

FREE!
Volume 5, Issue 6

MOAB AREA

real estate

MAGAZINE

JULY-AUGUST 2021



Fire on the mountain

Officials urge public to recreate responsibly after
unattended campfire scorches homes and 9,000 acres

Plus: **MEET THE NURSES OF MOAB REGIONAL HOSPITAL**



Rare acreage in the heart of downtown
MLS#1740852 • \$1,777,000
Byrd & Co. Real Estate (See page 11)



Mountain luxury
MLS#1752247 • \$1,700,000
Berkshire Hathaway HomeServices (See page 27)



Majestic mountain property
MLS#1746051 • \$220,000
Moab Premier Properties (See page 25)

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Table of Contents

JULY–AUGUST 2021

Features:

- 20 Wildfire burns homes and 9,000 acres in La Sals
- 40 Meet the nurses of Moab Regional Hospital
- 48 Directory of local information

Real Estate Listings:

- 4 Anasazi Real Estate, Inc.
- 8 Byrd & Co. Real Estate
- 24 Moab Premier Properties
- 26 Berkshire Hathaway Utah Properties
- 36 Moab Realty
- 38 Moab Property Group
- 50 Arches Real Estate Group



MOAB AREA real estate MAGAZINE

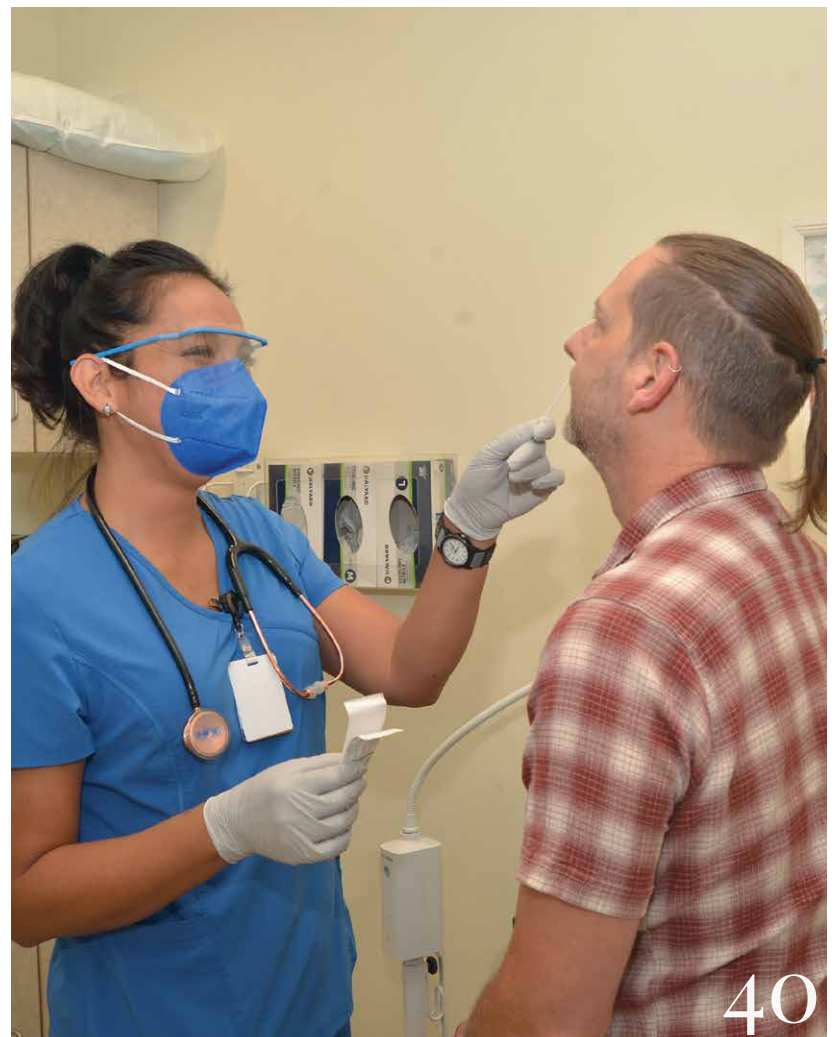
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Magazine front cover: A helicopter drops water on the Pack Creek Fire on June 16, 2021. The wildfire was caused by an unattended campfire and burned nearly 9,000 acres of the La Sal Mountains in June. [Photo courtesy of Niki Jahns]

This page top: A member of the "Burned Area Response Team" stands in a meadow that served as an important natural fire-break from a burned stand of spruce and fir trees in the Gold Basin area of the La Sal Mountains. [Photo courtesy of BLM]

This page bottom: Nurse Ernestine Largo performs a COVID test on fellow nurse Mark Weissinger in June. [Photo by Murice D. Miller]





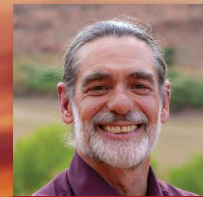
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MILLCREEK PUEBLO TOWNHOME located in the heart of Moab. 2B/1.5B, 1136 sq.ft. . Enjoy the summer days & evenings cooling off in the pool. NO SHORT-TERM RENTALS! \$359,500. **CALL GAIL**



RARE FIND IN BLANDING. 4B/2B, 2000 sq.ft. home recently remodeled & is ready to be moved into. Open floorplan, & new flooring. Nice yard & great location. \$275,000. (#1750073) **CALL RANDY**



COUNTRY FEELING in the heart of Monticello. 4-5B/3B, 2604 sq.ft. home with full basement & extra-large windows. Open floorplan with vaulted ceilings, granite countertops & more. \$339,900. (#1747853) **CALL KRISTIE**



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



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



BEAUTIFULLY REMODED home located in Monticello. 2B/2B, 2050 sq.ft. Full basement with laundry room, family room with surround sound and lots of storage. Includes RV Cleanout. \$299,900. (#1742761) **CALL KRISTIE**

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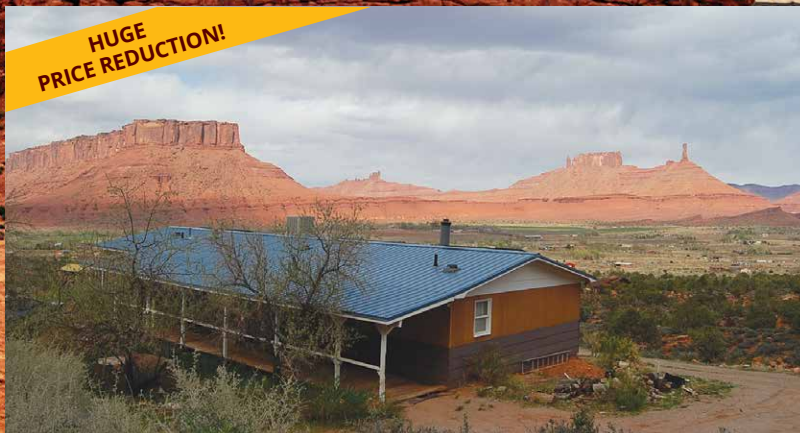
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SALE PENDING



BEAUTIFUL 3B/2B, 1512 sq.ft. well-maintained, low maintenance home located in heart of Moab. Covered back yard patio with yard having 6' fence offering lots of privacy. **MUST SEE! \$529,000. (#1742451) CALL KRISTIE**

HUGE PRICE REDUCTION!



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

SOLD! LIST WITH US!



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

SALE PENDING



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

SALE PENDING



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

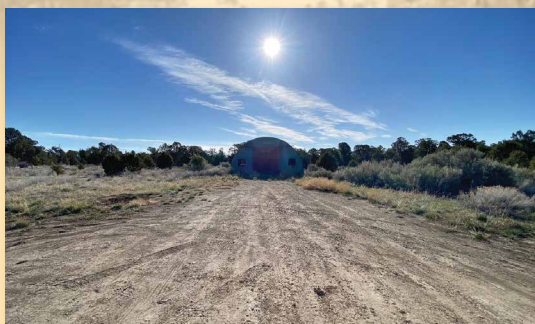
SALE PENDING



LARGE WELL KEPT HOME on quiet street with 6B/3B, 4320 sq.ft. & 2 car garage. Large deck great for entertaining. Security camera system on exterior of home. Rental apartment in basement. **\$346,500. (#1718437) CALL DAVID**



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1 ACRES WITH QUONSET near Monticello
MLS#1751688 / \$35,000
CALL DAVID 801-209-9611



1 ACRE at the Base of the La Sal Mtns.
MLS#1748898 / \$30,000
CALL SUE 435-260-8090



1 ACRE at the Base of the La Sal Mtns.
MLS#1748897 / \$30,000
CALL SUE 435-260-8090



DEVLEOPMENT PROPERTY in Green River
2.83 acres / MLS#1748577 / \$650,000
CALL AARON 435-260-5139



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



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



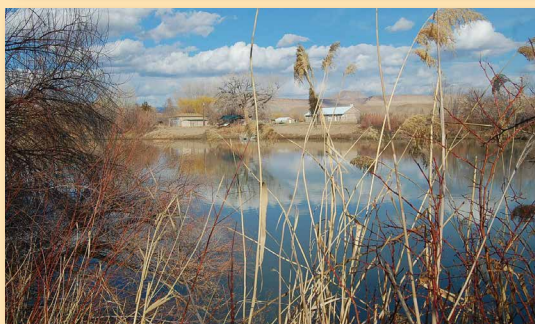
HWY 491 WITH COMMERCIAL FRONTAGE
4.80 acres / MLS#1742651 / \$40,000
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AMAZING VIEWS of LISBON VALLEY
120 acres / MLS#1742174 / \$100,000
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OVER LOOKING HORSEHEAD CANYON near Eastland
12+ acres / # 1737550 / \$124,000
CALL DAVID 801-209-9611



RIVER FRONT PROPERTY Green River
10 acres / MLS#1730185 / \$425,000
CALL SUE 435-260-8090



BEAUTIFUL LOT IN ELK MEADOWS near Monticello
6.49 acres / MLS#1727489 / \$74,500
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160 Acres S. of Crescent Junction
#1695510 / \$800,000
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WORLD FAMOUS WOODY'S TAVERN with the best location in Moab and now is totally remodeled. New kitchen (grill, fryer, sinks, etc.) New pool tables, bar stools, new tables, band stand and extra seating outside. This well established tavern and business is located on .58 of an acre in the heart of Moab. Building is 3500 sq.ft. and was originally built in 1960. This tavern is **TURN KEY!** \$2,990,000. (#1547868) **Call Randy**



PREMIER MAIN STREET PROPERTY IN GREEN RIVER.

