

MOAB AREA

real estate

FREE!
Volume 3, Issue 1

FEBRUARY-MARCH 2019

MAGAZINE

For the love of running

More runners and races calling Moab home

PLUS:

Meet Grand County's first hemp farmer
Moab's thriving coffee culture
Calendar of events
Directory of local info

INSIDE: The most complete local real estate listings



10

Table of Contents

FEBRUARY–MARCH 2019

Features:

- 10 Moab's thriving coffee culture
- 20 For the love of running
- 34 Meet Grand County's first hemp farmer
- 40 Calendar of local events
- 46 Directory of local information

Real Estate Listings:

- 3 Moab Premier Properties
- 4 Byrd & Co. Real Estate
- 14 Arches Real Estate Group
- 16 Anasazi Real Estate, Inc.
- 24 Real Estate Company of Moab
- 37 Countywide Realty
- 38 Moab Realty



20



34

MOAB AREA real estate MAGAZINE

Publisher, Editor: **Andrew Mirrington**

Graphic design: **Kristal Franklin**

Advertising sales: **Andrew Mirrington**

Contributors: **Rachel Fixsen, Sharon Sullivan, Molly Marcello**

Photographer: **Murice D. Miller**

Contributing editor: **Julia Myers**

Proofreader: **Louise Herndon**

Distribution: **Lucas Shorts**

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P.O. Box 1328, Moab, UT 84532 • 303-817-7569
andrewmirrington@gmail.com

Cover: Heidi Rentz running on the Hunter
Canyon Rim Trail near Moab. [Photo by Whit Richardson]

FEATURED LISTING!



Rare Opportunity, Three Unique Homes Near Downtown Moab

7.72 acres at 500 West and Kane Creek Blvd. Custom 2000 Sq Ft home built in 2001 by Hillis and Tuft, 5000 sq. ft. shop/garage with apartment, in ground swimming pool, and authentic Hogan with bathroom. Second home built in 1976 and totally renovated by Tuft in 2015 contains 2,464 sq. ft. with 3 bd. & 2 bath. Third home is immaculate 1966 double wide with 1,100 sq. ft.. Requires appointment to show this special property. You'll love being this close to town and easy escape to Kane Springs recreation area. Price: \$5,250,000.

Call Janie 435-260-1572 or Tom 435-260-1018 for a showing or more information



Downtown Moab C-3

Central Commercial Building Lot

at 141 E. 100 S. with frontage of 91 ft. and depth of 115.5 ft.. Will accommodate building of 9 possible vacation rentals for which I have schematics available upon request.
Price: \$600,000. MLS #1499132.

Call Janie 435-260-1572 for info or showing



Beautiful, Quality Custom Home

Permitted Bed and Breakfast, 5 bedroom, 5 baths with Beautiful Western theme. Plus a 1 bed, 1 bath Manager unit below the two car garage. Price: \$824,900. MLS #15593542.

Call Bryon at 435-260-1699



Beautiful 3 Bedroom, 2 Bath

well kept home with potential. Unfinished basement with roughed in plumbing. Great garden space in rear. Lots of parking. Price: \$365,000. MLS #1575685.

Call Bryon at 435-260-1699



Large Stucco Home

on large lot South facing, with 2 bd, 2 ba (2632 sq. ft.) & 2 car attached garage in Valley near Golf Course. Price: \$350,000. MLS #1571356.

Call Janie 435-260-1572



Exquisite Views

Premier Lot #33 at Bridger Jack Mesa with 13.34 acres and views of Behind the Rocks. Power transformer in, driveway roughed in. Price: \$325,000. MLS #1549699.

Call Janie 435-260-1572

Get Away From the Crowds - Quiet, 83.43 acres at Sunrise Country in San Juan County.

Off the grid, with County Maintained Roads, and school bus service. Oh the views. Priced at \$115,000. MLS # 1548410. **Call Janie 435-260-1572**

Deer Neck Mesa - 20.83 acres with great views from vantage point with views of many mtn. ranges,

off grid with solar potential. S.J. Co. Roads Owner/Agent. MLS# 1544106. Price: \$30,000. **Call Janie 435-260-1572**

Lovely Level Building Lot - At the end of Bonita St. in Valley View Subd.

Mature shade trees on Westerly side. Close to town. Utilities stubbed in. No short term . Priced at \$120,000. #1539604. **Call Janie 435-260-1572**

La Sal One Acre Lots - Lots 1 & 12, (each 1.0 acres) Wilcox Subd. In LaSal, adj. to each other, and bordered by Copper Mill Rd., LaSal Rd. & Mountain View Dr., both are corner lots. #1564685 (lot 1) #1564692 (Lot 12) each priced at \$18,000.00. **Call Janie 435-260-1572**

NEW LISTING



DOWNTOWN DEVELOPMENT OPPORTUNITY!

Home: 3 Bed | 3 Bath | 2,103 Sq. Ft. | Mobile Home | Shop | 26.53 Acres
 MLS#1576989 | \$2,300,000
 Becky Wells - 435.260.2842

NEW LISTING



SIMPLIFIED LIVING IN TOWN!

3 Bed | 3 Bath | 1,896 Sq. Ft. | 0.14 Acre
 MLS#1580325 | \$409,000
 Becky Wells - 435.260.2842

NEW LISTING!

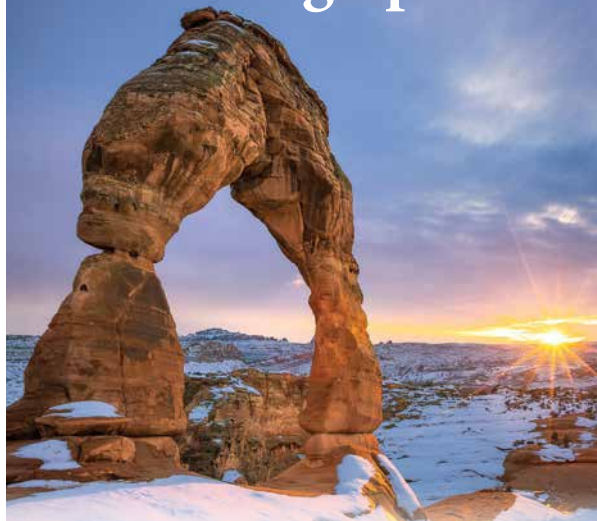


FULLY FURNISHED NIGHTLY RENTAL

3 Bed | 3 Bath | 1,608 Sq. Ft. | 0.11 Acre
 MLS#1574166 | \$459,000

Heidi Blake - 435.260.8185 & Becky Wells - 435.260.2842

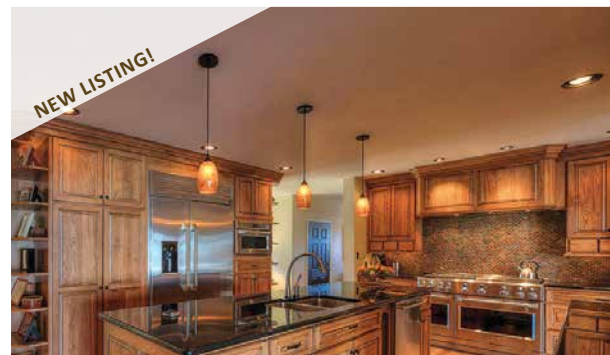
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free listing updates



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 home, or on the go, our site works
 flawlessly on multiple devices so you can
 find the information you need.

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NEW LISTING!



MUST SEE HOME DOWN TOWN!

3 Bed | 3 Bath | 2,608 Sq. Ft. | 0.53 Acre | Water Well
 MLS#1579251 | \$739,900

Becky Wells - 435.260.2842 & Lenore Beeson - 435.260.2135

NEW LISTING
 ON SUNDIAL!



NEWLY REMODELED WITH UPGRADES!

3 Bed | 2 Bath | 1,404 Sq. Ft. | 0.17 Acre
 MLS#1576994 | \$349,000

Heidi Blake - 435.260.8185 & Becky Wells - 435.260.2842

NEW LISTING!

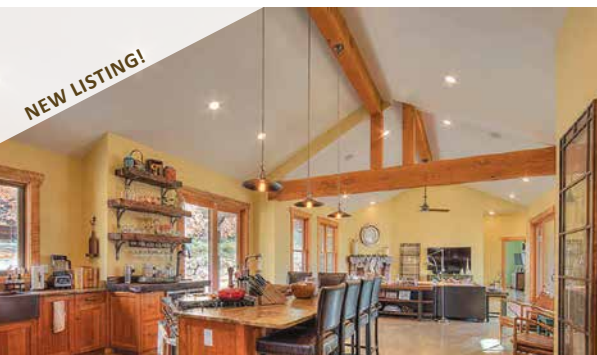


IMMACULATE HOME WITH PRIVATE PORTAL VIEWS

3 Bed | 2 Bath | 1,510 Sq. Ft. | 0.18 Acre
 MLS#1578032 | \$329,900

Becky Wells - 435.260.2842

NEW LISTING!



BREATHTAKING HOME - WHITE HORSE SUBDIVISION!

3 Bed | 3 Bath | 2,425 Sq. Ft. | 0.61 Acre
 MLS#1571988 | \$749,000

Becky Wells - 435.260.2842

NEW LISTING!



HIGHWAY COMMERCIAL DEVELOPMENT OPPORTUNITY!

Home: 3 Bed | 2 Bath | 1,568 Sq. Ft. | 2,901 Sq. Ft. Shop | 0.6 Acre
 MLS#1575325 | \$725,000

Heidi Blake - 435.260.8185

BYRD & Co.
 REAL ESTATE EST. 2015

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NEW LISTING!

FULLY FURNISHED SOLANO VALLEJO UNIT!

2 Bed | 2 Bath | 1,160 Sq. Ft.
MLS#1579553 | \$339,000
Lenore Beeson - 435.260.2135



NEW LISTING!

CLOSE TO TOWN AND TRAILS!

