

FREE!  
Volume 4, Issue 10

# MOAB AREA real estate MAGAZINE

NOVEMBER–DECEMBER 2020

## Explaining the wonders of the desert

Local scientist makes research  
fun and accessible



### *Inside:* THE MOST COMPLETE LOCAL REAL ESTATE LISTINGS



**Wilson Arch lot zoned for nightly rental!**  
MLS#1699738 • \$159,000  
*Byrd & Co. (See page 25)*



**Exquisite home in Castle Valley**  
MLS#1706284 • \$3,300,000  
*Berkshire Hathaway Utah Properties (See page 5)*



**One level Orchard Villa townhome**  
MLS#1692241 • \$339,000  
*Arches Real Estate Group (See page 2)*





**#1709362 / \$85,000**

Move in Ready—3 bed 2 bath, 1600 sqft, 1997 Manufactured Home. Corner lot with nice shade tree.



**#1710633 / \$189,000**

Off grid, secluded & move in ready! 2 Yurts, each measure approx. 900 sqft, on 12 acres north of Monticello.



**#1590790 / \$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.



**#1624338 / \$619,000**

**Privacy and Splendid Views.** 5 bed 3 bath home on 1.67 acres.



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

GONZO INN two units for one price. 2 bed 2 bath. Units 206 & 207 lockable adjoining doors.



**#1684322 / \$769,000**

Live the good life on Easy St. Over 5 sprawling acres with a substantial 2-story home. 5 bed 2 1/2 bath.



**#1692241 / \$339,000**

One Level, 2 bed 2 bath Orchard Villa Townhome. Closed to downtown, city park, aquatic center.



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

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



**#1641935 / \$369,000**

Nightly Rental, Turn-Key, 3-bed 2-bath Redcliff Condo. Ground Floor, upgraded amenities, highly desirable unit.



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

**Nightly Rental**—2 bed 2 bath townhome overlooking the Moab's Golf Course.



**#1696678 / \$439,000**

Over 3300 sqft, one level, 5 bed 3 bath Manufactured Home on one acre. Roomy & completely renovated.



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

**Elegance at its finest!** Over 8,000 sqft, 5 BR, 4 FB, 2HB home with all the upgrades on 2.43 AC.



**#1581676 / \$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.



**#1684395 / \$750,000**

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



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

1926 Italian Brick bldg., has 2-car garage, shed with basement, septic tanks, propane heat, built needs TLC.



**#1662963 / \$48,000**

Grand Oasis 2 bed 1.5 bath, 1997 Manufactured Home with shed. Turn-key home, all furniture included.



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

A creek runs through it. 2.25 AC flat, buildable land in town. Planning & zoning has approved 9 townhomes.



**#1686812 / \$242,500**

2.13 Acres Corner Lot —flat, easy to build. Close to the Moab Golf Course. Has CC&Rs, zoned RR.



**#1651383 / \$1,400,000**

5.06 Acres—close to Equestrian Center. Fenced yard with 2 water wells. Unlimited possibilities.



**#1678322 / \$1,800,000**

**Eklectica**— one of the locals & tourists favorite places to eat in Moab. Main St., 0.50 AC, zoned C3.

**#1681326 / \$195,000**

Wake Up & Retire with this amazing view that this 5 acres has to offer. Nice building sites. Views of Round Mt., Castle Rock, La Sal Mts.

**Avikan Hills Subd.**

**From \$32,500-\$64,000**

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

**#1444620 / \$64,000**

Build your dreams here! Fantastic views of Bear's Ears, Abajos, Sleeping Ute Mtns. 6.28 AC, minutes from Blanding City. Water, electricity stubbed to lot.

**#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.

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

Soak in the scenic views & peaceful vibes of this historic town Bluff. CC&Rs to protect your investment on this large 1.20 acre lot.

**#1603069 / \$67,500**

Scenic serenity & thrilling adventure from your own red desert home Bluff lot with CC&Rs, 1.20 acre lot. Electricity, city water meter, & telecom service at the lot.

**#1687430 / \$104,000**

**160 Acres** —wonderful privacy & mountain views. CRP program in place. Nearest power is located at the SE corner on CR 322.

