wanted it, says Ryan. A high school student at the time, he accompanied his mother to the shop, which was hosting a big auction that day. When the auctioneer introduced the Murphy bed, Dianne started bidding.

"She got to bidding against somebody - well, against a few people - and then it got down to just her and one other person," Ryan recalls, laughing at the memory. "And she just kept bidding. And she won! She paid, I think, three times what they'd been asking for in the store. I always used to joke that that was my college fund. I was like, 'Mom, what are you doing?' and she's like, 'Quiet!' She just kept bidding and bidding."

Ryan says he'll always keep the bed in his home. "It's one of those things that just - it holds a lot of memories," he says.

The will and perseverance that drove Dianne to win that auction bid were qualities that surfaced through all aspects of her life. She was a beloved friend and tireless community activist. She built a successful business, Countywide Realty, in her hometown of Monticello, where she lived until a few years before her death.



Born and raised in Monticello, she met her husband, Rye Nielson, while still in high school. Three years older than Dianne, Rye was employed by an electrical contractor doing work for Dianne's father, who was building a house at the time. Their relationship began after Rye asked Dianne to a school dance a few years later.

"Ours is kind of a strange history," Rye notes. They were married for ten years before divorcing; ten years later they remarried, this time staying together for the next thirty-two years, until Dianne's passing. Dianne and Rye would raise three children – Shurrell, Kim and Ryan.

When she was in her twenties, Dianne was diagnosed with Crohn's disease. Doctors told her she would not live past her forties. Dianne well outlived the prognosis, but struggled with poor health throughout her life. According to those who knew her, however, it never slowed her down or dampened her spirits. "Some people who knew her actually quite well, probably didn't know all of what she struggled

with, because it wasn't something she really talked about," Ryan says.

Dianne immersed herself in various kinds of work before and during her separation from Rye. In Arizona, she worked in the surgical supply business, where she received extensive medical training. She later moved to Annapolis, Maryland, and found a job in graphic design. "She was a little bit restless," Ryan explains. "She would move from one thing to another that interested her. But it seemed like it didn't much matter what she did, she was good at it."

Ryan recalls how after his mother moved back to Utah, she and Rye rekindled their relationship.

"My dad started to take my mom out on dates, which was kind of funny because my dad would show up at the door, and I would answer, and he would be like, 'Is your mom home?' and I would be like, 'Yeah, Dad. Come in.'"

The couple remarried and moved back to Monticello, where Dianne quickly found new ways to express her creativity and intellect. She and Rye bought

a house in need of repair, fixed it up, and sold it at a profit. They continued flipping houses together – Rye says they must have turned over about twenty homes over the years. They did most of the work themselves, with the help of their children. Rye had experience from working in construction as a young man, and Dianne possessed a gift for interior design. In her biography on her company's website, Dianne wrote, "When I was little, my scrapbook was kitchens and bathrooms while other kids my age were collecting dolls." She became known for her taste and expertise.

Monticello residents would seek her advice and services for interior decorating, although she didn't have a lot of spare time. While buying and selling houses on the side, Dianne also worked full-time for the city's Department of Economic Development – helping to brainstorm ways to grow and benefit the community.

Dianne played a primary role in the creation of the Monticello museum and visitor center. She served on various non-profit boards, including the Four Corners

Clockwise from upper left: Dianne and Rye Nielson with their children Ryan (front), Kim (middle) and Shurrell. [Courtesy photo]; Dianne, with niece Dianne and her daughter Gabriella. [Courtesy photo]; Dianne with grandson Tanner. [Courtesy photo]; The Grist Mill Inn which Dianne converted from a dilapidated mill into a bed-and-breakfast. [Photo by Murice D. Miller]
Center: The Countywide Realty storefront in downtown Monticello. [Courtesy photo]



School of Outdoor Education. She oversaw the remodeling of the old hospital building where the Four Corners School once had its offices. Later, she helped acquire the property for the Canyon Country Discovery Center, a hybrid science and nature center that now houses the Four Corners School offices. Her work earned her a Rural Business Woman of the Year award in 1994.