The commercial building has a kitchen, bathroom, shower and other rooms. Central location on .45 acres. \$400,000. (#1748563) **CALL AARON**



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

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Downtown Gem

4 Bed | 2 Bath | 1,841 Sq. Ft. | 0.21 Acre
MLS#1747177 | \$749,000 | Lenore Beeson

New Listing!



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EST. 2015

Downtown Acreage

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



Under Contract!

McGill Boulevard

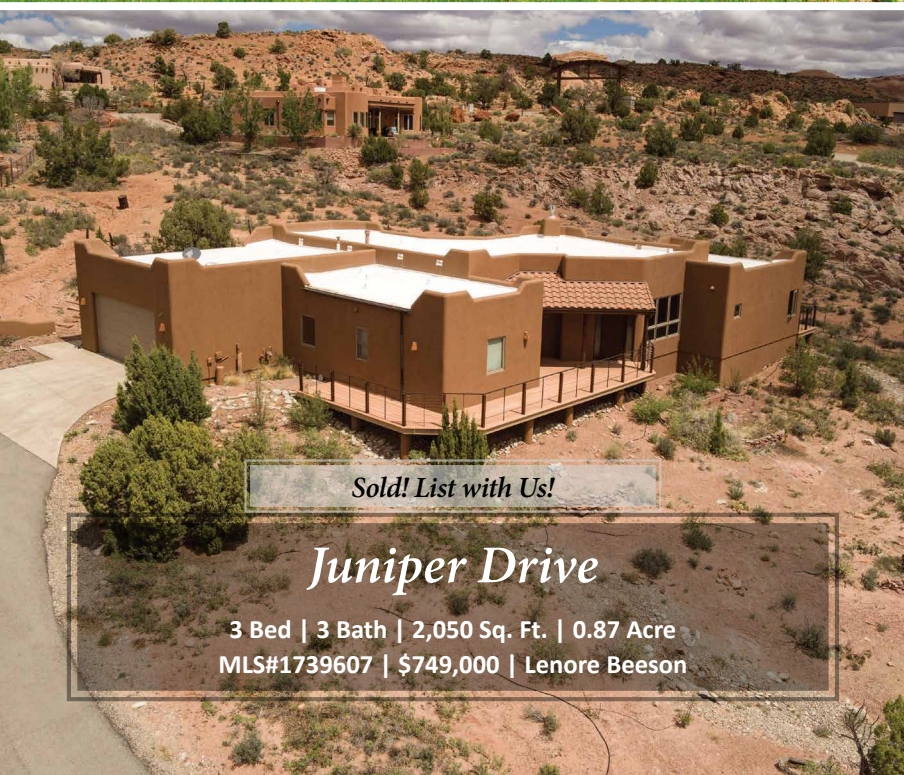
4 Bed | 3 Bath | 2,116 Sq. Ft. | Solar Panels | 0.37 Acre
MLS#1741131 | \$629,000 | Becky Wells



Under Construction!

Vista Antiqua

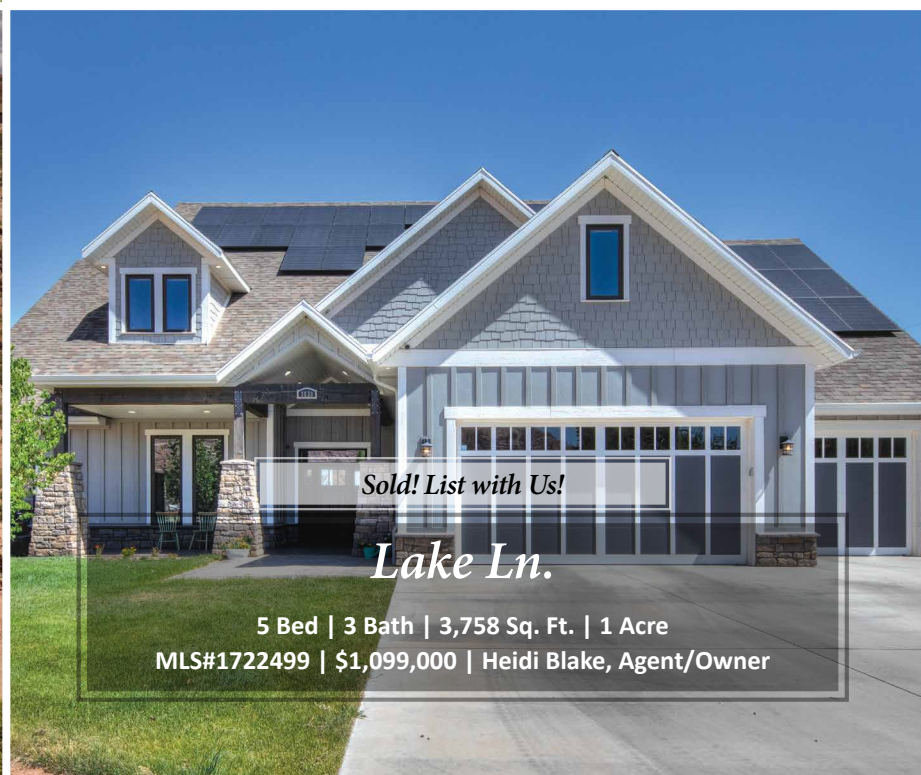
3 Bed | 3 Bath | 2,636 Sq. Ft. | 1.13 Acres
MLS#1727638 | \$1,420,000 | Becky Wells



Sold! List with Us!

Juniper Drive

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



Sold! List with Us!

Lake Ln.

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

Sand Flats Rd.

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



Vista Antigua

3 Bed | 4 Bath | 2,822 Sq. Ft. | 1.36 Acres
MLS#1633114 | \$1,128,800 | Becky Wells

Sale Pending! Under Construction!



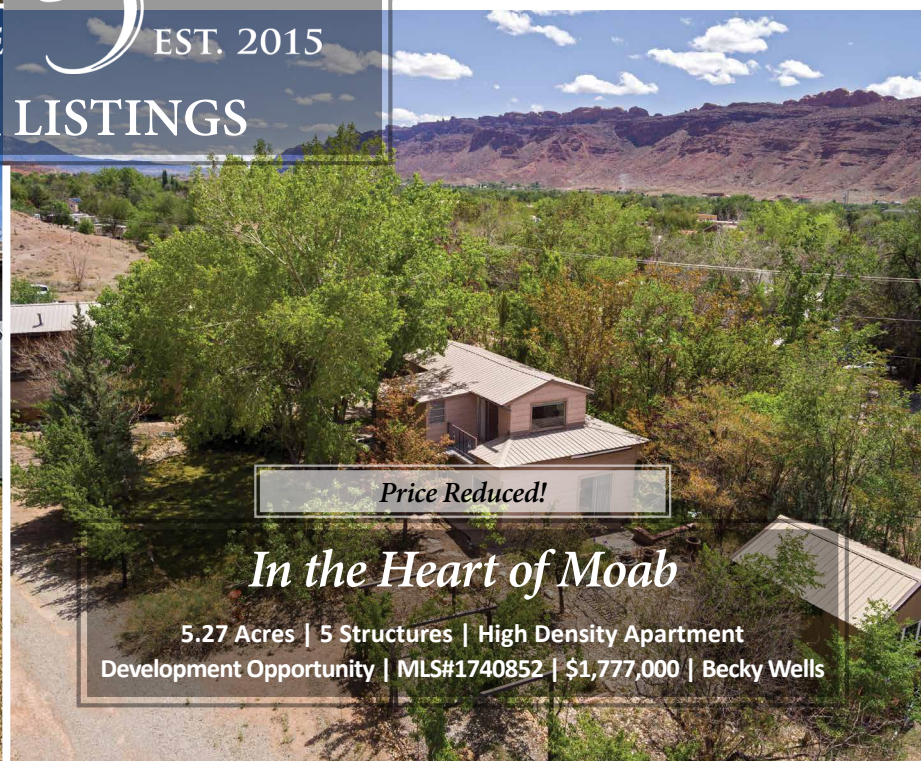
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PREMIER LISTINGS



Sold! List with Us!

Solano Vallejo Estates

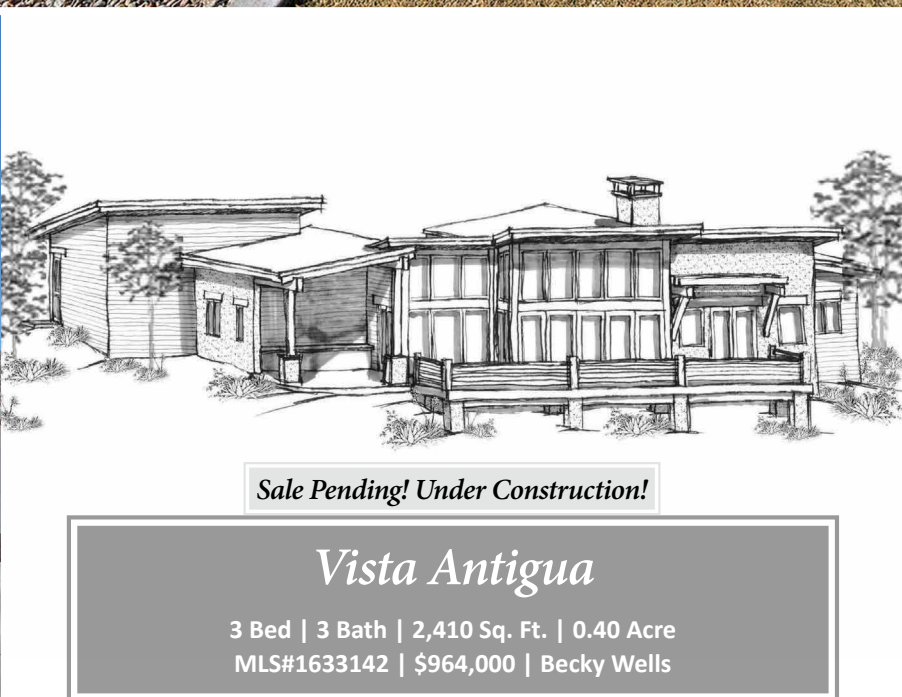
3 Bed | 2 Bath | 1,705 Sq. Ft. | 0.23 Acre
MLS#1734799 | \$589,000 | Lenore Beeson



Price Reduced!