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

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

**#1648686 / \$40,000**

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

**1658060 / \$185,000**

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

**#1688480 / \$50,000**

1 Acre Land at the base of Thompson & Sego Canyon, Thompson Springs. 35 miles from Moab with great views in every direction. Hike, bike, ATV or 4x4 from your prop.

**#1669404 / \$15,000**

0.38 acre lot in Ticaboo. Just 12 miles from Bull Frog. Enjoy Lake Powell more often. Build your dream vacation home.



# Table of Contents

NOVEMBER–DECEMBER 2020

## Features:

- 18 Arroyo Crossing ahead
- 32 Explaining the wonders of the desert
- 46 Directory of local information

## Real Estate Listings:

- 2 Arches Real Estate Group
- 5 Berkshire Hathaway Utah Properties
- 22 Anasazi Real Estate, Inc.
- 24 Byrd & Co. Real Estate
- 30 Moab Realty
- 36 Moab Property Group
- 38 Moab Premier Properties



### MOAB AREA real estate MAGAZINE

Publisher, Editor: **Andrew Mirrington**  
Graphic design: **Kristal Franklin**  
Advertising sales: **Andrew Mirrington**  
Contributors: **Rachel Fixsen, Sharon Sullivan**  
Photographer: **Murice D. Miller**  
Contributing editor: **Julia Myers**  
Proofreader: **John Mirrington**  
Distribution: **Hand & Heart Services**  
Bookkeeping: **Joanna Mirrington, Collette Coronella**  
Printing: **CPC Solutions**

Moab Area Real Estate Magazine is published by  
**AJM Media, LLC**  
P.O. Box 1328, Moab, UT 84532 • 303-817-7569  
andrewmirrington@gmail.com

**Magazine front cover:** Science Moab's Kristina Young leads a raft trip on the Colorado River with Science Moab volunteers and local river guides.  
[Photo by John Caldwell]

# Home Loans Done Right

Call today to find out what the right lender can do for you.



**PRMI**

Primary Residential  
Mortgage, Inc.

## Specializing In

Purchase • Refinance • VA • FHA • USDA • Conventional  
Jumbo Loan • Reverse Mortgages

**435-259-0259**

Moab Branch



**Rarni Schultz**

Branch Manager  
NMLS #414150

**Cell: (435) 210-0744**

rschultz@primeres.com  
(435) 259-0259  
285 South 400 East Suite 212  
Moab, Utah 84532

**435-678-3535**

Blanding Branch



**Britt Barton**

Division Manager  
NMLS #297406

**(435) 678-3535**

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



**Merri Shumway**

Loan Officer  
NMLS #1162925

**(435) 678-3535**

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





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

**RACHEL MOODY TEAM**

**MOAB REAL ESTATE**

*"Committed to Your Future"*

**NEW LISTING**

## **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 170628 Angela Houghton 435.260.0700

**435.259.0150 | 435.260.8240**  
**MoabReCo.com | BHHSUtah.com**

50 EAST CENTER STREET, MOAB  
JUST EAST OF THE MOAB INFORMATION CENTER



**BERKSHIRE HATHAWAY**  
HomeServices  
Utah Properties



## COMMERCIAL LISTING



### CASA MOAB

117 West Birch Avenue, Moab | \$1,750,000  
4 Bedrooms | 5 Bathrooms  
2,732 Square Feet

Contemporary and stylish designed for Moab's adventurous traveler. Greeted with custom river rock and metal art, these five independent lodging units are located within walking distance to the local Brewery, bike shop, cinema and grocery. The complete package of private patios/balconies, comfy beds, fully stocked kitchens, upscale bathrooms and on demand hot water.

MLS 1704807 Rachel Moody 435-260-8245



### RED ROCK BEAUTY ON MORE THAN 21 ACRES

43 Behind The Rocks Drive, Moab | \$895,000  
3 Bedrooms | 2 Bathrooms  
2,792 Square Feet | 21.5 Acres

This exquisitely detailed, natural-feeling home is perfectly designed to celebrate red rock beauty on more than 21 acres and perched cliff-side above the Behind the Rocks Wilderness Study Area. The home offers a perfect open floorplan with beautiful circulation, extraordinary outdoor spaces including a fire pit, rock patios, and a cliff-side pergola. Curved walls and vibrant natural colors create a soothing yet energizing mood. The spacious living area includes wonderful window seats, utilizing the gorgeous, thick strawbale walls.