Former Monticello mayor Jack Young remembers Dianne's dedication to community projects. "She was always a go-getter," he says. If you wanted something done you asked Dianne Nielson, Young recalls.

For several years, Dianne served as secretary for the Rotary Club of Monticello; as a Rotarian, she helped spearhead an effort to plant trees and create a green space where old uranium mill tailings had once been abandoned. "Her efforts were critical in the success of club projects," says Jonathan Wright, who served as club president. "She was a catalyst for that Rotary Club."



Another Rotarian project that Dianne took a special interest in was funding an Eagle Scout project to create a set of memorial crosses and flags which are still displayed to commemorate Monticello veterans on Memorial Day, July 4, and Veterans Day. Dianne also assisted with the "Flippin' Flea Market," which was later renamed the Indian Summer Fall Festival, where vendors set up booths downtown, selling antiques. The event included a raffle and Dutch-oven cook-off – with proceeds benefiting the Rotary Club.

Janet Ross, who worked with Dianne on the board of the Four Corners School, deeply valued her drive and her spirit of community service. "We both had a desire to make Monticello a better place and offer more opportunities in the community to help different groups of people," Ross says. "She was one of a few people in Monticello that gets the non-profit world, that gets philanthropy, that gets making the world a better place. And she worked very hard at that throughout her entire life."

Clockwise from upper left: Dianne with grandchildren, from left, Ryelee, Avery, Kayla and Jamie. [Courtesy photo]; Dianne with daughter Shurrell. [Courtesy photo]; Countywide real estate agents Karen Griffin, Robert Hatch and Jeff Nielson at the company's offices in December 2017. [Photo by Murice D. Miller]; Countywide office manager Denette Chavira. [Photo by Murice D. Miller]
Bottom: Dianne once worked in the surgical supply business in Arizona. [Courtesy photo]

"I WISH THERE WERE MORE PEOPLE LIKE HER, WHO WOULD RUN WITH (THEIR) IDEAS."

Another project for which Dianne and Rye became well-known was the Grist Mill Inn. Dianne bought the dilapidated mill and remodeled it into a thriving bed-and-breakfast business. She and Rye ran the inn for ten years, all while working separate, full-time jobs. Visitors would come from all over the world, often returning year after year.

Denette Chavira, a close family friend and the office manager at Countywide Realty, fondly described Dianne as "like a second mother to me." She remembers when Dianne conceived the idea for the mill.

"She had always had a vision," Chavira says, "and that was how she came up with the Grist Mill. She just saw this old flour mill and she said 'you know what, I want that...' then, after she built that beautiful, unimaginable thing, they got a honeymoon suite." Chavira describes how Dianne found an old train caboose for sale in Price, had it hauled to Monticello, and turned it into a special suite as part of the Grist Mill Inn.

"What's funny," Chavira continues, "is after they sold the Grist Mill, the caboose didn't go with it. Once she'd built her house on Clayhill Drive, she took her caboose. And when she sold her house on Clayhill Drive, she took her caboose. Her caboose has literally gone everywhere she's gone!" Dianne used the caboose as a guest house for visitors.

Ross also uses the word "visionary" when describing the Nielsons' transformation of the old flour mill. "What she did with the Grist Mill – who would have taken an old, dusty, falling-apart mill and turned it into a nice bed-and-breakfast?" Ross asks. "She didn't do that to become rich and famous, she did that because she had the vision, she could see that it would be a good thing for the community. And that was kind of the way she operated in life."

Dianne loved cooking, and created a cookbook while running the Grist Mill Inn. She distributed copies to family members. Ryan uses his cookbook regularly, frequently making the Chicken Broccoli Casserole. A sure sign of a well-loved cookbook, "there's stains on every page," Ryan says. The Nielsons eventually sold the inn, which continues to operate today.