3 Bed | 2 Bath | 1,440 Sq. Ft. | 0.22 Acre
MLS#1579144 | \$325,000
Lenore Beeson - 435.260.2135



UNDER CONTRACT!

TURN KEY UNIT IN MOAB'S POPULAR GONZO INN!

2 Bed | 2 Bath | 950 Sq. Ft.
MLS#1561676 | \$395,000
Kali Bischoff - 435.260.9906



DEVELOPMENT POTENTIAL IN MOAB'S OLD TOWN

1.84 Acres | Trailer Park with 11 Trailers
MLS#1568605 | \$1,999,999
Lenore Beeson - 435.260.2135



COMING SOON!

Canyon Shadow

NEW CONSTRUCTION ZONED FOR NIGHTLY RENTALS!

3 Bed | 3 Bath | 1,879 Sq. Ft. | 1 Acre
MLS#1569870 | \$449,000
Lenore Beeson - 435.260.2135



SPRING WATER RIGHTS AND WELL!

HIGHWAY COMMERCIAL ACREAGE!

5.02 Acres | San Juan County | La Sal Jct.
MLS#1561594 | \$349,000
Becky Wells - 435.260.2842



BUILD YOUR DREAM HOME IN KAYENTA HEIGHTS!

5.22 Acres | Utilities Available | La Sal and Red Rock Views
MLS#1568800 | \$220,000
Becky Wells - 435.260.2842



**SOLD!
LIST WITH US!**

GREAT LONG TERM RENTAL INVESTMENT OPPORTUNITY IN DOWNTOWN MOAB

Unit A 3 Bed, 2 Bath | Unit B 2 Bed, 1 Bath | 1,856 Total Sq. Ft. | 0.33 Acre
MLS#1567785 | \$362,500
Lenore Beeson - 435.260.2135



**SOLD!
LIST WITH US!**

360 DEGREE VIEWS FROM LASALS TO MOAB RIM

4 Bed | 3 Bath | 2,746 Sq. Ft. | 2.09 Acres
MLS#1487825 | \$885,000
Becky Wells - 435.260.2842

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BRIGHT AND SPACIOUS HOME ON LARGE LOT!

4 Bed | 2 Bath | 2002 Sq. Ft. | 0.52 Acre
 MLS#1569730 | \$349,000
 Lenore Beeson - 435.260.2135



HIGH DESERT RETREAT COMPLETE WITH INDOOR POOL

4 Bed | 4 Bath | 4,366 Sq. Ft. | 1.23 Acres
 MLS#1556776 | \$535,000
 Lenore Beeson - 435.260.2135



COMING SOON!

Canyon Shadow

CUSTOM TWIN HOME ZONED FOR NIGHTLY RENTALS!

3 Bed | 3 Bath | 1,879 Sq. Ft. | 0.08 Acre
 MLS#1563130 | \$449,000
 Lenore Beeson - 435.260.2135



MAKE YOUR MARK IN ESTRELLA ESTATES

1 Acre | San Juan County | Utilities Available
 MLS#1552254 | \$149,000
 Lenore Beeson - 435.260.2135



FEATURED AGENT
LENORE BEESON

Associate Broker
 435.260.2135

Lenore@MoabByrdCo.com

"Lenore Beeson. She was a proactive partner in helping us not only find the right property but then guide us through a complicated closing process, always focused on us as the clients and making sure the lenders, inspectors and title company stayed on track. She knows the market, knows the transaction process inside and out, and listens to the client carefully to ascertain needs. I would recommend her and the Byrd&Co team without reservation to anyone seeking a real estate agent in Moab."

- D.K. Review Left on Facebook 1/20/2019



SOLD!
 LIST WITH US

PORTAL VIEWS AND IN TOWN LIVING!

3 Bed | 3 Bath | 1,900 Sq. Ft. | 0.14 Acre
 MLS#1557753 | \$465,000
 Becky Wells - 435.260.2842



STUNNING HIGH DESERT ESCAPE

120 Acres | Raw Land | San Juan County
 MLS#1556357 | \$100,000
 Sue Shrewsbury - 435.260.1479



BEAUTIFUL HOME BUILT WITH VIEWS IN MIND!

3 Bed | 3 Bath | 2,050 Sq. Ft. | 0.87 Acre
 MLS#1552242 | \$619,000
 Sue Shrewsbury - 435.260.1479



SOLD!
 LIST WITH US

TURN KEY RIM VILLAGE VISTAS UNIT

3 Bed | 3 Bath | 1,562 Sq. Ft.
 MLS#1554693 | \$449,000
 Becky Wells - 435.260.2842



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SPACIOUS IN TOWN TWIN HOME
 4 Bed | 3 Bath | 1,688 Sq. Ft. | 0.12 Acre
 MLS#1545693 | \$355,000
 Lenore Beeson - 435.260.2135



BUILDING LOT TUCKED INTO THE FOOTHILLS OF THE LASAL MOUNTAINS
 1.50 Acres | Power Available | Pack Creek
 MLS#1550468 | \$260,000
 Sue Shrewsbury - 435.260.1479



**WILSON ARCH
 COMMUNITY!**

DINING WITH UNOBSTRUCTED VIEWS OF WILSON ARCH

Plans already approved for a 6,600 Sq. Ft. restaurant and gallery building, excavation for access and loading doc complete 5.68 Acres | MLS#1530207 | \$300,000
 Sue Shrewsbury - 435.260.1479 & Lenore Beeson - 435.260.2135



PHASE 1 RESIDENTIAL LOT

1.03 Acres | Wilson Arch | San Juan County
 MLS#1533144 | \$69,500
 Sue Shrewsbury - 435.260.1479 & Lenore Beeson - 435.260.2135



APPROVED SUBDIVISION JUST NEEDS UTILITIES

134.07 Acres | Plated & Staked for 72 Lots | Wilson Arch
 MLS#1530205 | \$1,400,000
 Sue Shrewsbury - 435.260.1479 & Lenore Beeson - 435.260.2135



**SOLD!
 LIST WITH US**

TURN KEY BED & BREAKFAST TWO BLOCKS OFF MAIN STREET

8 Bed | 8 Bath | 4,627 Sq. Ft. | 0.35 Acre
 MLS#1498451 | \$2,400,000
 Becky Wells - 435.260.2842



**UNDER CONTRACT,
 TAKING BACKUPS!**

ESTABLISHED GRAPE VINES WITH CASTLE ROCK VIEWS

2 Bed | 2 Bath | 2,746 Sq. Ft. | 4.62 Acres
 MLS#1486962 | \$385,000
 Lenore Beeson - 435.260.2135

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FLAT IRON MESA ACREAGE BORDERING BLM LAND

22.36 Acres | Power Available | Well Drilled
MLS#1545341 | \$299,000
Kali Bischo - 435.260.9906



CHARMING HOME IN LASAL WITH DETACHED GARAGE

4 Bed | 2 Bath | 1,820 Sq. Ft. | 2.17 Acres
MLS#1541242 | \$199,900
Sue Shrewsbury - 435.260.1479



**SOLD!
LIST WITH US!**

FRAMED VIEWS OF CASTLE ROCK

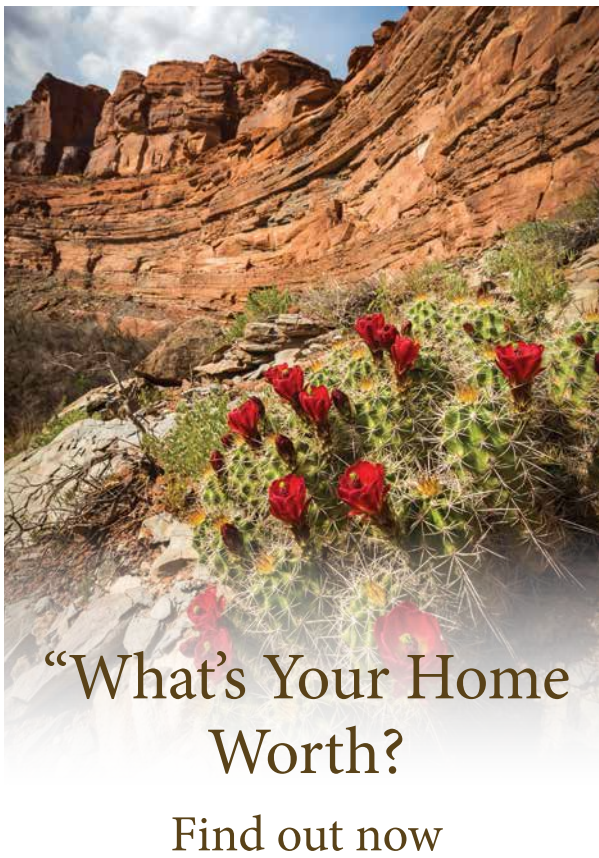
3 Bed | 2 Bath | 2,016 Sq. Ft. | 5 Acres
MLS#1534128 | \$369,000
Sue Shrewsbury - 435.260.1479



PRICE REDUCED!