In the Heart of Moab

5.27 Acres | 5 Structures | High Density Apartment
Development Opportunity | MLS#1740852 | \$1,777,000 | Becky Wells



Sale Pending! Under Construction!

Vista Antigua

3 Bed | 3 Bath | 2,410 Sq. Ft. | 0.40 Acre
MLS#1633142 | \$964,000 | Becky Wells



Sold! List with Us!

E. Mount Peale

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

New Listing!



Downtown Moab

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

◆◆◆
Curtis wells

New Listing!



Duchesne Ave.

3 Bed | 2 Bath | 1,056 Sq. Ft. | 0.25 Acre
MLS#1750118 | \$279,000

◆◆◆
Becky Wells

New Listing!



Solano Vallejo Estates

0.5 Acre | Utilities Stubbed
MLS#1750096 | \$239,000

◆◆◆
Heidi Blake

Sold! List with Us!



Moab Business Park

Approved Living Quarters
1,800 Total Sq. Ft.
MLS#1778579 | \$339,000

◆◆◆
Lenore Beeson

New Listing!



Salida Del Sol

0.42 Acre | Utilities Available
MLS#1746989 | \$249,000

◆◆◆
Heidi Blake

Vista Antigua – EXCEPTIONAL HOMES DESIGNED FOR THE RUGGED DESERT

Sale Pending!

VISTA ANTIGUA LOT #1

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

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

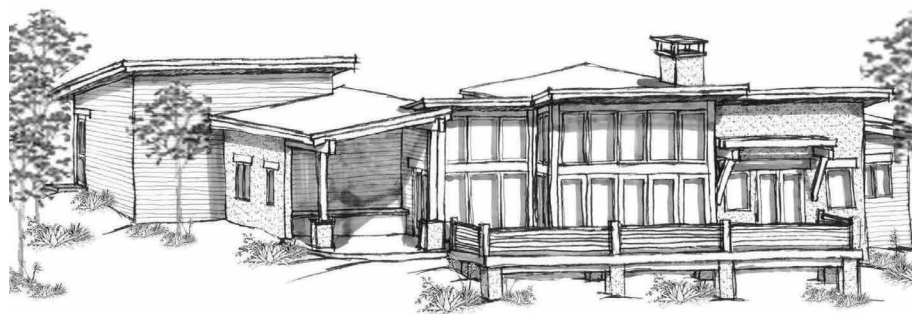


Sale Pending!

VISTA ANTIGUA LOT #31

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

Listed at \$964,000 | MLS#1633142



VISTA ANTIGUA LOT #3

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

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



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Tusher St.

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

◆ ◆ ◆
Lenore Beeson



Navajo Heights

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

◆ ◆ ◆
Lenore Beeson



Thompson Canyon

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

◆ ◆ ◆
Heidi Blake



Westwood Avenue

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

◆ ◆ ◆
Becky Wells



Gala Avenue

0.31 Acre | Utilities Stubbed
MLS#1742232 | \$249,000

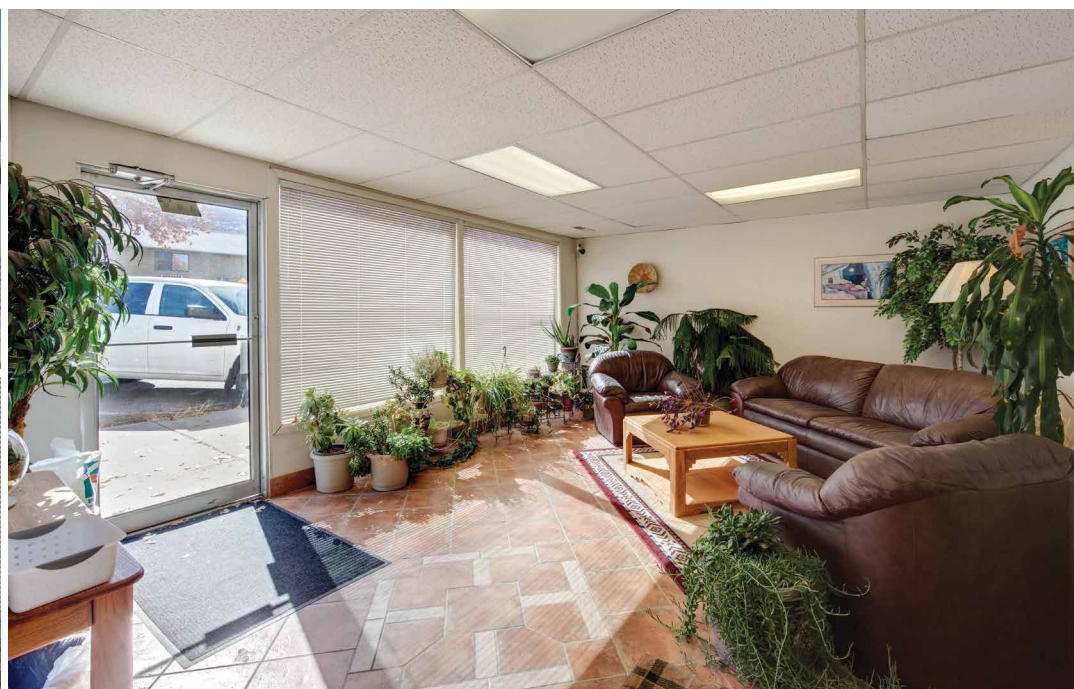
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Jennifer Johnston



DOWNTOWN GEM

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MLS#1747177 | \$749,000



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

MLS#1698909 | \$750,000

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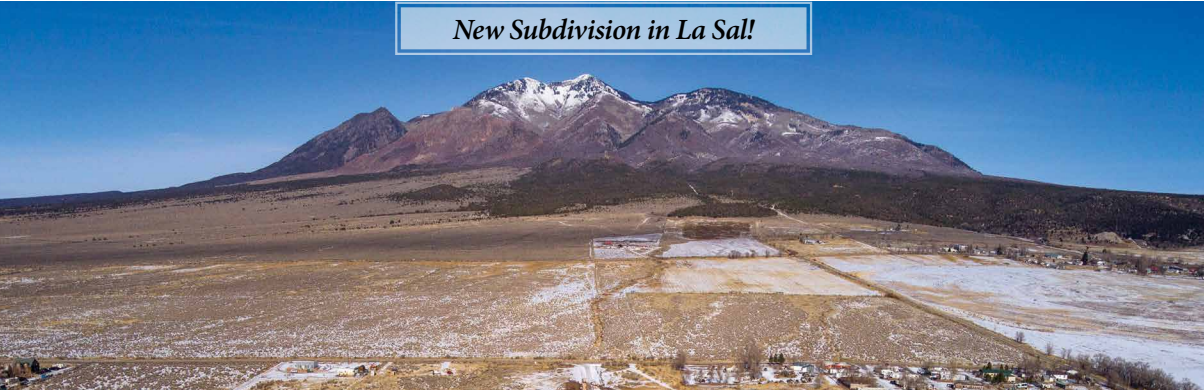
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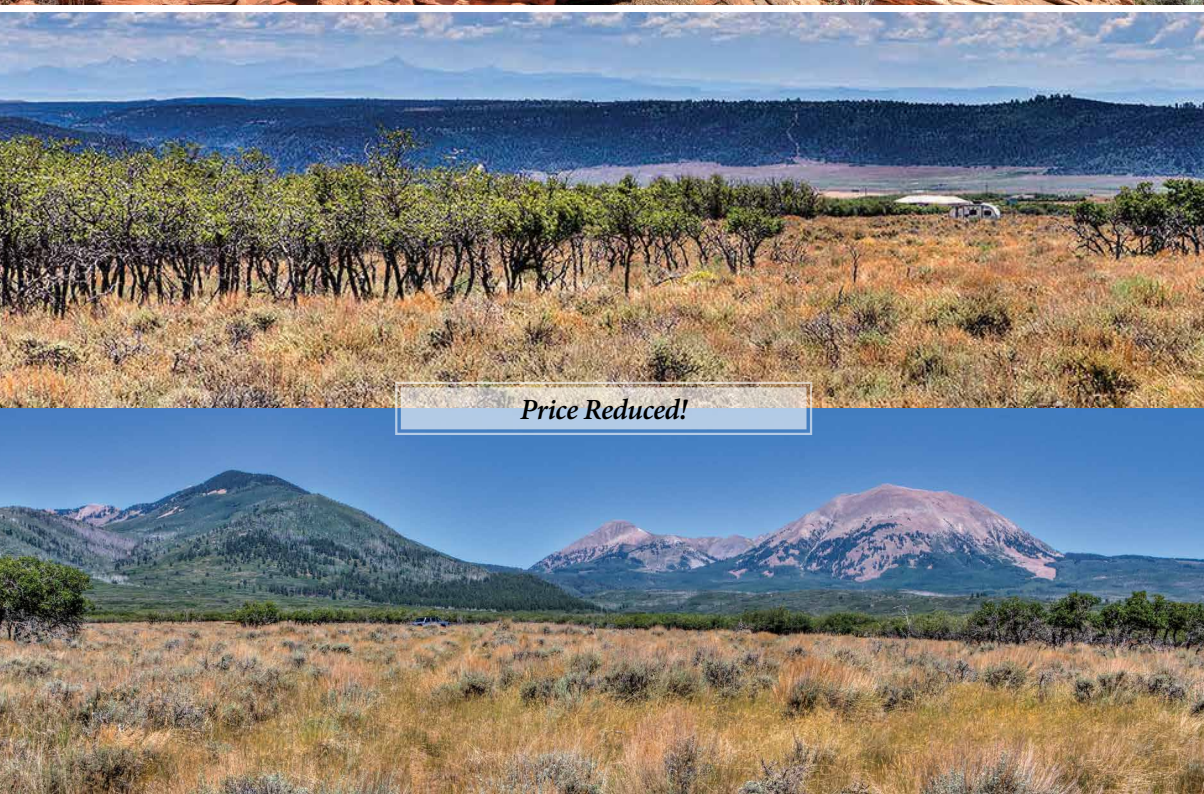
New Subdivision in La Sal!