MLS 1377302 Rachel Moody 435.260.8245

435.259.0150 | 435.260.8240  
**MoabReCo.com | BHHSUtah.com**

50 EAST CENTER STREET, MOAB  
JUST EAST OF THE MOAB INFORMATION CENTER

MoabLiving    @MoabLiving





## PRIVATE DOWNTOWN

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

4 Bedrooms | 5 Bathrooms

5,040 Square Feet | 1.60 Acres

This spacious property sits on 1.60 acres of privacy in Old Town Moab. 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 Slickrock, park your Jeep collection- this home has adventure, convenience, space and a rare private location.

MLS 1699966 Rachel Moody 435.260.8245



## MOAB HOUSE!

3417 Arena Roja, Moab | \$825,000

3 Bedrooms | 2 Bathrooms

2,200 Square Feet | 0.31 Acres

Southwest living with golf course convenience. Exceptionally furnished to enhance Moab style. Offering an expansive living area with formal dining, formal living, dual sided fire place, family room, completely stocked Chef's kitchen with cookware, appliances, fiesta dishware and settings to entertain up to 10. The legal lodging use makes this an impeccable investment, second home or private retreat.

MLS 1690532 Rachel Moody 435.260.8245



BhhsUtah    @BhhsUtah



**BERKSHIRE HATHAWAY**  
HomeServices  
Utah Properties





## 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. Inground, 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**



## STUNNING LOCATION

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

An extraordinary Flat Iron Mesa home, built for energy efficiency in harmony with the landscape. Thoughtfully designed, beautifully crafted living spaces that are intimate, yet luxurious & welcoming. Two Master Suites, sunroom, indoor lap pool. Dual artists's studio. Over-sized 2-car garage. Lovely outdoor living areas, stunning views, and amazing red rock hoodoos! MLS 1463584 **Rachel Moody Team 435.260.8240**



## DOWNTOWN LUXURY

371 East 300 South, Moab | \$775,000  
3 Bedrooms | 3 Bathrooms | 2,608 Square Feet

Gorgeous, renovated home in downtown Moab. If you enjoy being in the heart of downtown and also enjoy high-end finishes this home is a must-see. The kitchen has been exquisitely renovated with a steel commercial fridge and granite counter tops so you can prepare food and entertain in luxury. The renovated master bath is an oasis within the house. MLS 1671702 **Angela Houghton 435.260.0700**



## FABULOUS INVESTMENT OPPORTUNITY

430/426 E Nichols Lane, Moab | \$699,000  
2 Bedrooms | 2 Bathrooms | 1,666 Square Feet (Main Home)

This impeccably updated property is situated within easy reach of shopping, dining, arts, recreation, and more, just off 400 East. Abundant off-street parking and a beautifully landscaped 0.32 acre parcel with fenced back yard and a variety of fruit trees. Main home is 2 bed, 2.5 bath with a great open floorplan; new 1 bed, 1 bath Accessory Dwelling ideal for rental income. MLS 11637153 **Rachel Moody Team 435.260.8240**

**435.259.0150 | 435.260.8240**  
**MoabReCo.com | BHHSUtah.com**

50 EAST CENTER STREET, MOAB  
JUST EAST OF THE MOAB INFORMATION CENTER

MoabLiving    @MoabLiving





## TRANQUIL CREEKSIDE SANCTUARY

31 Abbey Road, Moab | \$695,000  
2 Bedrooms | 2 Bathrooms | 3,372 Square Feet | 9.01 Acres

This astounding home provides a soothing creek-side retreat in the splendor of the landscape between desert and mountains. The spaces are both intimate and immense, with vaulted ceilings, a perfect open floorplan, high clerestory windows, and exquisite artisanal finishes. The year round soothing sounds of Pack Creek trickle through every room, providing the tranquil relaxation and connection to nature only creekside living allows. MLS 1325867 **Rachel Moody 435.260.8245**