When Dianne first delved into real estate, she worked in San Juan County for two Moab-based companies - first for Coldwell Banker and then for Century 21. After she had been working in the field for some five years, she convinced Rye to retire from the phone company where he had worked for 28 years, and join her in real estate. They opened Countywide together in 2003.

True to her nature, Dianne gave everything she had to her business. She went the extra mile to match people, both buyers and sellers, to what they were looking for. She would help people with all aspects of home-buying, sometimes helping clients plan remodels, sort out their finances, or secure subsidized loans. Dianne's clients became her friends, Chavira says.

She remembers a certain couple from England, who were trying to decide between moving to Moab or Monticello. They leaned toward Monticello's lower prices, but were concerned about the lack of advanced medical facilities. Dianne could empathize, and helped them find not just a house, but also a medical specialist. They remained friends long after the sale was completed, Chavira says.

Though devoted to her business and to community projects, Dianne always found time for family and for hobbies. Aside from collecting antiques, interior decorating, and cooking, she was known for making rag quilts. She gave them as gifts for new babies, friends and family. Each of her eighteen grandchildren received one - she made dozens over the years. She even made a quilt for the child of one of her medical specialists.

"I think she was an incredibly smart, visionary, courageous woman, who worked hard to improve this area," Ross says. "I wish there were more people like her, who could run with her ideas and her drive and had her skill-set. She was a great friend." ■

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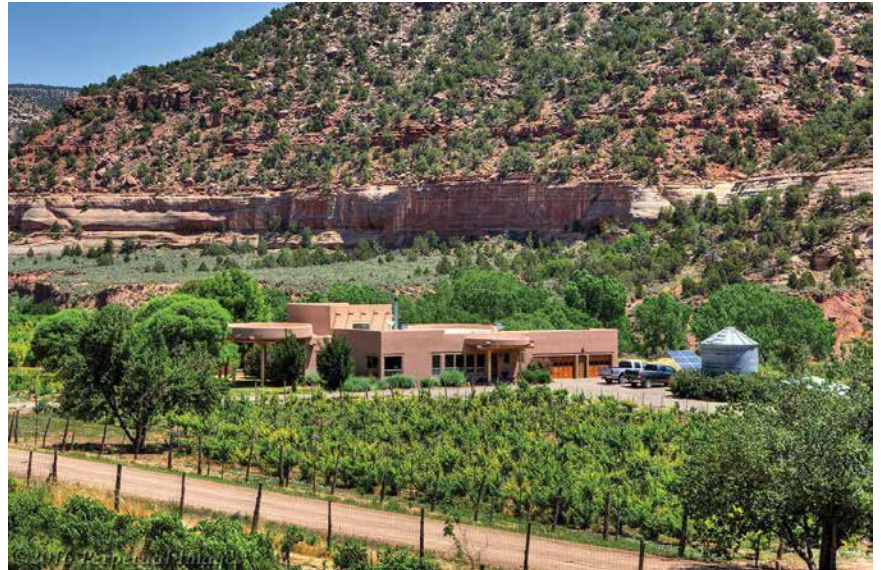


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- 103+ Acres
- Offered at \$1,095,000 #1386376



50 East Center Street, Moab, Utah

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435-259-0150 Office | 435-260-8240 Mobile | Info@MoabReCo.com

A LIFESTYLE YOU HAVE DREAMED OF



MOAB, SOPHISTICATED

Built with unsurpassed quality, impeccable detail, and a level of sophistication that cannot be matched, this immaculate private retreat is set mere moments from the center of Moab on a private lane. Situated on a full, private, perfectly landscaped fenced acre, the home offers taste and elegance throughout, from the gated entry to the 400 bottle wine cellar.

- 3 Bed, 2.5 Bath, 2,514 SF
- 1 Bed, 1 Bath, 800 SF Casita
- Offered at \$1,150,000 #1480734

STUNNING LOCATION

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 and welcoming. Two Master Suites, sunroom, indoor lap pool. Dual artists's studio. Oversized 2 car garage. Lovely outdoor living areas, stunning views, amazing red rock hoodoos!