Sold! List with Us!



Price Reduced!



Legacy Fields New Subdivision in La Sal

Starting at 1 Acre
\$32,500 or \$48,500
with ¼ interest in shared well
Ask Agent for MLS#



Lenore Beeson

Flat Iron Mesa

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



Curtis Wells

Deerhaven - La Sal

9.60 Acres | Utilities Stubbed | Shared Well
MLS#1713163 and MLS#1731368
\$150,000



Lenore Beeson

Downtown Commercial

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



Lenore Beeson





Millcreek Canyon

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

◆◆◆
Sue Shrewsbury



Wilson Arch

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

◆◆◆
Becky Wells & Curtis Wells



Sold! List with Us!

The Preserve

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

◆◆◆
Becky Wells



Moab Business Park

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

◆◆◆
Lenore Beeson



Watchman Estates

Adjacent to the Moab Golf Club
Lot #19 Listed for \$219,000

◆◆◆
Becky Wells & Curtis Wells





2241 SALIDA DEL SOL



Build your dream home on this beautiful lot. Located in the Salida Del Sol Subdivision. 0.42 acre, square lot, easy to build on. Amazing views in all directions.

Listed at \$249,000 | MLS#1746989

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"Heidi Blake was great to have as a professional on board when it came to selling our house. She gives 100% of her expertise and I would recommend her to anyone selling a home in southeastern Utah." —R.D. Review left on Facebook



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Physicians Assistant • Nurse Practitioner • Psychiatrist

To apply, please visit: mrhmoab.org/jobs





FIRE ON THE MOUNTAIN

OFFICIALS URGE THE PUBLIC TO RECREATE
RESPONSIBLY AFTER AN UNATTENDED CAMPFIRE LEADS TO
A 9,000 ACRE BLAZE AND THE LOSS OF SEVERAL HOMES

Written by Rachel Fixsen

On the afternoon of June 9, Moab residents could see a growing plume of gray smoke at the foot of the La Sal Mountains, south of town. The day was hot and windy, and the plume grew steadily, occasionally streaked with puffs of darker black. Some residents drove up to join motorists and people recreating along the La Sal Loop Road to get a better view of the wildfire. Thick smoke masked much of the fire's progress, which was stoked by unrelenting wind gusts, but glimpses of tall orange flames spurted up through the haze. Planes dropped loads of misty red retardant and helicopters delivered load after load of water from Ken's Lake, but the fire persisted. As the evening darkened, the flames cast an orange glow on the swirling blanket of smoke, and the canyon where the fire had started was illuminated by torching trees, revealing the outlines of homes and buildings in Pack Creek Canyon.

The next day, again driven by high winds and above-normal temperatures, the fire grew by thousands of acres. Before it left Pack Creek, the fire destroyed 10 structures, some of them primary homes, and damaged five others. The blaze was lit by an abandoned campfire in the Pack Creek picnic area within the Manti-La Sal National Forest, just upcanyon from the Pack Creek subdivision.

DO YOUR PART

“Abandoned campfires are dangerous anytime of year in any conditions,” said Manti-La Sal National Forest District Ranger Michael Engelhart at a public information meeting on June 15. “It means someone left that fire without thought or regard to what it could do. And I think that we can all acknowledge that what it’s done is particularly devastating in this instance.”

Current conditions in the La Sal Mountains and across the state and region are exceptionally dangerous for fire. Utah is in a state of emergency for drought. The extended dry period has left plants and trees with especially low moisture content, making them easier to ignite, while the unusually high temperatures are worsening the dryness and allowing for higher intensity fires.

Engelhart heads the Moab/Monticello district of the national forest, and explained that his staff find dozens of abandoned campfires every year. The La Sals alone, which make up just part of Engelhart’s district, host dozens of both developed campsites with established fire rings, as well as countless dispersed campsites where visitors often make their own fire rings.

“The same thing happens on BLM lands, where we find fires that are unattended, and fires where they shouldn’t be,” said Nicollee Gaddis-Wyatt, Field Office Manager for the Moab Bureau of Land Management Office, at the meeting.

Engelhart advises anyone going into the mountains to bring a shovel in case they encounter unextinguished fires.



“As you drive past abandoned campfires, check and see if they’re hot, and do what you can do,” he said. If you are planning on lighting a fire yourself (when conditions once again permit), bring extra water for dousing it, in addition to the shovel for stirring it.

Over the first week, the Pack Creek Fire grew to 8,952 acres. It burned through the riparian corridor in Pack Creek, blackening cottonwood and willow trees; it burned through scrub oak and up into the mixed conifer forest in the high

alpine areas of the mountains. At the height of operations, there were more than 500 personnel assigned to the fire from various agencies including the BLM, Forest Service, and the Utah State Division of Forestry, Fire and State Lands (FFSL). On the night the fire started, the Moab Valley Fire Department and local volunteer fire departments from nearby areas also helped fight the flames in the Pack Creek subdivision. The cost of the fire, as of June 25, is estimated at close to \$9 million.



Top: An aerial photograph of a large burned area on June 17. [Photo courtesy of BLM] **Bottom left:** The fire, seen here from U.S. Hwy 191 at sunset, spread rapidly in different directions in its first few days. [Photo by Andrew Mirrington] **Bottom right:** A BLM fire engine and crew work in close proximity to the fire on June 15. [Photo courtesy of BLM]



COLD TO THE TOUCH

"If a person is found to be responsible for starting a wildfire, they will be held responsible," said Kait Webb, Prevention and Fire Communications Coordinator for the FFSL. "What that looks like depends on the specific fire. Agencies do seek restitution for suppression costs in some cases," she said. "The individual can be held liable for damages." The extent of that liability varies depending on each specific case, but the costs can be considerable, often in the millions of dollars.

Fire investigators are still looking for information on those responsible for the unattended campfire that started the Pack Creek incident.

To prevent a recreational fire from becoming a disaster, the Forest Service offers these guidelines on how to build and put out a campfire safely: build your fire away from any potential fuel like overhanging branches, roots, or dry stumps, and build it in a flat, level area; start with small kindling and gradually add larger sticks and logs, pointing them toward the center of the fire. Push them into the fire as they burn. Keep the fire small, and never leave it unattended.

"Even a small breeze could quickly cause the fire to spread," the Forest Service warns.

Webb elaborated on the meaning of "attended": "An attended campfire means someone is physically sitting with it," she says. "Going for a quick hike, taking a walk nearby or going to sleep in your tent nearby all would be considered abandoning the campfire—no one is actually watching it."

She added that when you're done with the fire, drown it with water, stir it to distribute the water and expose anything that might have been protected from the first dump of water, and then add more water. Mixing in sand or dirt, that does not have organic, flammable material in it, can also work, but don't bury the fire without stirring—embers and coals can continue to smolder under a dirt covering and could still break out.

To be sure the fire is out, feel all the coals (carefully) with your bare hands to make sure nothing is still hot.

"This should be repeated until it's cold to the touch. If it's too hot to touch you shouldn't walk away," says Webb.

NO OPEN FIRES

Be sure to know about current fire restrictions wherever you are. As of June 25, "Stage 2" restrictions are in place on state lands, unincorporated private lands, national parks, BLM lands, and the Manti-La Sal National Forest in Grand and San Juan counties. That means no open fires of any kind are allowed.

Smoking is only allowed within a building or enclosed vehicle, developed recreation site, or area free of vegetation. Fireworks are prohibited, and cutting or grinding metal or welding is not allowed in areas of dry vegetation. Operating equipment with a small combustion engine, like a chainsaw or ATV, without a spark arrestor is also prohibited. Current information is updated on Utahfireinfo.gov.

Escaped campfires are one of the top categories of human-caused wildfires, but they're not the only way people can, and do, inadvertently ignite wildfires. Target shooting, fireworks, and burning trash or debris can lead to out-of-control fires. Vehicles can ignite fires if a tire goes flat and wheel rims are allowed to scrape the road, if trailer chains are dragging on the pavement and producing sparks, or if a driver pulls over into dry brush, which can ignite when touching hot exhaust components.

THE DANGER IS REAL

An escaped fire can be a harrowing experience. A Moab resident, who asked to remain anonymous, shared the details of a camping trip that turned into an emergency. One morning as she and some friends prepared to leave their campsite for the day, someone rushed up to their group asking for water. She could see soot on the person's clothes, the woman remembers—she hurried to unstrap a seven-gallon water jug from her truck, but before she could extract it, the fire had grown so large that she could see that it was spreading rapidly through dry grass.

"It was just jumping everywhere," she says. "I told my friend, 'call 911, get the dogs, we're getting out of here!'"

The woman's group quickly packed their gear and pets into their vehicles, but she couldn't remember where she'd left the keys to her truck. The group left without it, and went to warn other campers nearby about the fire. Emergency responders soon arrived and began fighting the fire, which grew to a few thousand acres, burning mostly grass and sagebrush, before being contained.