ACREAGE IN OLD LASAL WITH 360 DEGREE VIEWS

10.20 Acres | Power Available
MLS#1539907 | \$85,000
Lenore Beeson - 435.260.2135



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PRIVATE SETTING ABOVE IT ALL

8.98 Acres | San Juan County
MLS#1568179 | \$249,000
Lenore Beeson - 435.260.2135



AMAZING 360 DEGREE VIEWS FROM THIS HILLTOP LOT

12.50 Acres | Water & Power Available
MLS#1535704 | \$329,000
Becky Wells - 435.260.2842



BUILDING LOT WITH ICONIC CASTLE VALLEY VIEWS

4.62 Acres | Castle Valley
MLS#1517438 | \$125,000
Sue Shrewsbury - 435.260.1479



NATIVE LANDSCAPING AND LASAL MOUNTAIN VIEWS

8.78 Acres | San Juan County | Bridger Jack Mesa
MLS#1517623 | \$139,000
Sue Shrewsbury - 435.260.1479



LARGE BUILDING LOT WITH NICE NATIVE LANDSCAPING

2.60 Acres | Sub-Dividable | Utilities Available
MLS#1580020 | \$210,000
Sue Shrewsbury - 435.260.1479



OFFICE BUILDING ONE BLOCK OFF MAIN STREET

1 Bath | 1,305 Sq. Ft. | 0.11 Acre
MLS#1510092 | \$499,900
Lenore Beeson - 435.260.2135



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NOW TAKING RESERVATIONS



Vista Antigua

Becky Wells - 435-260-2842



COMPLETE INTERIOR REMODEL

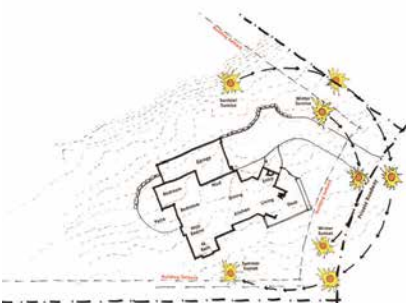
LOT 7 | 4 En-Suite Bedrooms | 5 Bathrooms | 4,495 Sq. Ft. | 1.98 Acres

Vista Antigua #1
Lot 31



#1 LOT 31 | 3 Bedrooms | 2.5 Bathrooms | 2,410 Sq. Ft. | 0.40 Acres

Vista Antigua #2
Lot 1



#2 LOT 1 | 3 En-Suite Bedrooms | 5.5 Bathrooms | 2,825 Sq. Ft. | 1.36 Acres

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Coffee Culture

An array of thriving local shops and roasters satisfy Moab's coffee cravings

Written by Molly Marcello | Photography by Murice D. Miller

Coffee is the fuel of adventure. This, according to the many baristas, roasters, and other fine curators of quality local coffee here in Moab.

People who might know a thing or two about a good cup and a good time.

The sheer number of coffee shops per capita in Moab might immediately prove this connection. Sure, the wild desert and mountains might be the main draw, but you'll likely want a cup of coffee when taking them on. You can find quality local brew at bakeries and sandwich shops, tiny drive-through shacks, and bumping elbows with mechanics at local bike shops.

In addition to the numbers, it's the passion, enthusiasm, and general "local-vore" attitude that make coffee culture here particularly inter-

esting. Sure, at least one corporate coffee slinger exists in Moab, but it's the independent shops that are dominant here.

"Homogenization, sterilization is not so attractive anymore. Character is what people want."

This, according to Bob Owen, a man synonymous with coffee in Moab. If locals aren't referring to him fondly as "Get A Job Bob" (a title earned before the launch of his Moab-based roasting empire), they know him simply as "Coffee Bob."

When "Coffee Bob" isn't roasting his single-ori-

gin specialty Fresh Moab Coffee in his 100-year old antique machine, he can be spotted tooling around town in his small white truck making deliveries. From the local co-op to boutique bed and breakfasts, Owen and Fresh Moab Coffee are all over this town, feeding both the desire for local goods and caffeine.

"People want something that resonates, something that's had somebody's hands on it," Owen said. "They have a hunger for not just the 'same old, same old.' And it's only in a small local area where that seed has enough light to grow."



Blending Coffee and Community

A stone's throw from Moab's Main Street is a small espresso bar inside local bike shop, Bike Fiend. Wooden tables, carefully arranged plants, and Fresh Moab Coffee espresso provide welcome respite for locals and visitors alike.

"I think a lot of people are becoming conscious about buying local," said manager Andrea Grace. "If you can get it right here, why buy it from states away? I like supporting that super local, community vibe. I can just call [Owen], 'yo, can I get five pounds'...It's just a beautiful thing to be able to get fresh roasted coffee still hot in the bag."

Moab is home to not just one local coffee roaster, but two. Close enough to the U.S. Post Office for locals, and to the t-shirt shops for tourists, Moab Coffee Roasters blends both worlds in their shop. They roast fair trade, organic beans onsite, using recipes from recently retired roast-master, Brent Adams. Popular blends like Arches, Full City, and Three Sisters keep their Diedrich roaster going seven days a week during the busy season.

"As soon as we get a batch out, it's out the door," said general manager Tiara Hunter. "I don't know if it's that we get all organic beans and they're roasted fresh in house ... [but] we also have a unique way of roasting the coffee. It's not traditional as far as temperatures and times go. It was all created by Brent [Adams], and it's really produced an amazing flavor."

Just like their diverse blends, Moab Coffee Roasters attracts many different kinds of people. Locals play board games and sip house brew as Europeans check email over espresso.

"We have our morning regulars, they love to come when we open and play Scrabble or do crosswords with each other," Hunter said. "We also have a huge group of people from all over the world that come here just as tourists. They try our coffee and are hooked on it. Every time they come to Moab they make it a point to stop here. They're not 'local' local but they're regulars to us."

Longtime Moab Coffee Roasters barista Aaron Aboites says the best part of his job is getting to know these 'regulars' – from down the street and around the world.

"I see some people who come in every year – it's nice to see them every season," Aboites said. "This town is always 'go, go, go.' So I feel like coffee is a stop for people to chill for a second. They'll get a little drink, enjoy it here for a minute, then go on about their day."

Just down the block on Main is one of the newest coffee shops on the local scene, Moab Garage Company, opened by husband and wife team Erin and Ryan Bird in 2017. They serve a bit of everything, but Erin Bird says Utah-roasted La Barba coffee was "central" to their shop's vision.

"There are some great coffee shops and roasters here in Moab," she said. "We felt giving locals and tourists a different option would contribute best to the Moab coffee scene."

A long espresso bar at Moab Garage Co. allows for people to interact with their coffee – and those who prepare it – in many different ways. Bird says some customers tuck in for the long haul, others are knocking back an espresso before work.

"Coffee brings people together from all walks of life," she said. "We love it when the shop fills up with people all sharing the commonality of an appreciation of a great cup of coffee served with a smile."

That built-in local coffee culture – embraced by locals, sought-out by visitors – has allowed even newer shops like Café Italiano to thrive in Moab. Owner Huseyin Deniz just opened the small pop up trailer last fall, serving both Moab Coffee Roasters espresso and Italian style paninis.

"Moab has more than four million tourists during the season. Many of those people are from Europe. Those guys have a culture that after their meal they should drink good espresso or coffee," said Deniz. "It's [about the] aroma, the flavor, the taste. There's a social aspect to coffee, too. The Europeans have this mentality – people will come get coffee and talk with others."

Top left: Bob Owen, owner of Fresh Moab Coffee, at work in January 2019. **Top right:** Moab Coffee Roasters barista and roaster Shannon Leopold, left, and General Manager Tiara Hunter inspect fresh-roasted coffee beans.





Coffee, Adventure Get Personal

Coffee is one of the most widely consumed beverages worldwide, and so the demand for it in Moab – driven by visitors across the country and globe – is no surprise. But its local popularity is unique when viewed through the lens of small town Utah. In a state where a large percentage of people refrain from caffeine consumption for religious reasons, Moab is – well, different.

"I think Moab's a unique place within the state of Utah and on the forefront of coffee culture," said Red Rock Bakery owner Howard Trenholme. "You can go to other parts of the state and have a tough time finding a decent cup of coffee. Not here."

Trenholme largely credits Moab's visitors for creating the initial demand for coffee. But locals maintain the trend, he says, and have allowed Red Rock Bakery to thrive serving fresh baked goods – and Fresh Moab Coffee – even during the off-season.

"Coffee is a very important part of people's lives. So the choice of your bean is important," Trenholme said. "...My roaster is so passionate about the coffee that I know I'm receiving a product that I'm proud to serve. I'm even more proud to serve it knowing its roasted here in Moab."

According to Moonflower Community Co-operative Manager Derek Whitworth, bags of Fresh Moab Coffee and Moab Coffee Roasters beans are some of the most in-demand products in the entire store. They may cost a

few dollars more than nationally-distributed beans, but Whitworth said people buy them for their quality and direct buying power to a local industry.

"There's a feeling of direct support when you're buying from a local vendor," Whitworth said. "That seems like fair trade in our community – [customers] know where their money is going. It's going directly to that person."

For Owen, Fresh Moab Coffee is nothing if not personal. He "cherry-picks" specialty beans from the growers he trusts. He also only roasts single origin coffees because he wants people "to learn what Bolivian coffee tastes like versus coffee from Java or Ethiopia." But perhaps it's his refusal to market to a larger audience in order to maintain his promise to that first word that makes his business so community-centric.

"If you're doing something that has meaning then, for me, you can't have money as the first order of business. It's not business in a capital sense, this is business in a personal sense," Owen said. "The idea is to serve and gratify those people who can understand it and benefit from it here and now."

When you're talking about coffee in the present moment, one of its more uniquely "Moab" expressions can be found at the espresso bar of Chile Pepper Bike Shop. The shop has served Fresh Moab Coffee since Owen first started out, pioneering the blend of mountain bikes with locally roasted brew.

"You ride bikes, you drink coffee – they go together," explained Chile Pepper employee Amrah Hubbard. "Without coffee it wouldn't really be the complete package."

In the early morning before the store opens, Chile Pepper's employees will gather together with their favorite coffee mugs to chat about the day ahead. Later, strangers will congregate at the espresso bar before heading out to the mountain bike trails.

"You'll have Dutch people, Swiss people sharing an espresso in the morning," Hubbard said. "They didn't know each other two minutes ago but by the time they get on the shuttle to go up the mountain they're kind of like friends because they've had a cup of coffee."

Owen says this connection, between a quality Moab adventure and quality local coffee is simple, really. "The world of adventure and coffee go hand in hand," he says.

He mentions John Wesley Powell's infamous expedition through the Grand Canyon on the Colorado River. Late in the trip, three men in Powell's party make a decision to leave the group and fend for themselves, a decision that likely cost them their lives. Owen knows why they risked everything.