## PEACEFUL PICTURESQUE

480 E Cottonwood Lane, Moab | \$625,000  
3 Bedrooms | 2 Bathrooms | 2,300 Square Feet

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



## RARE COUNTRY LIVING

3934 S Maynard Lane, Moab | \$525,000  
2 Bedrooms | 1 Bathroom | 720 Square Feet | 3.62 Acres

Extraordinary estate site with a perfect mid-valley location, with sweeping views in all directions. An easy commute to downtown along main throughways, this gorgeous property is tucked along a quiet side road with a peaceful setting you will enjoy retreating to after a day of adventure. A beautiful property, perfectly set up for simple living with all the room you could imagine. MLS 1682831 **Rachel Moody Team | Nikole Andersen 801.750.5280**



## RIM VISTA TOWNHOME

3853 S Red Valley Circle #11A6, Moab | \$429,000  
3 Bedrooms | 3 Bathrooms | 1,562 Square Feet

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

BhhsUtah    @BhhsUtah



**BERKSHIRE HATHAWAY**  
HomeServices  
Utah Properties





### CUTE & COZY

1290 East Dream Drive, Moab | \$425,000  
3 Bedrooms | 2 Bathrooms | 1,153 Square Feet

This little charmer in Millcreek Village is waiting for you. Sustainable construction and hand-finished detail make this 3 bed, 2 bath home an absolute charm! Gorgeous setting on a .10 acre corner lot close to downtown. Xeriscaped parcel, with shed, carport and private back yard. Features beautiful concrete adobe floors and wall finishes, strawbale insulation, on demand hot water, in-floor radiant heat and passive solar design. MLS 1704884 **Rachel Moody Team 435-260-8240**



### BEAUTIFUL TURN KEY TOWNHOME

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

Beautiful turn-key vacation townhome in one of Moab's most popular complexes! Gorgeous views toward the Moab Rim and La Sals, ready to rent and enjoy with quality furnishings and tasteful decor throughout. Excellent community amenities including a beautiful pool and spa, tennis courts, playground, and more. A Moab home base you will love returning to, and great rental income. MLS 1626747 **Rachel Moody Team 435.260.8240**



### POOL-SIDE AT THE GONZO INN

100 West 200 South, Suite 214, Moab | \$395,000  
2 Bedrooms | 1 Bathroom | 928 Square Feet

Embrace the eclectic vibe of Moab's coveted Gonzo Inn! One-of-a-kind on the lodging industry and the investment market, this condo-hotel features individually owned rooms and suites, beautifully managed as a cohesive whole for a guest and owner experience unlike any other. A fun and fabulous way to have a Moab home-base, with rental revenue to offset your investment! MLS 1645993 **Rachel Moody Team 435.260.8240**



### LUXURY UNIT AT THE GONZO INN

100 West 200 South, Suite 202, Moab | \$395,000  
2 Bedrooms | 2 Bathrooms | 1,013 Square Feet

Embrace the eclectic vibe of Moab's coveted Gonzo Inn! One-of-a-kind on the lodging industry and the investment market, this condo-hotel features individually owned rooms and suites, beautifully managed as a cohesive whole for a guest and owner experience unlike any other. A fun and fabulous way to have a Moab home-base, with rental revenue to offset your investment! MLS 1645988 **Rachel Moody Team 435.260.8240**

**435.259.0150 | 435.260.8240**  
**MoabReCo.com | BHHSUtah.com**

50 EAST CENTER STREET, MOAB  
JUST EAST OF THE MOAB INFORMATION CENTER

MoabLiving    @MoabLiving





### FANTASTIC LOCATION

433 Chinle Avenue, Moab | \$369,000  
3 Bedrooms | 1.5 Bathrooms | 1656 Square Feet | .17 acres

This cute tri-level home is located within walking distance to town, Swanny City Park, Helen M Knight Elementary, as well as the Moab Recreation and Aquatic Center. Nice corner lot adorned with mature shade trees. The home's main level has multiple living spaces, Saltillo tile, gas fireplace and half bath. The fully fenced back yard has a wonderful covered patio with carport potential and large storage shed. This home is ready for you to make it yours!. MLS 1702398 Rachel Moody 435-260-8240