"It was terrifying," says the woman.

By the next day, the active part of the fire had moved away from their campsite, and she was able to retrieve her truck, which fortunately had



Top left: The ruins of a home in the Pack Creek subdivision. [Photo by Murice D. Miller] **Top right:** U.S. Forest Service hot-shot crew-carrier vehicles in the La Sal Mountains. [Photo courtesy of Niki Jahns] **Opposite page, top left:** A crew prepares to deploy a drone over the Pack Creek Fire. [Photo courtesy of BLM] **Top right:** "Thank you" sign made for firefighters by the public. [Photo courtesy of BLM] **Bottom:** A fire-fighting helicopter gathers water from Ken's Lake. [Photo courtesy of Niki Jahns]



only minimal damage—some scorch marks and a lingering odor of smoke. When she returned to town, a friend made her a spare set of keys.

“No one was hurt, no structures burned down,” says the woman, acknowledging that the incident could have been worse. She says now, when she’s camping, she makes a mental note of where her keys are, especially if there are thunderstorms in the area.

Lightning is a major cause of wildfire ignitions, but human-caused starts have far outstripped natural starts in Utah so far in 2021.

“We have seen an uptick in human-caused wildfires here in the state over the past 10 years,” says Webb, attributing the trend in part to dry conditions and more people recreating outdoors.

“Last year was a record setting year for human-caused wildfires in the state,” says Webb, noting that when COVID-19 forced many venues to shut down, more people headed outdoors to play.

As of June 30, 81% of the state’s 457 wildfires have been human caused. Firefighters have been able to keep about 90% of those fires small, under 10 acres in size, but wildfires have still burned 57,818 acres so far this year, with about 23,000 of those from human-caused fires. Land managers and public leaders implore Utahns and visitors to be cautious and thoughtful. The state has launched a new campaign called “Fire Sense” to promote fire safety. Utah Governor Spencer Cox spoke at the May 26 unveiling of the campaign, urging people to make thoughtful, preventative decisions.

“Every human-caused wildfire is a wildfire that doesn’t have to happen,” he said.

The loss of thousands of acres of forested terrain in the La Sal Mountains hit hard for many local residents who value the mountain environment not just for recreational purposes, but also for its vital importance as wildlife habitat and role in a healthy local watershed.

Moab’s Back of Beyond Books hosted a community event on June 21 for community members to gather to mourn the damage caused by the fire. The shop’s staff assembled a number of written submissions from residents and well known local writers into a chapbook called *La Sal Mountain Elegies*.

As of June 30, the Pack Creek Fire is 85% contained, with 55 personnel still working on it. In recent fire status updates, BLM Public Affairs Specialist Rachel Wootton advises the public to prepare for the fire to linger.

“Fire managers expect this fire to be of long-duration. The public should expect trail and recreation site closures to continue to protect public health and safety,” she said on June 28, and two days later, added, “Even though fire activity is (now) minimal, the fire is still burning in the interior and, as conditions dry out, Moab residents and visitors may continue to see smoke throughout the summer.” ■





Affordable Mountain Acreage

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



Downtown Moab C-3 Central Commercial

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



A Mountain-Modern Rustic Home

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



Breathtaking Views

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



Millcreek Cove Subdivision

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



Fantastic Location

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



Off-Grid Paradise

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



212.5 acres at Tin Cup Mesa in San Juan County

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



Majestic Mountain Property

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



1.04 Acres

Half zoned Rural Residential (RR) half Highway Commercial (HC). HC allows 18 units per acre, 10 housing units with existing zones, or owner could apply for the High Density Overlay zone. Plenty of room for a business and residence. Located close to town. \$690,000. MLS #1702263.

Call Preston 435-260-1701



Get away from the crowds, and enjoy the calm and quiet at this 83.43 acres at Sunrise Country in San Juan County. County maintained roads get you to this area, and the school bus even runs by here. The views of several surrounding mountain ranges are visible from this awesome vantage point. Off the grid! Portions of this property have been dry land farmed by neighbor. \$111,000. MLS #1736262.

Call Janie at 260-1572 for a showing or info.



Woodland Ridge in Old LaSal

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

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

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

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

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



Great Views of the South Side

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



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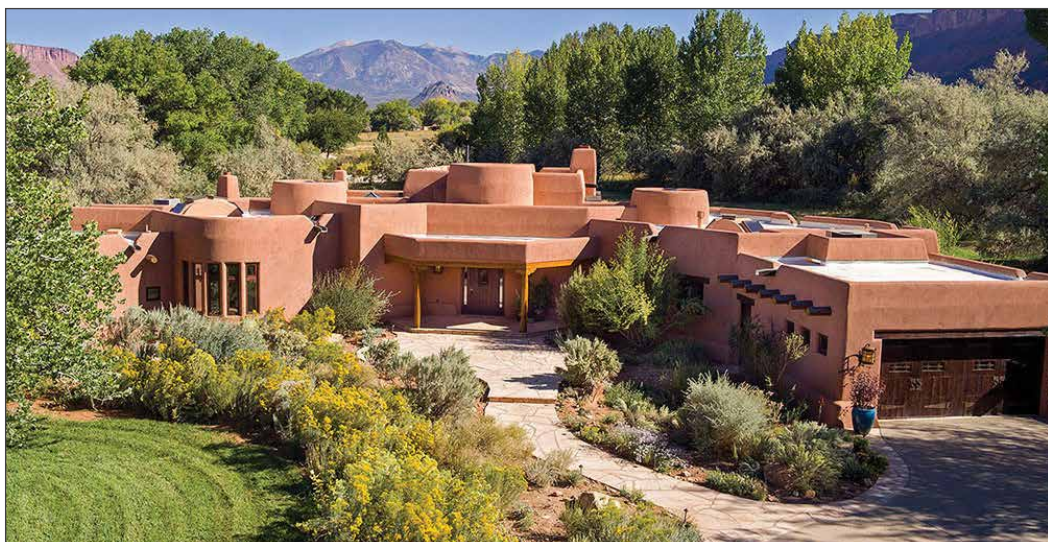
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*Moab, beautiful Moab, the small town
we have chosen to call home.*

RACHEL MOODY TEAM

MOAB REAL ESTATE

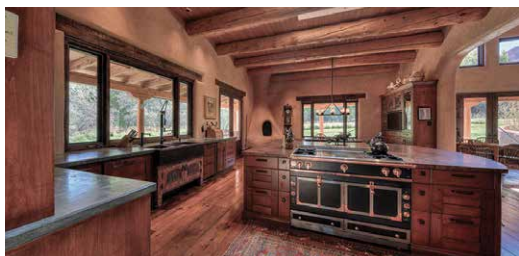
"Committed to Your Future"



ARCHITECTURAL ARTISTRY

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

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



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

MLS 1706284 Angela Houghton 435.260.0700

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MOUNTAIN LUXURY

699 Spotlight Hollow, Willow Basin
\$1,700,000
3 Bedrooms | 4.5 Bathrooms
2,799 Square Feet | 10 Acres

Entice your senses with the sound of Castle Creek, the view of La Sal Peak, the smell of mountain fresh pine, and the comfort of this Willow Basin retreat. On 10 acres with grid power at nearly 8,000 feet of elevation, this mountain home is perfect for living year-round or your seasonal get-a-way. Extensive landscaping invites you to relax, enjoy the great outdoors, and steep in nature. Live in mountain style with floor to ceiling windows that capture the tall pines and mountain peaks, gorgeous rock walls with wood burning fireplaces, wrap around decks, creekside leisure path, and a bridge to the private soaking tub in the trees. This beautiful furnished log home has warm living spaces on three levels. Live and recreate here, in Willow Basin.

MLS 1742941 Rachel Moody **435.260.8245**



POLISHED PERFECTION

4325 Zimmerman Lane, Moab
\$1,545,000
4 Bedrooms | 4.5 Bathrooms
4394 Square Feet | 0.50 Acres

The shining elegance of this magnificent house will call you home. The double iron front door welcomes you to experience the unique details throughout – teak wood and stone accent walls, crystal chandeliers, quartzcounter tops, chef's kitchen with high end appliances and an outdoor kitchen that is set to impress. This home was designed for entertaining! Featuring three classy en-suites; the main suite with soaking tub, walk-in shower and dressing room will lavish your senses. Multiple home offices, extensive low maintenance landscaping, RV parking behind Metal Craft fencing and Mulholland gates. So many details – please inquire for a digital brochure.

MLS 1750593
Rachel Moody (435) 260-8245

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ONE OF MOAB'S BEST KEPT SECRETS!

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

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

MLS 1627831 Rachel Moody 435.260.8245



PORTAL RV RESORT CASITA

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

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



PORTAL RV RESORT LOT

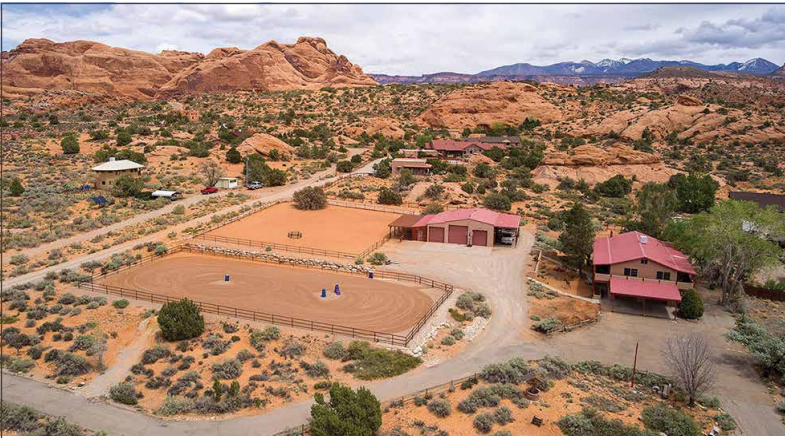
1261 N Main Street #22 | \$255,000
Vacant Land | 0.08 acres

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

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AN EQUESTRIAN'S DREAM

3440 Juniper Drive, Moab | \$1,360,000

4 Bedrooms | 2.5 Bathrooms | 2,520 Square Feet | 2.5 Acres

Magnificent setting amongst the red rocks of Juniper Drive, this equestrian campus is the acreage you have been looking for. Located on 2.50 sub-dividable acres, this parcel offers a 2,500 square foot home, a paddock, arena, horse stalls and an incredible steel shop structure. With two levels- the home has exceptional outdoor living for entertaining or casual evenings on the balcony. **MLS 1742941 Rachel Moody 435.260.8245**



REFINED CITY LIVING

504 Cottonwood Lane, Moab | \$1,195,000

5 Bedrooms | 3 Bathrooms | 4,086 Square Feet | 0.28 Acres

For the discerning buyer looking for prodigious quality, your Moab home is here. Laden with exquisite finishes, this 4,086 square foot beauty welcomes a sense of chic and splendor with its culmination of convenience, comfort, and precision.