- 3 bed, 3.5 Bath, 3,282 SF
- Gorgeous 13.07 Acres
- Offered at \$795,000 #1463584



CRAFTED IN HARMONY WITH THE LANDSCAPE



Moab, where views inspire...

GREEN LIVING, UNCOMPROMISING ELEGANCE



ECOLOGICAL SANCTUARY

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.

- 3 Bed, 2.5 Bath, 2,514 SF
- 1 Bed, 1 Bath, 800 SF Casita
- Offered at \$1,150,000 #1480734



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OVERLOOKING THE VALLEY



RED ROCK PANORAMAS

Beautiful newer home perched above the valley on 6.13 acres atop Kayenta Heights. Wonderful floorplan with dedicated office, Great Room with view windows, quality craftsmanship, gorgeous finishings throughout. A beautiful setting minutes from downtown, close to hiking trails. Stunning grounds, spacious patios, attached 2 car garage, and RV parking.

- 2 Bed, 2 Bath, Office; 1,753 SF
- 6.13 Acres
- New Price! \$685,000 #1450760

RARE DESERT OASIS

This lovely property is a haven in the desert! Offering a beautiful, lush setting with mature trees, the classic 2 story home offers an excellent floorplan and living space that is both comfortable & dramatic. Beds & baths on both levels, formal living room, huge family room with wood stove, open kitchen/dining with patio. Double carport with shop, root cellar, gardens & more!.

- 5 Bed, 3 Bath, 3,047 SF
- 1.23 Acres
- \$550,000 #1475356



A LUSH RETREAT IN THE DESERT



THE WESTERN LIFESTYLE



CASTLE VALLEY RANCH

Rugged beauty in a stunning red rock setting with breathtaking views! This magnificent log home is tucked into 5.17 acres in beautiful Castle Valley. A truly luxurious Western estate, the home is rugged, yet utterly elegant! Phenomenal Great Room with fireplace, two Master Suites with sitting areas, game room, indoor spa. 2 car garage with work bench.

- 5 Bed, 4.5 Bath, 3,986 SF
- 5.17 Acres
- \$795,000 #1461208

At Home or on the Go, Search Far & Wide, Explore Moab, View Featured Listings, Share Your Favorites, Create & Save Custom MLS Searches, Only at:

WWW.MOABRECO.COM



WELCOME HOME Gorgeous setting in White Horse Subdivision! This lovely 3 bed, 2.5 bath, 2,018 sf home features vaulted ceilings, an open and airy kitchen and family room, beautiful natural light. Wonderful fenced side yard for your pups! Relax on the patios & enjoy the views of the Rim, La Sals, & slickrock. 3 car garage, .50 acre. **New Price! \$570,000 #1441997**



CHARMING START This darling 2 bed, 2 bath, 1,120 sf home is light and bright with updated flooring and a fun retro style! Open design with high ceilings, easy floorplan, great flow. Great starter or long-term rental investment! Grand Oasis space rent includes water, sewer, garbage. **\$76,000 #1496716**



RED ROCK RETREAT Nestled beneath the Moab Rim, this updated 2 bed, 2 bath, 1,556 sf home features an easy, single-level floorplan; spacious beds & baths, an expansive kitchen, open living and dining areas. Beautiful covered patio, landscaped yard with dining patio & fire pit. 2 car garage, 5.16 ac, potential to subdivide, extends up the Rim! **\$416,000 #1454717**



SIMPLE COUNTRY LIVING Lovely 5 acre Castle Valley property w/ a great agricultural feel, w/ deeded irrigation rights and an excellent well! The 5 bed, 2 bath, 2,340 sf home is bright and open and features numerous built-ins. Amazing views of iconic red rocks & snow-capped mountain peaks. **\$285,000 #1492668**

Moab, where adventure lives...