### VIEWS IN ALL DIRECTIONS

33 North Mcelhaney Lane, Moab | \$345,000  
4 Bedrooms | 2 Bathrooms | 1,792 Square Feet | 1.01 Acres

Located on a quiet cul-de-sac off of Mt. Peale, this manufactured home is in great condition and is nestled on a lot with views in all directions. The outdoor space feels intimate with a fully fenced backyard, hot tub, grass, shed, and space for a garden. Beyond the fence, additional acreage is available for a shop or other structure. A two-car stick-built garage is attached to the home with a built-in workbench. MLS 1705747 Angela Houghton 435.260.0700



### COZY, QUIET PUEBLO COURT

314 E Pueblo Court, Moab | \$314,000  
2 Bedrooms | 2.5 Bathrooms | 1,136 Square Feet

This downtown Moab townhome offers the care-free lifestyle you are looking for! Wonderful setting just moments from shopping and dining, and right by the Millcreek Parkway bike path for easy cross-town commuting. MLS 1674533 Angela Houghton (435) 260-0700



### LOCATION!

738 Oak Street, Moab | \$299,000  
3 Bedrooms | 1 Bathroom | 1,148 Square Feet

Great location in Walker Subdivision! This brick home is close to rotary park, walking and biking paths, and downtown Moab. Three bedrooms, one updated bath. Hardwood floors throughout... Amazing finished light and airy shed with power... A few cosmetic touches will make this cute home feel Moab Modern. MLS 1697558 Lynda Diem 435.260.9244

BhhsUtah    @BhhsUtah



**BERKSHIRE HATHAWAY**  
HomeServices  
Utah Properties





## 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 1580823 Rachel Moody 435.260.8245



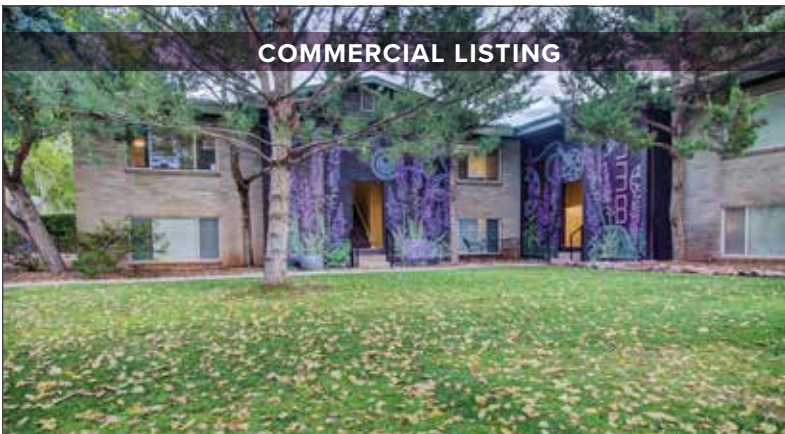
## COMMERCIAL LISTING

### ACT CAMPGROUND

1536 Mill Creek Drive, Moab | \$2,500,000

3.1 Acres | Highway Commercial Zone

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



## COMMERCIAL LISTING

### 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 1580859 Rachel Moody 435.260.8245



## COMMERCIAL LISTING

### THE LOCATION WILL ASTOUND!

51 E 200 S, Moab | \$1,700,000

Phenomenal Opportunity in Moab's Vacation Rental Market!

This gorgeous property enjoys a one-of-a-kind location along 200 South, a private oasis tucked in among the trees, nestled just above the creek. Comprised of three structures with four distinct lodging units, each with outdoor space. The property has been carefully tended for years. The absolute uniqueness of this beautiful property make this an investment opportunity not to be missed! MLS 1511526 Rachel Moody 435.260.8245

435.259.0150 | 435.260.8240  
MoabReCo.com | BHHSUtah.com

50 EAST CENTER STREET, MOAB  
JUST EAST OF THE MOAB INFORMATION CENTER

MoabLiving    @MoabLiving



### 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**

### COMMERCIAL LISTING



#### HIGHWAY ACREAGE IN TOWN

1261 / 1269 S Highway 191, Moab | \$1,250,000  
1.02 Acres | 1,827 Square Foot Commercial Building

Excellent high visibility location in town, perfect for an array of uses and fabulous development potential! Two abutting lots, zoned Highway Commercial, with gorgeous mountain and red rock views and utilities in place. Fabulous commercial structure with restroom, office, and overhead doors, well suited to an array of uses. Flexible zoning allows for multi-family, commercial, lodging, auto body shop, dining, and more! MLS 15219745 **Rachel Moody 435.260.8245**