"Things were getting rough, they're low on supplies. Then they ran out of coffee. Well, that's when the three guys say, 'eff this' and climb out of there," Owen said. "They're never seen from again. It was when there was no coffee that the adventure took on a whole new meaning." ■

Top left: Friends Ken Malas, left, Judy Rousso, and Rick Donham gather regularly at Moab Coffee Roasters for a game of Scrabble and caffeinated beverages. **Top right:** On a cold day, mountain bikers take a break to make fresh, hot coffee along the trail. [Photo by Whit Richardson] **Opposite page:** Images of many of Moab's local coffee outlets. Photos by Murice D. Miller, except as noted. **Top row:** Moab Garage Co [Courtesy photo]; Cafe Italiano; Red Rock Bakery. **Second row:** Moab Diner [Courtesy photo]; Wicked Brew [From Facebook]; Moab Bike Fiend. **Third row:** Sweet Cravings [From Facebook]; Chile Pepper Bike Shop; Moab Grill [From Facebook]. **Bottom row:** Eklekticafe [Courtesy photo]; Moab Coffee Roasters; Dave's Corner Market [From Facebook].



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Moab, Castle Valley, La Sal, Monticello, Blanding, Bluff,
Thompson Springs, Green River & Ticaboo.



#1578218 / \$217,800
This **0.26 acre** parcel qualifies for Moab's new **HDH-15 zone**. Near Pack Creek with shade trees & great views of the La Sal's & Redrock West Wall.



#1464139 / \$1,400,000
5.06 Acres for Developers. Fenced yard with lots of water, 2 water wells. Zoned RR! Equestrian Center is close by. Views of the La Sal Mts & Redrocks.



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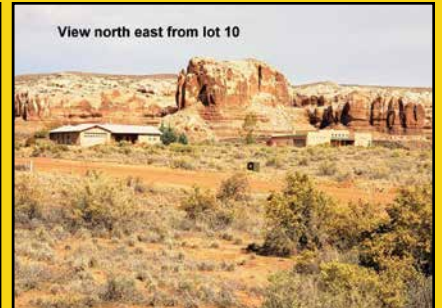
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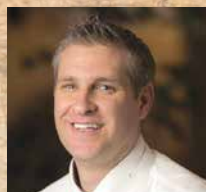
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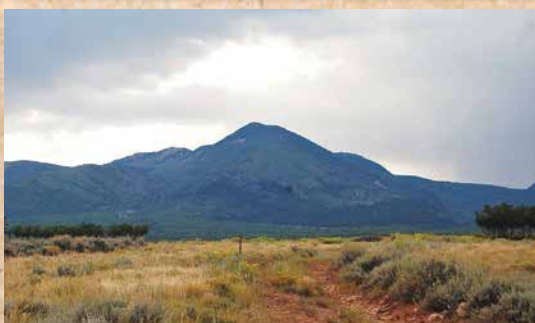
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For the LOVE of RUNNING

Growing popularity of the sport draws national attention to the region

Written By Sharon Sullivan | Photography by Murice D. Miller

Avid long-distance runner Matt Olding remembers when there were few running competitions in Utah and no such thing as a “trail running shoe.” These days, in Moab alone, there are 15 running race events that take place each year, plus there’s a running club in town, a tour company specializing in the sport, and two camps for runners. There’s even a Moab-based website dedicated to running.

Bryon Powell and Meghan Hicks own irunfar.com, where they post runner profiles, articles on ultramarathon training, a section titled “Running on Science,” articles on first-aid, and a “Trail Running 101” feature. The website also publishes reviews of gear, including shoes and apparel, as well as a compilation of destination dirt trail guides from around the world. “On the global scale, they’re ‘it’ for understanding trail running, and why the sport has blossomed,” says Olding, a local freelance computer designer and drafter. “We’re lucky to have them in our town.”

In January, Olding, 54, and his wife Andrea, 46, were busy training for February’s Moab Red Hot 33K, organized by Grassroots Events. When they’re not training, the couple typically runs three to five times a week during the winter. The Moab Red Hot (which also includes a 55K race) typically kicks off the trail race season, Olding says. In April, Grassroots sponsors the Amasa Run, which includes a 10.5K, 15K, and 25K.

A division of Moab’s Canyon Voyages Adventure Company, Grassroots Events offers running tours for both beginners and ultrarun-

ners alike. Professional running guides, who are certified as Wilderness First Responders, lead participants on various courses. “We get people, families, from all over the country,” co-owner and president Brian Roe says. “We also do a river rafting and running event, where you run in the morning and raft in the afternoon,” Roe says. “We’re looking at formulating a race that incorporates mountain biking, running, and rafting.”

While Moab is famous for its mountain biking culture, trail running has also captured national





attention. In 2017, Denise and Justin Ricks bought the Canyonlands Half Marathon from longtime owner and race director Ranna Biescheke. “The Canyonlands Half Marathon was named one of the top 50 races in the world by *Runner’s World UK* magazine in July 2018,” Denise says. “That’s a really big honor, (considering how) many races are held all over the world. So, we’ve gained some notoriety.” The race draws participants from across the country, as well as overseas.

The Ricks met each other while running cross-country at the University of Colorado in Colorado Springs. Their two teenagers run cross-country at Grand County High School. “Justin and I have been runners our whole lives,” Denise says. “It was important that our kids like the sport that is important to us. We took them everywhere. Justin would go for a run and the

kids and I would hike, run, eat snacks, enjoying being outside. They took to it.”

Still, both Denise and Justin gained weight with parenthood, she says. Once their children were older, they began running more often, until eventually they were back to running nearly every day. “We lost over 100 pounds between the two of us,” Denise says. “Justin went from being overweight to winning the Eugene Marathon (2 hours and 22 minutes) in 2011. He won the 100K National Trail Championship in Texas, in 2017.”

After the Eugene Marathon, Justin decided he wanted to start hosting races, beginning with the “Behind the Rock Ultra” – a Moab race in its sixth year that takes place the week after Canyonlands Half Marathon. The Ricks founded Mad Moose Events, which organizes three trail runs and four road races each year in Moab.

Running retreats

As former editor of *Trail Runner Magazine*, Elinor Fish, of Carbondale, Colorado, visited a lot of trail running destinations, including Moab. In 2010, she founded “Run Wild Retreats and Wellness” a travel tour operation specializing in trips for runners. Several of Fish’s Run Wild retreats — for women 21 and older — have been held in Moab.

“It’ll be our fifth year bringing runners to Moab; a lot of them haven’t been there before — it’s a new experience running in desert,” Fish said. Based out of Red Cliffs Lodge, there are two four-day retreats, scheduled for the spring — March 28-31, and April 4-7. Run Wild retreats typically attract 14-18 women, ranging in ages from early 20s to mid-60s. “We combine guided trail runs with mindfulness coaching,” Fish said.



Top: In a previous Canyonlands Half Marathon, runners are greeted by the drumming of Moab Taiko Dan. **Bottom left:** A competitor in the 2017 Moab Red Hot Race. [Courtesy Moab Red Hot / Grassroots Events] **Bottom right:** Grand County High School’s Kaylah Ricks. **Opposite page:** Danelle Ballengee and Lucy running up the steep and rocky Dave’s Trail above Moab.



Participants learn to reduce stress by using mindfulness techniques, and by letting go of stress, can relax and enjoy the running more, she says.

Fish credits Moab's mountain biking community and other non-runners for building many of the great trail systems in the area. "There are so many places in Moab with beautiful vistas, whether you're overlooking the Colorado River valley or running below the cliffs, or viewing the La Sal mountains. It's such a big open landscape, with a glimpse of grandeur. And it's so accessible."

The Washington Post published a story about Run Wild Retreats in 2017, creating more national exposure to the region's running culture. The article ran in newspapers nationwide.

Longtime trail runner and race organizer Danelle Ballengee drew international attention after an accident while running solo in Moab's backcountry where she tumbled 60 feet, and was forced to spend two nights outside in freezing temperatures. She was rescued after her dog Taz led rescuers to where she lay injured. The incident was featured on a half-dozen national television programs, and is still

available on Netflix's "I Shouldn't Be Alive" series.

Ballengee continues to organize the Moab Trail Marathon and the Moab Spring Trail Run, plus a duathlon — a combined running and mountain biking event. She says her running accident made her realize how much she loved running, and how it was her motivation for getting better. "I like the simplicity of it — being able to explore, go places. You can stay in shape, get healthy. All you need is a pair of shoes," Ballengee says. "I go out on the trail, my dog and I, we get away from it all. It's my time to meditate and think. It's therapeutic for me. That's why I run."

Starting young

In 2018, Justin and Denise Ricks' daughter Kaylah won the 3A State cross-country championship for Grand County High School. In 2007 and 2008, the high school's Dayna VanArsdol won back-to-back state championships — which earned her a running scholarship to Southern Utah University in Cedar City.

"The sport builds mental toughness that will benefit them for the rest of their lives," GCHS

track and cross-country coach Randy Martin says. "At the high school level, we try and work with them and develop life skills, and that success requires hard work and practice every day."

Several years ago, Martin, and his assistant Trish Hedin formed a running club to encourage year-round distance running for students in grades six through twelve. The club currently has 10 girls and a dozen boys. During winter's off-season, students run from 4-5:30 p.m., two days a week, and Saturday mornings, 8-9:30 a.m. In the summer, students rise early three days a week to run for an hour-and-a-half, starting at 6 a.m. Students meet at a variety of running locations — Lion's Park, the Moab Golf Course, Rotary Park, the Sand Flats trails, and the Mill Creek Pathway.

"The wonderful thing about Moab is these different venues. Kids don't get bored," Martin says.

Neither do adults become tired of all the places to run around Moab. "One of the reasons I moved to Moab (18 years ago) was for the great trails," Olding says. "[It's the] variety of trail systems." ■



Top left: Tammy Barts runs along Jackson's Trail overlooking the Colorado River during a Moab Mindful Running Retreat. [Photo courtesy of Elinor Fish/Run Wild Retreats + Wellness]

Top right: Grand County High School's Running Club coordinator Trish Hedin, second from left, and students (from left) Jonathan Martineau, Bella Welch, Jessie Anderson, Jamison Hawks, pause for a photo during a run along Moab's Mill Creek Pathway.