HISTORIC MOAB Absolutely charming 1906 home with a fabulous location in the heart of downtown! This 4 bed, 2 bath, 2,741 sf home features an enclosed front porch and gorgeous Victorian-era accents. What fun you will have, making the historical details of this home shine! Sweet .15 acre parcel just two blocks off Main Street. **\$375,000**



YOUR HOME IS HERE Move right in to this fantastic home on the East side of town! The classic Ranch style features a bright and open floorplan and a bonus partial basement. Four beds, 2 baths, 1,687 sf with plenty of space to suit your lifestyle. Mature trees, fenced back yard, two-vehicle carport on .17 acre downtown. **\$295,000 #1496614**

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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PRIVACY & VIEWS! 2 bed, 2 bath, 1,767 sf off-grid home in a peaceful setting w/ stunning views on 80 private acres NE of Monticello. Artistic detail throughout. Solar electric, propane cooking/hot water, wood stove, cistern, septic, Cell/Internet service! **\$284,000 #1386941**



PUEBLO BY THE POOL Beautifully maintained 2 bed, 2.5 bath, 1,136 sf Millcreek Pueblos townhome! Envious location overlooking the pool. Fabulous in-town setting, convenient to all you need. You will love relaxing on the covered patio on a Spring evening, or sitting by the cozy fireplace. **\$260,000 #1492829**



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**

Moab, a thriving destination, an exciting home for your business...



LIVE/WORK/LOVE MOAB Income-producing, easily managed self-service storage business, along with a lovely private home, all on 4.24 acres just off Hwy 191! "Skyline Storage" features 74 income-producing units, an office with restroom, and room for growth, as well as potential for redevelopment. The private, 3 bed, 2.5 bath, 1,993 sf home features gorgeous light throughout. Vaulted ceilings, open floorplan, and wonderful living spaces. There are stunning views from the deck and private balcony off the main bedroom suite. **\$895,000 #1460356**



COMMERCIAL DEVELOPMENT OPPORTUNITY Amazing location at the corner of Resource Boulevard and Highway 191. Grand County Highway Commercial zoning allows for an array of uses. The 3,260 sf shop building on site, bringing most utilities to the parcel. Great location not too far from downtown. The 2.34 acres are nearly flat, with easy access from Resource Boulevard. Consider a mixed-use business park, guiding company headquarters, or more. Beautiful views of the La Sal Mountains and Moab Rim are a bonus! **\$900,000 #1494164**