### COMMERCIAL LISTING



#### MOAB DIGS!

165 W Center Street, Moab | \$950,000  
Commercial District | Privacy, Desirable Green and Crafty Charm

Two independent units supply full function stays with complete kitchens, whimsical living areas, cozy beds, private laundry and dedicated outdoor space. Walk to galleries, shops, artisan restaurants and brew pubs. 5 star ratings and excellent reviews, the Digs stands out in the Moab nightly rental scene with repurposed historic wood finishes, hand-made clay tiles, antique pieces and local art. MLS 1692455 **Rachel Moody 435.260.8245**

### COMMERCIAL LISTING



#### JR'S SELF STORAGE

1081 S Main Street, Moab | \$915,000  
0.58 Acres | 11,492 Square Foot Commercial Building

This property offers an established, income-producing and easily managed business. This .58 acre parcel of Commercial 4 zoned property is a self-storage facility with 4 separate structures offering 83 units in varying sizes. The facility is neat, tidy, and well-maintained with excellent occupancy. Great opportunity for steady income with minimal management! Steel buildings, concrete footprint, and Wi-Fi security cameras. MLS 1659968 **Rachel Moody 435.260.8245**

BhhsUtah    @BhhsUtah



**BERKSHIRE HATHAWAY**  
HomeServices  
Utah Properties





### **I-70 ACREAGE – GATEWAY TO MOAB!**

613 Acres CR 223, Thompson (Grand County) | \$625,000  
Limitless opportunity for those with a vision for the future

This magnificent vast acreage is ideally sited along Interstate 70 in close proximity to the much-anticipated turn south onto US Route 191. The parcel stretches both to the north and south of I-70, with the highway and railroad passing through the lower portion of the section. Excellent potential for developed access from the Interstate, high visibility signage, and more. MLS 1645650 **Rachel Moody Team** | **Jessiqua Zufelt 435.260.8240**



### **ESTATE SITE**

1.89 Acres | \$300,000  
Settle above the horizon

Here is your elevated home site, soaring above the Moab Golf Club with expansive Valley views. This parcel offers unique privacy, yet accessibility to town, trails, and recreation all within your future door step. Make your dream home in the Moab Desert come true on this 1.89 acre parcel. You have dreamed it, now you can build it. MLS 1653182 **Rachel Moody Team 435.260.8240**



### **PACK CREEK ACREAGE**

11.18 acres | M-4 ADDITION 4 | \$299,000  
A one-of-a-kind setting for an extraordinary estate

**PACK CREEK ESTATE SITE** Stunning acreage offering in the gorgeous Pack Creek area! This beautiful 11.18 acre parcel is tucked into the foothills of the La Sals Mountains and offers unbelievable privacy, beautiful mountain and red rock views. The property includes a 1/8 interest in over 23 acres of common open space, which abuts the parcel on two sides. Here is the estate site you have been longing for- away from it all, but only a short 20 minute drive to the center of Moab. MLS 1657922 **Rachel Moody 435.260.8240**



### **RED ROCK VIEWS**

3351 E Red Rock Drive | \$259,000 | 2.15 Acres  
Navajo Ridge with breathtaking views

Quiet; serene acreage with the views you have been searching for. Especially beautiful in the afternoon and evenings when the sun hits the red rocks at just the right angle Gated subdivision; quick access to BLM hiking trails, golf course, and recreation. Gated Subdivision. MLS 1710908. **Lynda Diem 435.260.9244**

**435.259.0150 | 435.260.8240**  
**MoabReCo.com | BHHSUtah.com**

50 EAST CENTER STREET, MOAB  
JUST EAST OF THE MOAB INFORMATION CENTER

MoabLiving    @MoabLiving





### THE PERFECT ESCAPE \$179,000

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



### TWO 80 ACRE PARCELS-DESERT ISOLATION! \$175,000 EACH

Two **80** acre parcels (parcels 8 and 9) of vast desert landscape with far reaching views, privacy and open skies are waiting for you! Off grid acreage located north of Moab with easy access to unlimited off road exploration. Make this YOUR basecamp for adventure. May be purchased separately or together for a total of 160 acres. MLS 1669814 / MLS 1669887 **Rachel Moody Team | Jessiqua Zufelt 435.210.1171**