MLS 1719204

Rachel Moody (435) 260-8245

Nikole Andersen (801) 750-5280



BIG BLUE – APARTMENT/SUPER SHOP

33 Tangren Circle | \$845,000

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

Turn key and ready for you! This amazing property has a 2,400 square foot structure with over 1,700 square feet of living space, plus 2 toy shops! Located on one full acre in San Juan County's Highway Commercial Zone, this opportunity has potential for subdivision with nightly rental capability and light commercial use. This amazing, awesome, one-of-a-kind, unique, lifestyle opportunity created for any dream adventure does exist! **MLS 1728031 Rachel Moody 435.260.8245**



PRIVATE DOWNTOWN

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

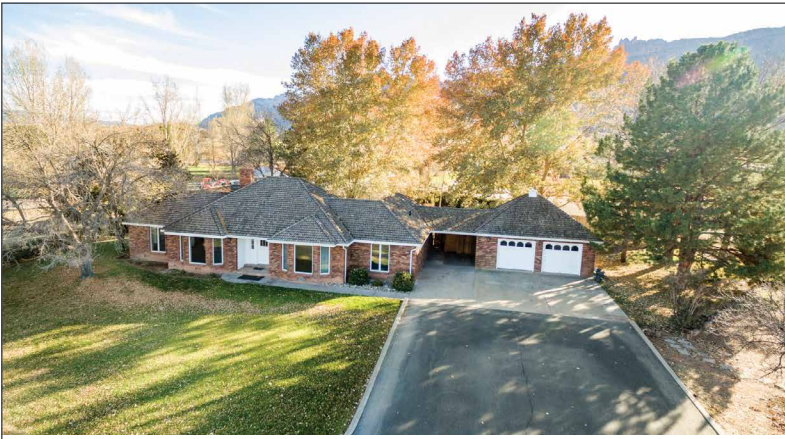
4 Bedrooms | 5 Bathrooms | 5,040 Square Feet | 1.60 Acres

Tucked into red rock, expanding across the street for additional parking, storage, gardens and potential for an accessory dwelling. Create your own hiking trails behind the home up into Swiss Cheese Ridge from your backyard on your own private acreage with elevated Moab views. Walk to town, ride to Slick rock, park your Jeep collection- this home has adventure, convenience, space and a rare private location. **MLS 1699966 Rachel Moody 435.260.8245**

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THIS IS THE SPACE

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

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



NEW LISTING

DOWNTOWN ARTISTRY

290 South 200 East | \$595,000
4 Bedrooms | 3 Bathrooms | 1,940 Square Feet

This property is in Moab's high density Residential-3 zone. Enjoy the convenience of living in Old Town, the privacy under mature trees, the high density potential, and the pleasant appeal of delightful artistic features. This property makes the absolute most of downtown outdoor living with pergolas, stamped concrete front/back patios and paths, artistic privacy walls, high quality metal & wood fencing, high functioning garden beds, exceptional flower beds, outdoor lighting. Two guest suites. MLS 1748402 Rachel Moody Team 435.260.8240



NEW LISTING

TASTEFULLY UPDATED

445 Huntridge Drive | \$550,000
4 Bedrooms | 2 Bathrooms | 2,112 Square Feet

Tastefully updated home in town with a mother-in-law apartment. As you enter the home you are welcomed by hardwood floors and large windows. The living room opens to a beautifully updated kitchen with butternut cabinets and solid surface countertops. The large windows and tranquil color scheme embrace the natural light and canned lighting alike. The basement of this home hosts a spacious mother-in-law apartment with its own entrance. MLS 1747525 Angela Houghton 435.260.0700



NEW LISTING

SWEET OASIS

301 Park Avenue, Moab | \$515,000
4 Bedrooms | 2 Bathrooms | 2,233 Square Feet

Location! Park Avenue, short walk to downtown Moab and across the street from Swanny Park and the Moab Recreation Center. Spacious 4 bedroom 2 bath home with red rock views. Master has wood fireplace and en-suite bath. Living room with formal dining and gas fireplace. Back den with wrap around windows overlooking a private covered back patio. MLS 1745129 Lynda Diem 435.260.9244

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NEW LISTING



REMODELED IN-TOWN SWEETHEART

281 Tusher Dstreet | \$459,000
3 Bedrooms | 2 Bathrooms | 1,468 Square Feet

Modern open kitchen centrally located with granite countertops, NEW cabinets; stove, dishwasher; and tile floor. NEW hardwood floor; carpet, paint 3/4 bath and windows. Family room addition features French doors opening into the fenced and grassy back yard. Red rock views and a private patio. Brick exterior with composition siding addition. All plumbing replaced. R38 above ceiling. Storage shed and private fenced back yard.

MLS 1749125 Lynda Diem 435.260.9244

COMMERCIAL LISTING



MOAB FLATS

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

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

COMMERCIAL LISTING



MOAB SPANISH TRAILS SHELL STATION

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

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

COMMERCIAL LISTING



COMMERCIAL ACREAGE

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

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

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COMMERCIAL LISTING



PURPLE SAGE FLATS

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

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

COMMERCIAL LISTING



MOAB WAREHOUSE

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

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

VACANT LAND



HIGH DESERT TOPOGRAPHY

Hatch Wash | \$999,000 | 240 Acres

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

MLS 1732547 Rachel Moody (435) 260-8245
Nikole Andersen (801) 750-5280

VACANT LAND



BIG ABAJO VIEWS – 13 LOTS

Elk Meadows Lots | Monticello, UT 84535
13 Lots | 6 - 8 acres | \$64,000-\$79,000

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

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ESTATE SITE

PACK CREEK ACREAGE

525 E Pack Creek Road | \$349,000 | 11.18 Acres

Stunning offering in the gorgeous Pack Creek area, tucked into the foothills of the La Sals and features beautiful mountain and red rock views. Pack Creek flows across the parcel. This rare property would be an extraordinary estate site! MLS 1657922 Rachel Moody Team 435.260.8240



CUSTOM CABIN LOTS

BRUMLEY RIDGE RANCH

2, 3 & 4 Brumley Ridge Ranch Road | \$235,000 per lot
6.28 Acres | 5.43 Acres | 3.59 Acres

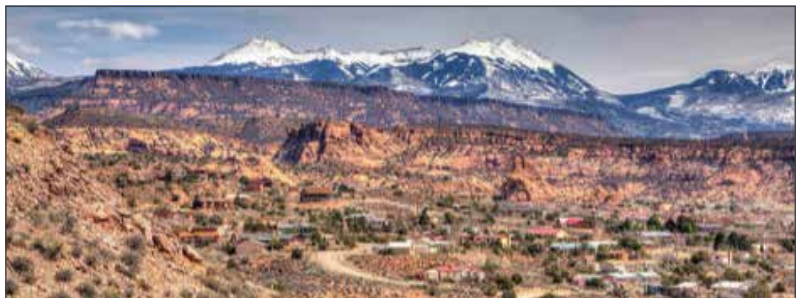
Offering direct access to surrounding Forest Service land, located in the Brumley Ridge section of the La Sal Mountains. Your opportunity to build your custom mountain cabin with services available at the lot line. Rachel Moody 435.260.8245 Nikole Andersen 801.750-5280



ABSOLUTELY STUNNING!

1650 Vertigo Drive | \$325,000

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



YOUR ISLAND IN THE SKY

1600 Old Mail Trail | \$275,000

This Kayenta Heights parcel is an incredible view lot in a dramatic landscape. This 3.23 acre parcel lot slopes to the west, with unreal red rock splendor. CC&R's protect your view-shed and investment. Municipal sewer and power, in the street. The adjacent lot is also for sale; capture both for an extraordinary estate site. MLS 1745454 Rachel Moody Team 435.260.8240



CUSTOM CABIN LOT

PEAK VIEWS

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

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



VACANT LAND

TWO 80 ACRE PARCELS

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

Desert Isolation! Vast desert landscape with far reaching views, privacy and open skies. Make this YOUR basecamp for adventure. Mineral rights included. MLS 1669814 & 1669887 Rachel Moody Team 435.260.8240 Jessiqua Zufelt 435.210.1171

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JESSIQUA ZUFELT (435) 210-1171

RACHEL MOODY (435) 260-8245

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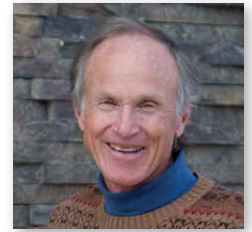
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DANETTE JOHNSON
Sales Agent
435-260-0130
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RICK LAMB
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CREEKSIDE DREAM LOT! Find yourself building your DREAM home here! Close proximity to downtown with access to walking trails, Mill Creek Canyon and more. MLS#1751815 \$225,000 **Danette 435-260-0130**



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**



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**



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**



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



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



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



RESIDENTIAL LAND LISTINGS

IN TOWN CHARMER!

This completely updated home is a must see!

Nothing to do but move right in.