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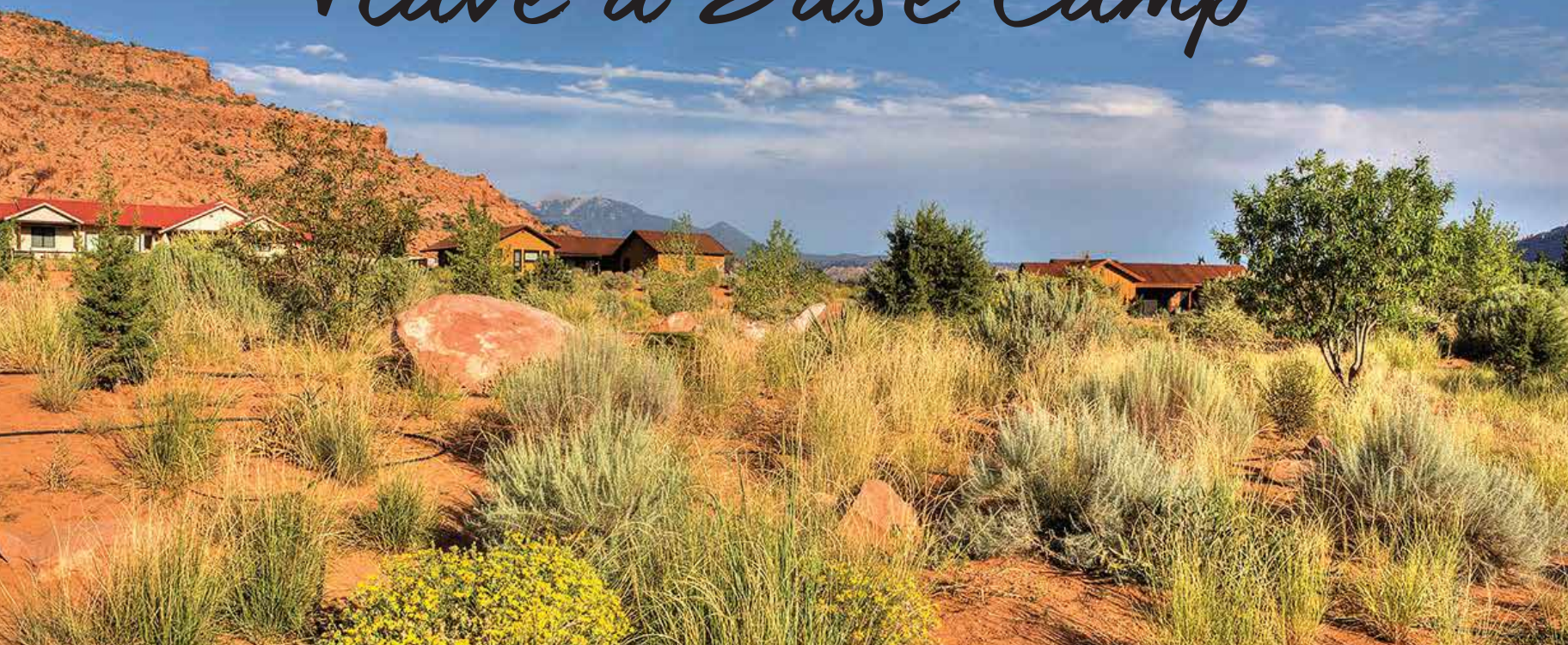
RECREATIONAL PARADISE Beauty, privacy, a stunning mountain setting, year-round access. Welcome to Woodlands Ridge, just past Old La Sal near the Colorado border. Acreage parcels from 2.59 to 38+ acres, power & water stubbed to most lots, no restrictive covenants. A dream retreat! **Priced From \$63,000**



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 & Agricultural Zoning. Create a private retreat, cowboy camp, or destination resort for outdoor adventurers! **\$387,425 #1444189**

Create your Moab dream...

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WHITE HORSE

CUSTOM HOMESITES FROM \$134,000 • FLOORPLANS • ARCHITECT/BUILDER AVAILABLE

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YOUR ISLAND IN THE SKY Kayenta Heights view lot, 3.23 acres in a dramatic landscape. Breathtaking views toward the Rim and mountains. The abutting lot is also for sale; consider both for an absolutely stunning estate parcel! Seller Financing! **\$189,900 #1260380**



BEAUTIFUL BUENA VISTA Gorgeous views from this .60 acre parcel, close to downtown. This special lot slopes at the very back, with access to Pack Creek. Utilities in the street, ready for your Moab dream home! **\$129,000 #1485380**



MOUNTAIN VALLEY LIVING Beautiful views stretch out in all directions, from this prime 3.98 acre lot at the end of the cul de sac. You will love the peaceful setting just outside of La Sal. Power located in the street. Dotted with sage, flat and easy to build upon. **\$40,000 #1488679**



EXTREME VIEWS Stunning views & terrain atop Kayenta Heights! Perch your dream home on this 2.6 ac lot! The viewscapes from this parcel are awe-inspiring, with sweeping panoramas of the Moab Valley and beyond. **\$170,000 #1399391**



WIDE OPEN SPACES Great 1.89 acre corner lot w/ gorgeous views. Minutes from the golf course, hiking and biking, 4x4 trails. Red rocks, slickrock fins, and snow-capped mountains form your viewscapes. All utilities in the street, horses allowed. **\$199,500 #1466359**



RED ROCKS ON THE RIDGE Navajo Ridge Lot 6B, 2.3 acres with stunning views of the slickrock fins of Millcreek! Gorgeous setting in Moab's premier gated subdivision. All utilities located in the street, including municipal water and sewer. **\$202,500 #1342619**