Bottom: Andrea and Matt Olding running up the Moab Rim Trail in January 2019.

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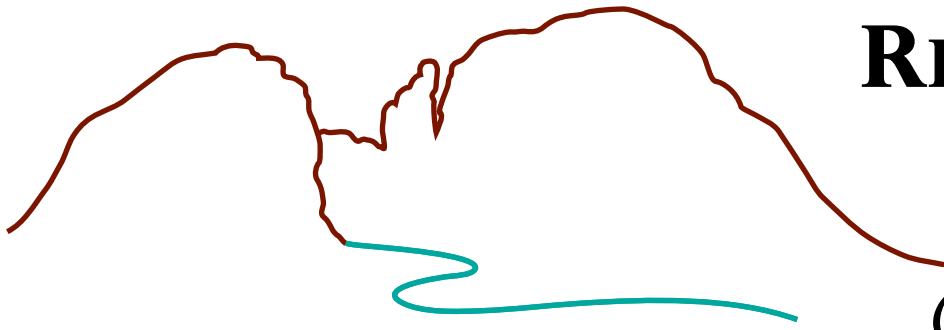
GATEWAY TO ARCHES, CANYONLANDS, DEAD HORSE POINT!



HERE IT IS!

Be seen first, by the more than 7,500 vehicles per day traveling to and from downtown Moab! Easy highway access, close to 4x4 routes, mountain bike trails, endless recreation. Well with deeded water rights for 60 unit hotel, 30 seat cafe, 3 commercial units, 3 residential units; engineered septic system; power on site. The perfect site for an RV Resort, Hotel, 4x4 Camp, and more!

- **12.41 Acres; 1,500 FT Frontage!**
- **Resort Special Zoning in Place**
- **Offered at \$1,500,000 #1562898**



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A PERFECT CANVAS FOR YOUR VISION



WEST CENTER

Fantastic development opportunity in the downtown core! This lush, beautifully treed parcel is zoned Moab City C-2, which allows for an array of commercial and residential uses including lodging, dining, retail, apartment complexes, and more. The 4 bed, 3 bath 1,818 sf home is ideal for a Bed & Breakfast or vacation rental! One of a kind in the central walking district!

- Downtown Walking District
- 1.23 Acres, Moab City C-2 Zoned
- Offered at \$1,100,000 #1518237

360 DEGREE VIEWS

This exquisitely detailed 3 bed, 2 bath, 2,792 SF home is perfectly designed to celebrate high desert beauty and awe-inspiring views. Natural materials are featured throughout the home. Fabulous floorplan, with private Master wing. Extraordinary outdoor living spaces, cliff-side studio/teahouse, two car garage, large shed/shop, gorgeous setting on two lots with gated access.

- On Two Lots!
- 21.5 Acres, Gated Access
- Offered at \$998,000 #1377302



STUNNING VIEWS BEHIND THE ROCKS



MODERN LUXURY, SOUTHWEST CHARM



MODERN WEST

Exceptional 4 Bed, 3 Bath, 2,575 SF Southwest style home, beautifully situated on 1.14 fully fenced acres with superb red rock and mountain views. Elegance in design and quality in the details throughout. Fully automated with remotely accessible security system, heating and cooling, electronics, and more. Gorgeous remote Master Suite with patio; magnificent outdoor living spaces!

- 1.14 Acres, Fully Fenced
- Heated 3 Car Garage, 60' RV Pad
- Offered at \$875,000 #1575652

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EXCEPTIONAL IN-TOWN LUXURY HOME!



DOWNTOWN COUNTRY ESTATE

This exceptional country-chic luxury home is situated in the heart of downtown Moab on a private, lush, creek-side parcel. You will love the quality of construction and finish, the gracious spaces, and beautifully functional floorplan. Superb main level with open living areas, mud-room, guest bedroom; upper level features stunning main suite with sitting area, huge family room.

- 6 Bed, 3.5 Bath, 4,171 SF
- 1.22 Acres; 4 Car Garage
- Offered at \$875,000 #1568846

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.

- 2 Bed, 2 Bath, 3,372 SF
- Grid-Tied Solar System
- Offered at \$846,000 #1325867



GREEN LIVING, UNCOMPROMISING ELEGANCE



CRAFTED IN HARMONY WITH THE LANDSCAPE



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

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



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SIMPLY STUNNING HIGH DESERT HOME



PERFECTION IS IN THE DETAILS

This gorgeous property is tucked into a glorious landscape, with endless recreation just moments away. Impeccable quality and perfect detail are the hallmarks of this beautiful home. Beyond this is a feeling of welcome, a sense of place, and a sensibility toward easy living that elevates it into something truly special. Master Suite with fireplace, huge patio, outdoor shower, full gym.

- 2 Bed, 2 Bath, 1,872 SF
- 2.63 Acres; 3 Car Garage
- Offered at \$747,000 #1553945

SWEET ADOBE HOME

Fully furnished and beautifully decorated, this luxurious Southwest vacation rental home offers a gorgeous setting just a few minutes from the golf course, 4x4 routes, and hiking trails. Superb open floor-plan with kiva fireplace and amazing living space. Fabulous .32 acre with fenced yard, fruit trees, huge covered patio. "Grandfathered" vacation rental, rare offering!



- 4 Bed, 2.5 Bath, 2,010 SF
- Turn-Key Nightly Rental Home!
- Offered at \$645,000

VACATION RENTAL HOME BY THE GOLF COURSE!



INCREDIBLE SETTING NEAR INDIAN CREEK



SOUTHWEST SOLITUDE

An astounding, 210.9 acre private retreat just south of Church Rock, tucked into an extraordinary valley with viewscapes that rival those found in our National Parks! This lovingly crafted, energy efficient off-grid cabin features an elegant style and finish. Amazing setting near the Needles turnoff, close to Indian Creek climbing! Gorgeous patio and deck, Quonset hut, shed.

- 1 Bed, 1 Bath, 1,736 SF
- 210.9 Breathtaking Acres
- Offered at \$595,000 #1527998

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BLUFF RETREAT Unique and beautiful, this ecologically constructed retreat is nestled below Comb Ridge in historic Bluff! This exquisite property is comprised of two homes on a beautiful .92 acre parcel: Main house is 3 bed, 2.5 bath, 3,282 SF; Casita is 4 bed, 1 bath, 1,707 sf. Retreat to Southwest beauty - live in one home, rent the other! **\$550,000 #1562252**



CASTLE VALLEY PERFECTION This absolutely beautiful 3 bed, 3 bath, 2,500 SF home was thoughtfully constructed for efficiency, durability, and a gorgeous natural aesthetic. So much time and energy was put into the hand-crafted details of the home, and the spaces throughout are simply stunning! Room for horses; 6.58 gorgeous acres. **\$539,000 #1536566**



RIM VILLAGE VISTAS 6A5 Gorgeous newer 3 bed, 2 bath, 1,562 SF vacation townhome, beautifully furnished and decorated and ready to enjoy! Great corner setting close to the pool, tennis courts, and playground. Main level Master Suite, bonus loft sitting area, attached 2 car garage. Stay and play, rent while you are away! **\$455,000 #1578404**

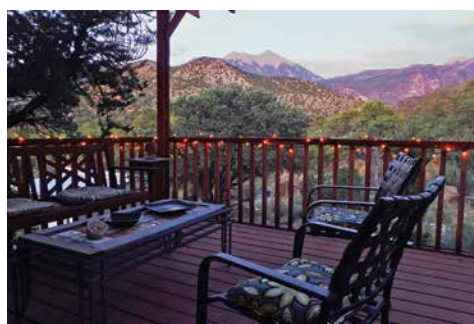


BEAUTIFULLY UPDATED VACATION HOME Lovely 3 bed, 2.5 bath, 1,608 sf turn-key vacation townhome! Beautifully updated with new flooring, fresh paint, refinished kitchen, and more. Elegantly furnished with beautiful decor throughout. Private, fenced yard with covered patio, 2 car garage, .11 acre; community pool & RV parking. **\$439,000 #1545661**

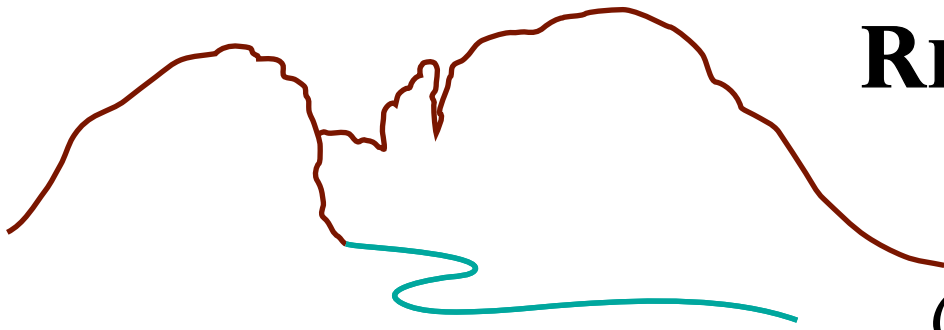
Moab, where views inspire...