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

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

MLS# 1733813

UNDER CONTRACT - TAKING BACKUPS

1997 E STARBUCK LANE

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

\$140,000 | MLS#1684905

Danette 435-260-0130

DEVELOPMENT OPPORTUNITY

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

\$1,795,000 | MLS# 1658268

Danette 435-260-0130

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

Come check out this great property!

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

Rick 435-260-2599

GREAT PROPERTY IN LA SAL

.56-ACRE LOT IN LA SAL.

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

MLS#1215877 | \$38,400

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

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

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

Rick 435-260-2599

COMMERCIAL

LEASING OPPORTUNITY - COMMERCIAL PROPERTY

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

Dave 435-260-1968



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



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

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NURSES MAKE THE DIFFERENCE

Moab Regional Hospital's 70 nurses
are the “heart and soul” of local healthcare

Written by Sharon Sullivan | Photos by Murice D. Miller

AS A FORMER TRAVELING NURSE, WADE MILLER HAS WORKED IN SEVERAL HOSPITALS, INCLUDING IN MONTANA, WISCONSIN AND NORTH DAKOTA. MOAB REGIONAL HOSPITAL (MRH), WHERE HE ARRIVED AS A TRAVELING NURSE IN OCTOBER, 2019, HAS BEEN THE BEST WORK ENVIRONMENT YET, HE SAYS.



Aleisha Stripeika



Amy Nissen



Anita Keogh



Anna Curtis



Annie Relph



Avery Black



Barb Crossan

When Miller's six-month temporary stint was up, he was offered a permanent position as a medical-surgical (med-surg) nurse caring for patients with a variety of health issues, or who are preparing for or recovering from surgery.

Being a critical access rural hospital means "we do a little bit of everything," says Miller, 44, who has worked as a critical care nurse and two years in an Intensive Care Unit. Whereas large hospitals often divide staff into specific departments where they stay put, smaller hospitals like Moab Regional move nurses around where needed and they must be prepared to handle whatever comes their way "They used to call us nurse generalists," Miller says. "We see all kinds of problems."

Moab Regional is equipped to do critical care IV drips on the medical-surgical floor, whereas larger hospitals would transfer a patient to ICU, he says. These nurses can quickly give electrolytes to someone suffering from dehydration, for example.

"Our patients get a lot of attention," Miller says. "I have more opportunity to talk with patients. I can teach them about their medication and plan of care. Our patients comment about that frequently. They're not confused about what's going on."

TOURISTS CAN COORDINATE CARE WITH HOME DOCTORS

While it's the nature of the Emergency Room to see a wide range of problems, med-surg nurses are often more specialized. ER nurse Tim McGinty calls the med-surg nurses at Moab Regional "rock stars" for their ability to deal with a variety of issues on a daily basis. "There's a unique breadth (of talent) here," McGinty says. "I respect immensely the med-surg nurses," who on a typical day might see a pediatric patient, work in the rehab department, be called to assist in ER or in the outpatient clinic.

McGinty, 48, grew up all over the world as the son of a father who served in the U.S. military. He says he chose the nursing profession, partly because "you can go wherever you want." He's worked in Moab for the past 23 years – the last 10 in the ER department.

"It's a really rewarding ER to work in," McGinty says. "We tend to have appreciative patients. There's a bond



Wade Miller



Beata Wojciechowska



Becca Dennis



Brandi Patterson



Brett Heselpoth



Brittany Cantwell



Chelsea Strough



Chris Mathe



Connie Wilson



Corby Shaw



Courtney Barry



Craig Campbell



Darci Miller



DeAnna Putnam



Donald Cotton



Erin Schmidt



Tim McGinty

with the community.” And patients from out-of-town are especially grateful and somewhat surprised at the compassionate care they receive, he says.

In fact, Moab Regional Hospital can coordinate with tourists’ physicians from out of town so that when they’re in Moab they can receive uninterrupted treatment for an array of conditions such as cancer, rheumatoid arthritis, Crohn’s disease or multiple sclerosis.

McGinty previously worked in West Virginia where medical staff would see a lot of black lung disease and chronic obstructive pulmonary disease, he says. The Moab hospital deals with a lot more recreational trauma.

“That’s a unique aspect of our ER,” McGinty says. “There are gazillions of mountain bike, ATV, hiker, climbing, or people jumping into local water hole injuries,” along with other typical reasons for ER visits.

Moab Regional Hospital also delivers babies. There are family practice physicians trained in obstetrics at Moab Regional and dedicated birthing rooms, says Director of Nursing Annie Relph. Specialty-trained obstetric nurses assist at births. Lactation services are also available to help moms planning to breastfeed.

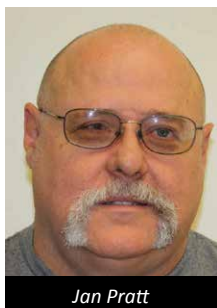
Moab Regional Hospital has approximately 70 nurses throughout its various departments, supporting a diverse array of services that stands out in the world of rural healthcare. In 2020, hospital CEO Jen Sadoff received state recognition when the National Organization of State Offices of Rural Healthcare awarded her the Community Star award for a variety of contributions to improving rural healthcare.

LOCAL OPTIONS FOR TREATING CANCER

Registered nurse Gayle Audenried manages the outpatient nursing department where patients come for chemotherapy, blood transfusions, antibiotic treatments, and a variety of wound care. The ability to provide cancer treatment is a tremendous asset for a small rural hospital like Moab Regional. Patients can often minimize their travel to Salt Lake City’s Huntsman Cancer Institute or St. Mary’s Medical Center in Grand Junction because Moab Regional is able to monitor cancer patients and prescribe chemotherapy. Radiation treatments are not available in Moab.



Honey Hanson



Jan Pratt



Janet Gay



Jeanette Badger



Jenna Rubin



Jess Elkon



Jessica Bohannon



Karen Fallon



Karen Taylor



Kari Smith



Kathy Standifird



Kelley Lindsey



Kerri Fife



Kristine Curtis



Mark Weissinger



Mary Frothingham

A patient who is seeing an oncologist in Grand Junction or SLC, can elect to have all of their treatments in either of those locations, or they can choose to have their first treatment out-of-town, and the remainder in Moab. “That happens a lot,” Audenried says. “A lot of people appreciate it. It would be a hardship (for some) to travel, especially when they’re not feeling well.” Some patients choose to travel to SLC or Grand Junction for every other treatment.

Audenried, 53, grew up in Blanding, and has worked at various hospitals. For the last 17 years she’s worked at Moab Regional, where she says she has gotten to know her patients and that it is like caring for family. “I love it,” she says. “It’s rewarding.”

She’s also thankful to be able to offer promising treatments during the COVID-19 pandemic for those who test positive for the virus and are at risk of becoming seriously ill.

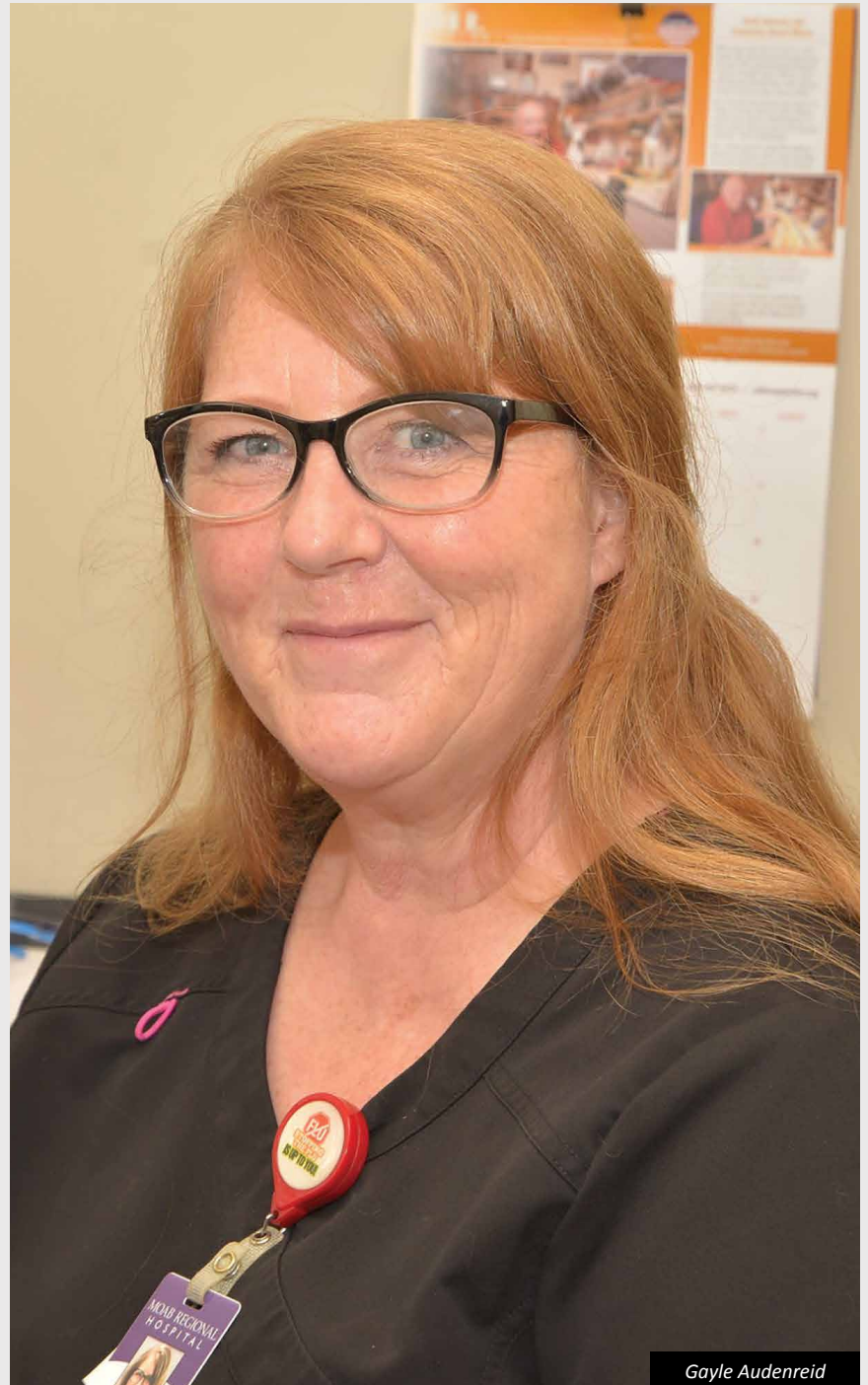
In November the federal government gave Moab Regional Hospital an allotment of a monoclonal antibody – a one-time infusion given to COVID patients. Those who are eligible for the treatment include people with chronic illnesses, heart failure, neurological disorders, or obesity. Candidates visit with an urgent care provider and fill out a screening sheet to see if they qualify.