BEAUTIFUL BUILDING LOT Lovely valley setting, half acre with excellent views, community open space. **\$135,000 #1494382**

RARE DOUBLE-SIZED 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! **\$222,777 #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**



FOUR CORNERS DESTINATION Beautiful parcel in a gorgeous setting! Less than 30 minutes from downtown Moab, easy access to Hwy 191, expansive open space surrounds you. Incredible land value! 1.32 ac, power, water, phone/DSL. **\$50,000 #1367900**

Moab's Real Estate Source:

WWW.MOABRECO.COM



A LANDSCAPE THAT INSPIRES



YOUR MILLCREEK CANYON

Over 115 acres of beautiful 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 dotted with petroglyphs framing the canyon floor, & sweeping up onto the flat, eastern mesa. What an extraordinary site for a one-of-a-kind retreat!

- Just Past Ken's Lake
- 115.39 Acres
- Offered at \$1,995,000 #1434478

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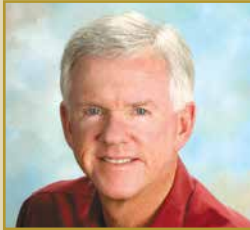




Our name says it all! Moab Premier Properties has a proven track record in high-end residential and large, commercial development parcels.



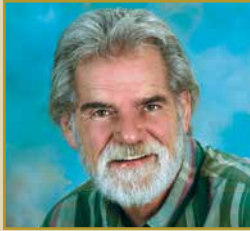
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For sale at \$3,990,000. MLS #1496368

Call Bryon, 260-1699 or Roger 901-2292



Kendal Walston
Agent
435-260-2198
jaykwals@gmail.com



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Calendar of Events

January

- 1 New Year's Day** – Holiday
- 1 First Day Hike** – Dead Horse State Park – stateparks.utah.gov/parks/dead-horse/events
- 15 Martin Luther King, Jr. Birthday** – Holiday
- 27 Arches Ultra** – Bar M, Klonzo, Klondike Trail Systems
madmooseevents.com – 719-429-9501

February

- 5–10 Moab Music Festival Winterlude** – Moabmusicfest.org - 435-259-7003
- 10 Puttin' on the Ritz** – Seekhaven fundraiser – seekhaven.org – 435.259.2229
- 14 Valentine's Day** – Holiday
- 17 Moab Red Hot 55K/33K** – Local Moab trails – grassrootsevents.net – 435-260-0886
- 19 Presidents Day** – Holiday

March

- 2–4 Moab International Film Festival** – Moabfilmfestival.org
- 9–11 Moab Thaw** – Poison Spider – moabthaw.com
- 10-13 Skinny Tire Festival** – skinnytireevents.com – 435-260-8889
- 17 Canyonlands Half Marathon & 5 Mile Run** – moabhalfmarathon.com – 435-259-4525
- 24–April 1 Easter Jeep Safari** – rr4w.com – 435-259-7625

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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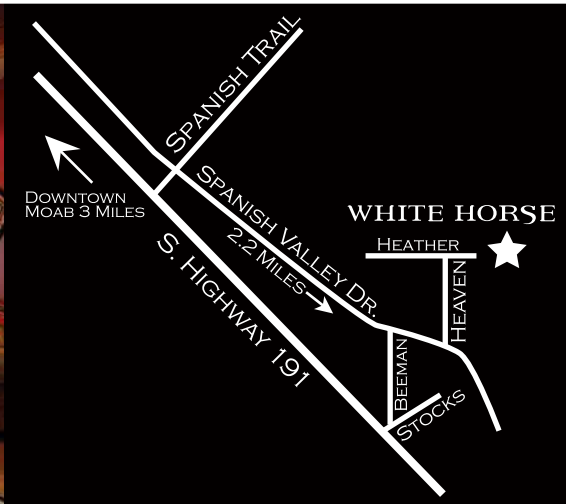
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