YOUR DREAMS CAN GROW Beautiful newer in-town 3 bed, 2 bath, 1,511 SF home on the west side, with amazing red rock and mountain views. Gas fireplace, gorgeous Master Suite. Huge, partially finished basement with plumbing stubbed; finish to suit! Attached 2 car garage, fenced yard, .25 acre. **\$425,000 #1573473**



UNIQUE RETREAT "Not so big" house in gorgeous Pack Creek. This 2 bed, 1.5 bath, 1,687 sf home offers a serene setting and a comfortable feel and flexible living space. Fabulous mountain views from the deck! Workshop, storage shed on 1 acre, surrounded by 23+ acres deeded open space. **\$349,000 #1436947**



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OPPORTUNITY AWAITS Fantastic opportunity to capture one of Moab's rare C-5 Neighborhood Commercial parcels! This .19 acre lot is zoned for multi-family housing, offices, cafes, and more. Cute 2 bed, 2 bath, 1,600 SF home in place, great long-term rental while you plan! **\$349,000 #1574463**



READY TO WELCOME YOU This bright, open, welcoming 3 bed, 2 bath, 1,577 SF home awaits, with superb valley views. Excellent floorplan, move right in! You will love the .32 acre corner lot, with a fenced back yard and large side yard. 2 car garage, RV/trailer parking. **\$329,000 #1571234**



COMMERCIAL PROPERTY Room to roam, and fabulous redevelopment potential! Zoned Cd-h, just off the main corridor with highway visibility. Cute 2 bed, 1 bath, 1,386 SF home; great agricultural feel OR zoned for vacation rentals! Plenty of parking on .87 ac w/ views! **\$325,000 #1567310**



OVERLOOK THE MOAB VALLEY This cute 3 bed, 1 bath, 1,362 sf home enjoys a wonderful setting for breathtaking views! You will love the easy lifestyle offered by this well-maintained home. Fireplace in living room, amazing patio, sweet .50 ac lot with great backyard, huge garage. **\$325,000 #1565099**



PARK GEM This sweet 3 bed, 2 bath, 1,806 sf home enjoys a fabulous downtown location near Swanny City Park. Beautifully updated with a fresh facelift including heat/cool, roof, windows, flooring, upgraded plumbing & electrical. Great floorplan! Charming fenced yard, .19 acre. **\$319,000 #1544665**



TURN-KEY RENTAL HOME Delightfully updated 3 bed, 2 bath, 1,488 sf home on a quiet side street close to town. Gorgeous new kitchen & baths, open floorplan, nice Master Suite. Plenty of trailer parking and room to grow on .43 acre. Furnished, turn-key, ready to enjoy or rent! **\$275,000 #1555088**



GREAT START Unique property in La Sal, an easy jump-start to mountain living! This flat, 1.44 acre parcel enjoys great mountain views. There is an excellent 2,400 SF Quonset hut in with a concrete foundation; power, septic, and well with good water flow. Create your dream retreat! **\$115,000 #1574450**

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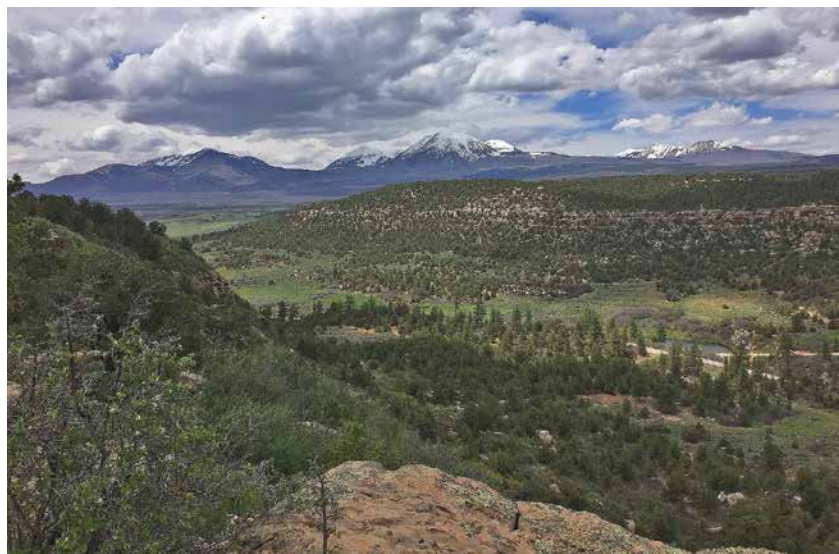
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OFF GRID ESCAPE Spacious 3 bed, 2 bath, 3,496 sf log cabin in a remote yet accessible setting, 45 minutes from downtown Monticello. Year-round access, phenomenal wildlife viewing on 80 acres! Open floorplan, upper level suite with balcony. Solar, wind, propane. Huge basement, finish to suit! **\$290,000 #1547874**



PRIVACY & VIEWS! 2 bed, 2 bath, 1,767 sf off-grid home in a peaceful setting with stunning views on 68.35 private acres NE of Monticello. Solar electric, propane cooking/hot water, wood stove, cistern, well, septic. Cell/Internet service; keep in touch while you get away from it all! **\$278,000 #1386941**



RECREATIONAL PARADISE Beauty, privacy, a stunning mountain setting, year-round access. Welcome to Wray Mesa, just past Old La Sal near the Colorado border. Acreage parcels from 2.59 to 38+ acres, with power & water stubbed to most lots. **Priced From \$57,000**



PACK CREEK ACREAGE Stunning estate site in the Pack Creek area! This beautiful 11.18 acre parcel is tucked into the foothills of the La Sals with superb mountain and red rock views. Pack Creek flows across the parcel; includes 1/8 interest in 23 acres deeded open space! **\$539,000 #1563035**

*Let us be Your Guide,
on the Adventure Ahead*



Photo by Perpetual Images

WHITE HORSE

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



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UNPARALLELED BEAUTY Exquisite, end-of-road 10.71 acre Bridger Jack Mesa lot with massive, up-front views of the mountains. Dotted with pinon and juniper, the gently level parcel offers an array of potential building sites. Stunning cliff edge on eastern perimeter! **\$315,000 #1571223**



ELEVATED MOUNTAIN VIEWS Get away from it all, on this 37.64 acre parcel northeast of Monticello! Driveway, shed. **\$65,000 #1562981**



SECLUDED BEAUTY Bring your horses and build your dream home on this excellent 2.39 acre lot! **\$222,777 #1302613**



VIEWS IN TOWN! Gorgeous views in all directions, great location just below Pipe Dream! Most utilities stubbed, 0.49 ac **\$150,000 #1565507**



ICONIC RED ROCK VIEWS Exceptional .37 acre cul-de-sac building lot, ready for the home of your dreams! **\$150,000 #1572527**



HIGH DESERT Stunning 15.88 acre parcel in Flat Iron Mesa. Amazing mountain and red rock views! **\$159,000 #1524056**



MOUNTAIN VIEWS Beautiful 9.5 acre lot in Deer Haven Park, Old La Sal. Adjoining 10 acres also for sale! **\$115,000 #1524230**



LA SAL PEAKS Incredible views from this 10 acre lot in Old La Sal! Power, telephone, water available. **\$127,500 #1524238**



RARE DOUBLE-SIZED LOT Spacious 2.61 acre double lot, water and power, perc tests done. **\$95,000 #1316168**



STELLAR SETTING Ten minutes to town, perfect views! This 3.88 acre parcel features potential for subdivision. **\$299,000 #1541071**



CANYONLANDS ESTATE Gorgeous 2.31 acre corner lot with amazing views, just ten minutes to town! **\$210,000 #1548738**



ABSOLUTELY STUNNING 3.66 gorgeous acres perched above the valley. Abutting parcel also for sale! **\$250,000 #1346908**



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



WOODLANDS ACREAGE Fabulous offering of 79.82 beautiful acres of accessible mountain property! Just past Old La Sal, incredible potential! Power, wells with deeded water rights in place. Amazing site for private retreat, glamour camping, cowboy camp, and more! **\$678,000 #1525950**



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A LANDSCAPE THAT INSPIRES



YOUR MILLCREEK CANYON 115.39 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 Amazing Acres!
- Offered at \$1,995,000 #1434478



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AARON DAVIES
REALTOR®
(435) 260-8209 Mobile
Aaron@MoabReCo.com



LYNDA DIEM
REALTOR® CRS, GRI
Associate Broker
(435) 260-9244 Mobile
Lynda@MoabReCo.com



ANGELA HOUGHTON
REALTOR®
(435) 260-0700 Mobile
Angela@MoabReCo.com



RACHEL MOODY
REALTOR® CRS, ABR, SRS
Broker/Owner
(435) 260-8245 Mobile
Rachel@MoabReCo.com

**RACHEL
MOODY
TEAM**

REINA EVERY
REALTOR®
Licensed Assistant
(435) 259-0150x109
Reina@MoabReCo.com



KIM KIRKS
REALTOR®
Licensed Assistant
(435) 259-0150x104
KKirks@MoabReCo.com



JEN HANCEWICZ
REALTOR®
Licensed Assistant
(435) 259-0150x100
Jen@MoabReCo.com



PLANTING THE SEEDS OF A NEW INDUSTRY

Local farmer prepares to plant
Grand County's first licensed hemp crop near Cisco

Written by Rachel Fixsen Photography by Murice D. Miller

TERRILL JOHNSTON HAS BEEN GROWING ALFALFA ON HIS 320 ACRE FARM OUTSIDE CISCO SINCE 2013. THIS SUMMER, UNDER RECENTLY PASSED STATE LEGISLATION LEGITIMIZING THE CROP, HE'LL BEGIN EXPERIMENTING WITH INDUSTRIAL HEMP.



On a weekend afternoon, Johnston gave me a tour of his farm. We met in the abandoned town of Cisco and carpoled in his pickup — the road to the property is unpaved and a little rough. About fifteen minutes after leaving the leaning, graffitied structures of Cisco, we dropped down to the flood plain along the Colorado River, where TJ Farms is located. Winter-bare cottonwood trees edge the fields, and old ditches from previous irrigation practices ripple ground that has not been recently cultivated. The land had been hay farmed in the seventies and eighties, then lay fallow until Johnston leased it and set up the more efficient center pivot irrigation system.

"It's actually really naturally nutritious soil, so

it's been really good," Johnston said. "It's been a (productive) farm since we put it in."