“It’s been going extremely well,” Audenried said. Out of 46 doses administered since November, only one high-risk patient needed to be hospitalized. “It’s been great to be part of that and be able to offer something.”

Despite being exposed to ER patients who came in to the hospital with COVID, none of the staff contracted the virus. Nor has any patient contracted the virus at the hospital, says Director of Marketing and Community Relations, Christy Calvin.

“That’s just good leadership,” McGinty says. “It’s a massive testament to the quality of nursing care here.”

Moab Regional Hospital’s first COVID patient was Ernestine Largo, 44, who was on her way to Moab from Colorado in July 2020, for a nursing job she had lined up at MRH where she had worked previously. While driving to Moab she felt bad and pulled over to take her temperature, which had spiked.



Gayle Audenried



Michele Lesoine



Michelle Peterson



Mike Kelley



Mikenna Clokey



Misty Kovacs



Naomi Helquist



Nina Ross



Rochelle Shank



Rosanne Lewis



Ryan Huels



Sabrina Plesner



Sam McLaughlin



Sam Perna



Scott Brockmeier



Scott Clabby



Scott Fielding



Ernestine Largo

She pulled up to Moab's Urgent Care clinic as it was about to close. She was immediately given a Rapid-response test which turned out to be positive. After she went home to self-quarantine, the staff at MRH kept checking up on her. They discovered she had developed pneumonia and she ended up being hospitalized for a week. She believes she contracted the virus at a western Colorado hospital where she had been working previously.

Largo says that Moab Regional Hospital was more prepared for Covid patients than a lot of places. "They all helped me; they took care of me well," she says.

Largo, who is Navajo, currently works at the Urgent Care clinic – where she landed a year ago. She grew up on the Navajo Reservation in Arizona, where she says has lost 10 family members to COVID. She says people living on the reservation lack resources for proper care. She advises her sister on how to care for their elderly grandmother, who both live on the reservation.

Largo says she decided to become a nurse because she "wanted to do something that would make a difference." Largo began her career as a certified nursing assistant at a nursing home where they offered training. "That's where I started. I was working in geriatrics and felt better knowing I was helping people." She later became a medical assistant and then a Licensed Practical Nurse. She recently completed her RN degree.

In addition to good leadership, McGinty attributes Moab Regional's positive pandemic response, its good work environment, and high-quality care to the fact that the hospital is a nonprofit entity. That status allowed MRH to function as a default Moab Health Department, he says. "The hospital used its money to provide public health information. A for-profit hospital is not going to do that."

For the hospital's Chief Medical Officer, Dr. Dylan Cole, it's often the nurses that make the biggest impact on patients.

"Our nurses are the heart and soul of our medical team," says Cole. "It is our nurses who are at the bedside to help a patient in pain or suffering in the early hours of the morning, and it is their compassionate care that guides patients through the difficulties of their illness." ■



Tammy Tentler



Tammy Tucker



Tiffany Butler



Tina Kelch



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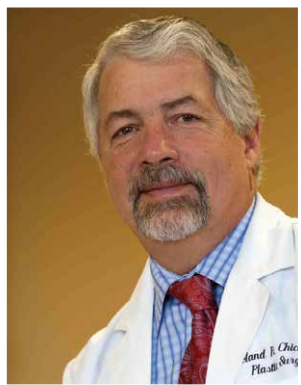


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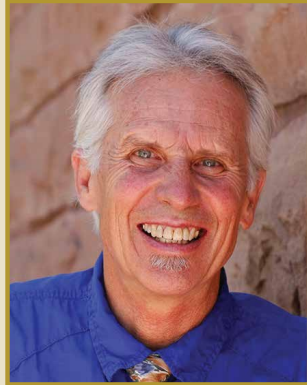
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Ahh Moab!



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Kevin Fitzgerald
Realtor
435.260.9890
kevinfitzmoab@gmail.com



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Welcome to Moab!

QUICK FACTS:

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

DIRECTORY OF OFTEN-REQUESTED INFORMATION

Area code 435 unless noted otherwise

MOAB CITY NUMBERS

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

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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
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Recycling Center: 259-8640

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

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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

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Arches Car Rental: 435-259-4959

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

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Sanitarian: 259-5602
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Sanitarian: 587-2021
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Jared Ehlers: 259-9499
Jim Keogh: 260-8127
Joe Sorensen: 260-5948
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Moab Construction: 259-8529
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Eco Logic: 259-6264
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Rarni Schultz

Branch Manager
NMLS #414150

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Britt Barton

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Merri Shumway

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



#1750682 / \$2,890,000
 Large Commercial Bldg. on 2.40 Acres. General Business Location.
 Very visible location with possible options.



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



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



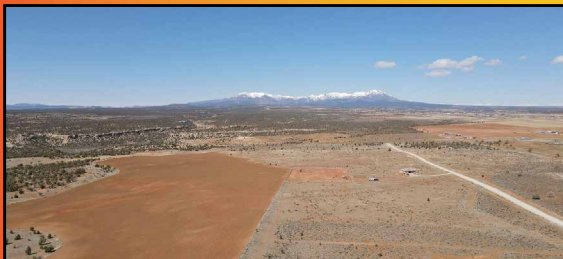
#1750683 / \$985,000
 2.19 Acre Hwy. Commercial Available. Allows 18 units per acre.
 All utilities available. Bring your plans and build your dream property.



#1750108 / \$850,000
 Excellent 1.20 Acre Parcel—zoned C-4 Commercial. A perfect location for a
 commercial, residential, or a mixed used development.



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



#1747288 / \$45,000
 Splendid mountain views in every direction. 4.15 AC, minutes from
Blanding City. No HOA fees, CC&Rs in place.



#1575316 / \$57,500
 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**.



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



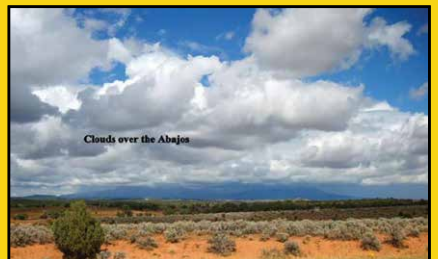
#1603069 / \$67,500
 1.20 acre lot in Bluff with CC&Rs. Electricity, city water
 meter, & telecom service at the lot.



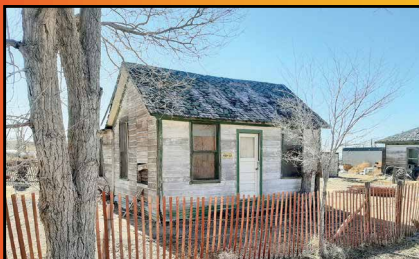
#1575311 / \$52,500
 0.76 acre lot in **Bluff**. Walk right up to the nearby ancient
 rock art panels, & cliff dwellings from this lot.



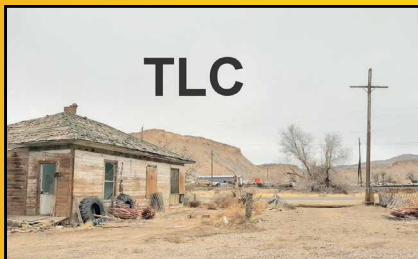
#1444616 / \$45,000
 Enjoy **Blanding's** clean country air & wide open spaces.
 Room for horses. CC&Rs allow modular homes.



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



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



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



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



#1736206 / \$305,000
 Love the location! Updated, site built home. Close to City
 Park, Aquatic Center, school, hospital, & churches.



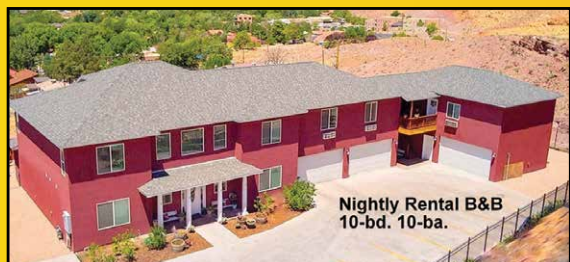
#1743655 to #1743660 / From \$469,000 to \$495,000 / Rancho Verde—New Development!

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



#1725862 / \$1,650,000

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



#1556734 / \$1,599,000

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



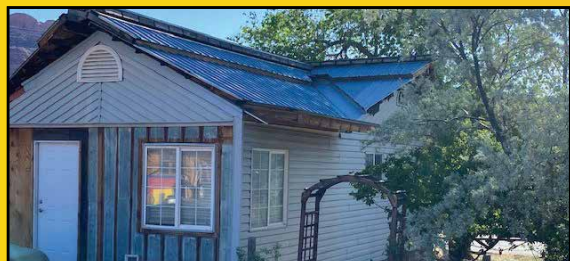
#1747200 / \$1,500,000

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



#1734727 / \$750,000

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



#1740066 / \$415,000

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



#1742382 / \$349,000

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



#1752017 / \$295,000

Move in Ready! Blanding's vast views & small town appeal are right here. Compact home with an open floor plan on a large 1.25 acre lot.



#1745594 / \$285,000

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



#1747243 / \$250,000

Well-maintained 4 bed 2 bath home in Blanding with tons & tons of storage. Fully fenced back yard with mature shade trees. A must see.

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