Hay from TJ Farms is mostly sold to large-scale cattle producers in Moab and Blanding, with smaller loads sold to Moab horse owners. Though business is good, hemp offers the possibility of a bigger payoff, with more value produced per acre, and less water required for a healthy crop. Initially TJ Farms will grow plants solely to be processed into hemp and cannabidiol (CBD) oils, but Johnston hopes to capitalize on a broader range of products in the future, from hemp fibers, to hemp plastics, to medical marijuana.

"There's definitely nothing wrong with the hay market, it's just I'm excited to venture into hemp," Johnston said.

*A typical industrial hemp plant.
The strain of hemp to be grown at
TJ Farms will not contain THC, the
psychoactive component of marijuana.
[Photo by Vera Larina-shutterstock.com]*



DEEP ROOTS

Johnston is a true local — his family has been in the Moab area for generations. His great-grandfather raised sheep on a property adjacent to TJ Farms, and was involved in early Utah livestock auctions.

“My grandpa was actually born about 200 yards downriver on my great grandpa’s sheep farm,” Johnston said, gesturing downstream.

His grandfather ran a trucking company in Moab, but the family returned to farming with the next generation. Johnston’s father began working at the Cottonwood Bend alfalfa farm near Dewey Bridge, and still works there today. Johnston got his start working with his father.

“I’ve got quite a few ties in my background to agriculture,” he said.

Historic buildings peek out from the shrubs here and there on the property. Johnston doesn’t know the stories behind all of them, but one large stone structure with glass windows is said to have been the “pumpmaster’s” quarters when Cisco was a refueling stop for a steam engine train. The

pumpmaster had to be onsite to feed the coal-fired pump that sent water up the hill into town to reload the train. Unfortunately, a wind storm recently sent a cottonwood bough down onto the roof of the old building, caving in the roof.

Within sight of the damaged pumphouse, Johnston’s own pump station cantilevers out over the river, a chain hoist dangling from it. The farm’s irrigation water is pumped directly from the Colorado, and Johnston can raise or lower the pump using the hoist to adjust for changes in the water level. Colorado River water rights are tied to the property.

In the days of Johnston’s great-grandparents, a bridge stretched across the Colorado right next to TJ Farms.

“I’ve got a picture of my great-grandmother sitting on that bridge,” Johnston said. “It’s thick tamarisk and stuff now, but the concrete columns that the cables hung off of are still in the ground there.”



LICENSE AND REGULATIONS

Johnston has a youthful face that matches his easy manner. As we drove he talked about

what he and his wife have learned in their research of hemp, interrupting himself to point out and explain buildings, plots, and equipment.

Growing and processing industrial hemp became legal in Utah under the 2018 Hemp and Cannabidiol Act. Based on events in other states, Johnston had been anticipating the change, and looked into what other states were requiring from farmers seeking licenses to grow hemp. The Utah Department of Agriculture and Food (UDAF) was also looking at other state programs for guidance in creating regulations.

“In particular we have looked at Kentucky and Colorado, as they have the largest and most successful industrial hemp programs,” said Melissa Ure, Senior Policy Analyst for UDAF. “We closely model Kentucky’s program, as their law most closely resembles our state law.”

Johnston’s preparatory research allowed him to act quickly after the law passed, and TJ Farms



Opposite page: Jennifer and Terill Johnston (center) at TJ Farms in January 2019, with (from left) son Bryce, baby boy Lincoln, and daughter Makel. **Top left:** The abandoned town of Cisco, Utah near TJ Farms. [Photo by Judith Lienert-shutterstock.com] **Top right:** Shed and farm equipment at TJ Farms. **Middle:** In a historical photo, Terill Johnston’s great-grandmother and an unidentified individual sit on a narrow footbridge that once spanned the Colorado River next to their farm. [Photo courtesy Terill Johnston] **Bottom:** A center-pivot irrigation system at TJ Farms.

became one of the first licensed hemp farms in Utah. He has contracted with an indoor grower in northern Utah to start a crop of clone plants for him. He'll plant the seedlings in April, after the last frost, in three plots he's prepared on about ten acres of his farm. Each plot will receive a different watering method — flood, center pivot, or drip tape irrigation — so he can learn which method produces the best results.

Once the crops are in the ground, UDAF will continue to monitor hemp farms to make sure growers are adhering to state regulations.

"Hemp farmers are required to submit a series of reports throughout the year: a pre-planting report, planting report, harvest report, and production reports," said Ure. "These are for the Department to collect information and track where the product is coming from and how much is being produced."

UDAF also tests for tetrahydrocannabinol (THC), the psychoactive chemical found in some strains of the plant. If the crop has more than 0.3% THC, it is no longer considered industrial hemp, is not allowed under the industrial hemp license, and must be destroyed. Department inspectors collect random samples from the field and test for THC in their chemistry lab. Plants can be selectively bred for desired levels of THC and CBD, but under stress, such as heat or drought, a plant could produce more THC than expected. That's another facet of Johnston's experimental plots — finding out what might stress a plant and turn it "hot," and render it worthless.

Eventually Johnston wants to build his own indoor growing facility, as well as a processing facility with commercial ovens for drying the hemp bio-mass.



Derek Whitworth is a general manager for the store, and is involved in selecting which vendors to purchase CBD products from. He's been barraged with calls from companies eager to sell to the Moonflower, but he is wary that many of the newer companies are rushing to get into the market without following proper licensing procedures or observing regulations. Moonflower is careful to choose business partners who learn and obey the relevant rules. One brand they carry is called Charlotte's Web, which sponsors local climber and BASE jumper Steph Davis.

"They're one of the originals — they're big in the industry," said Whitworth. "And they've done all their homework, they cover you on everything. They're super thorough."

Whitworth says customers are getting results from CBD products, and returning for repeat purchases. A CBD pain salve made in Cortez has

CBD tinctures and ingestibles are also locally available for a completely different swath of consumers — pets. The Moab Barkery boutique pet store carries CBD powders, biscuits, tinctures, and balms for cats and dogs. Some of the products are marketed as pain relief for animals, and others are meant to treat anxiety. North Frank, an employee of the store, says the CBD products are popular, and pet owners say they work.

"They come in asking for a hemp or CBD product ... they've heard about it from the vet or they've read about it online," Frank said. "People report good success."

She said most of the products offered are for pain relief, but that CBD can be effecting in treating acute anxiety in dogs. She emphasized that CBD has none of the psychoactive effects associated with THC, but it can have a calming effect.

"Basically its giving that easefulness to the dog," she said. She does, however, recommend an herbal treatment available in the store, containing calming herbs such as St. John's Wort, echinacea, chamomile, and valerian root, over CBD supplements for anxiety, because it can act more quickly.

A HOPEFUL OUTLOOK

As Johnston gets the hang of farming hemp, he plans to expand his operation to 250 acres of the crop, using whichever irrigation method proves to work best in his test season. He will need to hire employees to help with planting and harvesting, and purchase new equipment and build new structures as his operation grows. He seems confident that public perspective and policy will continue to shift in favor of opening up the industry as it becomes normalized.

"I think what it's going to come down to is that people are going to have to start doing it, and then it will be up to us, as producers and processors, to educate people," he said. "I think the onus is on the producer to try to make people understand. Much like a lot of farming, I think it's on the farmer to educate people on what exactly they're growing." ■



CBD IN THE LOCAL MARKET

CBD has generated some buzz in the past few years. The FDA has only officially approved the chemical as a therapy for certain kinds of epilepsy, but many claims have been made about CBD's effectiveness as a pain reliever and anti-inflammatory. Local retailers carry products containing the substance, and get positive feedback from customers. Moonflower Market, a natural food cooperative in Moab, carries salves, tinctures, and edible forms of CBD.

been available at Moonflower for several years, and has proved popular with customers.

"That's a really, really good product," said Whitworth. "The formula that she's working with there is super effective. People get results."

The store cycles through different brands of products to find out what buyers are looking for.

"There are ones that people just like, for whatever reason, and we'll hold on to those — and some that people don't like, so we get rid of those," Whitworth said. "'Cause there's plenty to keep trying."

Top: Terill Johnston inspects his irrigation equipment where it draws water from the Colorado River. **Bottom:** An array of CBD-infused products on the shelves of the Moonflower Coop in Moab.

**New
Location!**



Rye Nielson
Principal Broker
435 459-2500
ryenielson@frontiernet.net



Karen Griffin
Realtor
435 260-0743
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Jeff Nielson
Realtor
435 459-2160
nielson11@frontiernet.net



Anne Howell
Realtor
435 459-4583
perkhaw1@hotmail.com



NEW LISTING!

PRIVATE- YET NOT FAR FROM TOWN!

This 4 bedroom, 2 bath home is situated on 2.02 acres leaving you plenty of room!! You can even bring your animals for them to enjoy the wide open space. Having 2 family rooms, one up and one down gives this home plenty space inside and out for all to enjoy.

Must see! Priced at \$190,000 | #1574836 | Blanding



SPECTACULAR VIEWS OF THE BUES!!

4 bed, 2 bath, 11.20 ac.
\$190,000 | #1571421 | Monticello



GREAT LOCATION!

Tons of potential!
\$60,000 | #1551170 | Monticello



SPIRIT OF TRUE COMFORT!

4 bed, 2 bath, 2,016 sq.ft., 1ac.
\$199,000 | #1541599 | Blanding



DELIGHTFUL DISCOVERY!

2 bed, 1 bath, 876 sq.ft., .23 ac.
\$151,500 | #1541610 | Blanding



UNDER CONTRACT!

GREAT FOR STARTING OUT!

3 bed, 1 1/2 bath, 2,240 sq. ft. w/bonus rm.
\$165,000 | #1530329 | Blanding



PRICED JUST RIGHT!

4 bed, 1 1/2 bath, 2,208 sq.ft.
\$145,000 | #1535161 | Blanding



SILVERSTONE SUBDIVISION

Great neighborhood .28 ac
\$40,000 | #1485685 | Monticello



NATURE'S HIDDEN TREASURE!

3.3 acres w/well
\$28,000 | #1567877 | Monticello



10.73 ACRES RADIO HILL RD!

Amazing property!
\$67,000 | #1568446 | Blanding



NEW LISTING! CLOSE TO THE COLLEGE!

1 ac. vacant land
\$25,000 | #1561259 | Blanding



GREAT FAMILY RESTAURANT!!

owner operated for 32 years.
\$335,000 | #1512524 | Monticello



UNLIMITED POTENTIAL!

5,130 sq.ft. of Commercial property!
\$250,000 | #1544585 | Monticello



HATCH TRADING POST!

Trading post. Living quarters included.
\$360,000 | #1548416 | Blanding



GREAT COMMERCIAL PROPERTY!

1,252 sq.ft., great visible frontage
\$150,000 | #1544558 | Blanding



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



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



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



RICK LAMB
Associate Broker
435-260-2599
rick@moabrealty.com



BECKY LEFTWICH
Sales Agent
435-260-2401
beckyleftwich2@gmail.com



KACY BARLOW
Sales Agent
435-210-4858
kacy@premierlodgings.com



BRUMLEY RIDGE LOTS, LASAL 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# 1519453, 1520062 \$225,000 each | **Rick 435-260-2599**



RIM VISTAS NIGHTLY RENTAL This investment property is nicely furnished in a modern décor. Conveniently located close to main street, but away from all the hustle and bustle. The patio faces the pool and tennis court areas with great views of Moab Rim. Three bedrooms, 2 ½ bathrooms and two car garage. On-Site amenities include: tennis/basketball court, hot tub, pool, pavilion, and playground. MLS#1561406 | \$440,000 | **Dave 435-260-1968**



ACROSS FROM DINOSAUR PARK. On Hwy 313 & 191, 9.57 acres in the special resort district zone. One of the last unused available private parcels in this area. MLS#1277149 | \$467,500 **Rick 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**



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**



GREAT INVESTMENT PROPERTY! Corner unit and one of the few units in Rim Vistas with a garage. Amazing views all through out the home and from both outside patios. Townhome is fully furnished and has three bedrooms, two full bathrooms and one-half bathroom. Amenities include; tennis/basketball court, hot tub, pool, pavilion, and playground. MLS#1553537 \$430,000 | **Dave 435-260-1968**



NEW DESIGN AT RIM VISTAS – 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. \$299,900 | **1561931 AVAILABLE – 1516786, 1561930, 1561928 UNDER CONTRACT | Dave 260-1968**



CASTLE VALLEY LOG CABIN ORIGINAL 50 sq ft. 2bdrm 1 bath. Located in the lower end CV with 2 shares of surface irrigation water and orchard. Property features a large secluded meadow area, dotted with large cottonwoods just above Castle Creek. Behind the house are detached garage, storage sheds, plus 380 sq ft. fully insulated studio/shop space. MLS#1556080 | \$439,000 | **Rick 435-260-2599**



NIGHTLY RENTAL INVESTMENT OPPORTUNITY! – Don't miss this fully furnished nightly rental with 2018 rents already in place. MLS#1498151 | \$395,000 | **Stephanie 260-8023**



DON'T MISS OUT ON THIS AMAZING INVESTMENT OPPORTUNITY! Townhome is fully furnished and has never been in the rental pool. Corner unit close to the pool and tennis courts. Unit has a spacious garage for all your toys and spectacular views of the red rocks and La Sal mountains. MLS#1548210 | \$430,000 | **Dave 435-260-1968**



RESIDENTIAL LAND LISTINGS

AMAZING BUILD READY LOT IN TOWN

One of the few lots in the Moab Valley that allows you to see all the way from the Arches National Park to the North to the La Sal Mountains to the Southeast. Amazing 360 views. Walking distance to downtown, but tucked away from the hustle and bustle of Main Street. MLS# 1551362 | \$159,900 | **DAVE 435-260-1968**

SPECTACULAR VIEWS FROM THIS DEVELOPED LOT

IN DEER HAVEN. 4.10-acre lot in Old La Sal. Power and water to Lot with shared well. Located at the base of the La Sals this property has an abundance of wildlife.

SOLD – LIST WITH US! MLS#1532759 | \$59,000
DAVE 435-260-1968

BEAUTIFUL OFF GRID LIVING

16.49 acre lot in Old La Sal. This semi-remote lot at the end of a gravel road will make someone a great off-grid cabin site. Near HWY 46 but far enough away to give you a quite secluded hide-away with spectacular views.

SOLD – LIST WITH US! MLS#1512628 | \$70,000
DAVE 435-260-1968

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

AN INCREDIBLY SPECIAL PROPERTY with endless possibilities. Off grid-farming, raising animals, solitude, hunting, hiking, abundant wildlife, privacy, retreat, most anything you can imagine. Plenty of water (springs & wells) for gardens and irrigation. Swimming pond for fun and memories. Mature fruit trees. Over 25 acres (10 usable acres) at the base of the La Sal Mountains. Culinary water, septic system, propane, solar system, generator, on demand water heater, workshop, green house, chicken coop and yurt in place on property. MLS#1458893 | \$250,000

SOLD – LIST WITH US!
Danette 260-0130

GREAT PROPERTY IN LA SAL .56-ACRE LOT

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

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



CASTLE CREEK RUNS THROUGH THIS PRIVATE AND SECLUDED PROPERTY. 3 bed/2 bath with lots of living area and an incredible wrap around deck to relax, enjoy and soak in the unparalleled views. More than ample storage for all your toys and equipment. MLS#1537105 | \$549,000 | **Danette 435-260-0130**



GREAT INVESTMENT IN MOAB – Nightly Rental or your own vacation home! Fully furnished townhome in Rim Vistas. Amenities include tennis/basketball court, pool, hot tub, pavilion, and playground. MLS#1518678 | \$425,000
Danette 435-260-0130



GREAT IN TOWN LOCATION, close to schools, park, city recreation center, hiking, biking, and jeep trails. Fresh paint inside and out, updated and move in ready. 3BR/2BA. MLS# 1507324 | \$229,900 | Owner/Agent | **Becky 435-260-2401**



RIM VISTA TOWNHOME – This 3BR/2.5BA townhome is being sold as a turnkey rental. Owner has taken great pride in this property. Recently touched up all paint, including repainting garage. This unit faces the La Sal Mountain and has easy access to the pool and tennis/basketball court. MLS#1504918 \$425,000 | **Dave 260-1968**

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Calendar of Events



February

16 Puttin on The Ritz | Seekhaven fundraiser | seekhaven.org

16 Moab's Red Hot 55K/33K

grassrootsevents.net/moab-red-hot | 385-399-2429

23 Trashion Show | Woody's Tavern | resiliencyhub@gmail.com

24 The Moab Music Festival | Tengyue Zhang, Solo Concert
Star Hall | moabmusicfest.org/winterlude-2019-schedule

March

1 Moab Spring 1K Swim | Moab Recreation and Aquatic Center
racingunderground.com/MoabRaces/Swim | 970-389-4838

1-2 Moab Off Road Duathlon and Triathlon | moabtraces.com

1-3 Moab International Film Festival | moabfilmfestival.org

2-3 Quilting in the Red Rocks Quilt Show

Grand Center | moabquilts.blogspot.com

3 Moab Spring Trail Run

racingunderground.com/moabtraces | 970-389-4838

8-10 Moab Thaw | bike demos, clinics, shuttles | moabthaw.com/site

9-12 Skinny Tire Festival | www.skinnytireevents.com

16 Canyonlands Half Marathon & 5 Mile Run

madmooseevents.com/canyonlands-half-marathon

23 Behind the Rocks Ultra | madmooseevents.com/behind-the-rocks-home

30-4.1 Moab Rock MTB Race | transrockies.com/moab-rocks

April

5-6 Fallen Peace Officers OHV Trail Ride

upoa.org/fallen-trail-ride | 435-259-617

13 Moab Art Walk | moabartwalk.com

13-21 Easter Jeep Safari | rr4w.com | 435-259-7625

26-28 Moab April Action Car Show | moabcarshow.org

27 Amasa Run | grassrootsevents.net/amasa-run | 385-399-2429

29-May 3 Moab Photography Symposium | moabphotosym.com

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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Moab, Utah 84532

435-678-3535

Blanding Branch



Britt Barton

Division Manager
NMLS #297406

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



Merri Shumway

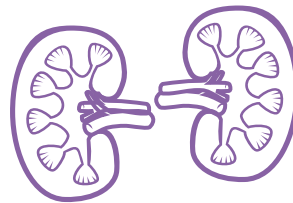
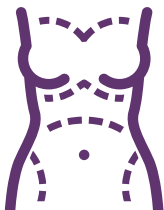
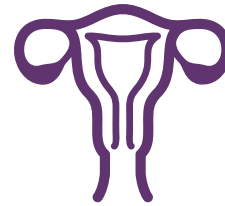
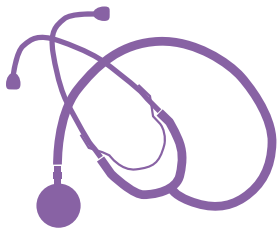
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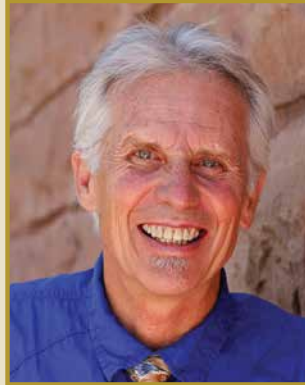


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DIRECTORY OF OFTEN-REQUESTED INFORMATION

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
United Airlines: www.united.com
Grand Junction Regional Airport: www.gjairport.com
Amtrak/Green River: 800-872-7245
Greyhound Bus/Green River: 435-564-3421
Canyonlands Shuttle: 435-210-4757
Red Rock Express: 800-259-2869
Moab Taxi: 435-210-4297
Enterprise Car Rental: 435-259-8505
Arches Car Rental: 435-259-4959

UTAH STATE NUMBERS

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

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
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CONTRACTORS

Ben Byrd: 259-0224
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