### TWO PARCELS-MOUNTAIN RANCHETTE! \$165,000

Stunning views surround this **19.5** acres in Old La Sal. Amazing vistas toward the mountains; gorgeous terrain including pinon, scrub oak, native grasses, and an abundance of wildlife. Power and telephone stubbed to the lot; water is available from a shared well with water rights in place. This listing includes two parcels (9.5 acres) and (10 acres) to be sold together. MLS 1699080 **Rachel Moody Team | Jessiqua Zufelt 435.210.1171**



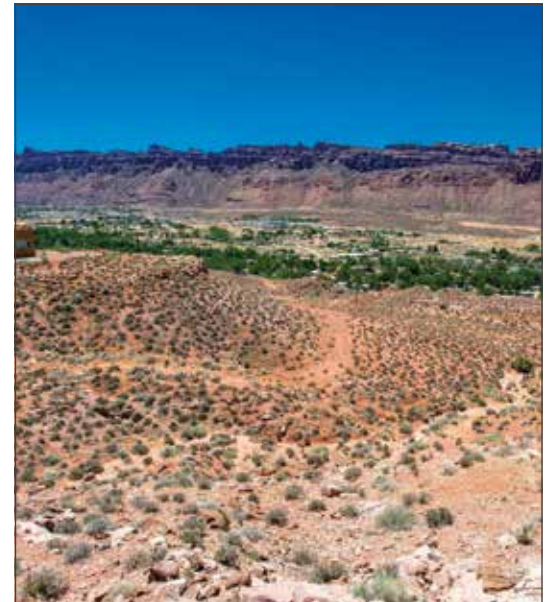
### VALLEY VIEWS \$135,000

Lot 10 is a **0.12** acre building lot in Valley View Subdivision, conveniently situated moments from downtown and a bike lane away from the Millcreek Parkway! MLS 1644845 **435.260.8240**



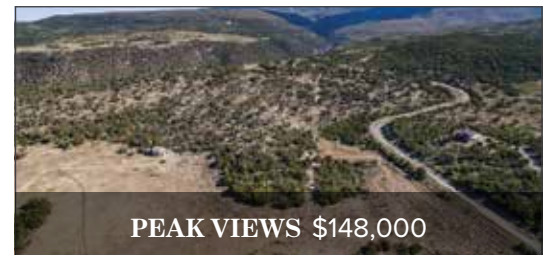
### PUESTA DEL SOL \$125,000 PER LOT

Beautiful views surround these building parcels! Situated an easy drive to town and just a golf-cart ride from the first tee, with BLM land and trails nearby. **0.30-0.35** acre. MLS 1647551 **435.260.8240**



### KAYENTA HEIGHTS \$159,000

Perch your home on this **2.60** acre parcel alive with slick rock terrain atop Kayenta Heights. Quick and easy access to town. MLS 1683088 **Rachel Moody Team | Nikole Andersen 801.750.5280**



### PEAK VIEWS \$148,000

Only 25 minutes from Moab City center, yet a world away! Vast views of the La Sal peaks, MLS 1683088 MLS 1702713 **Rachel Moody Team 435.260.8240**



### RARE DOUBLE LOT \$85,000

Wilson Arch Resort Community offers a unique setting south of Moab. Lot 16A is a special parcel, originally two lots which have been combined into a prized **2.61** acre building site. MLS 1316168 **435.260.8240**

BhhsUtah    @BhhsUtah



**BERKSHIRE HATHAWAY**  
HomeServices  
Utah Properties





### YOUR DESERT HOMESITE \$55,000

Beautiful **1.23** acre parcel just 30 minutes from Moab or Monticello! Situated just off 191 for ultimate convenience. Power, phone/DSL, water. MLS 1675870 **Nikole Andersen 801.750.5280**



### EASY RETREAT \$55,000

Beautiful **1.33** acre building lot just 30 minutes from downtown Moab and downtown Monticello! Power, phone/DSL stubbed, community water available, perc test completed. MLS 1588573 **435.260.8240**



### LOT 2 OF GREEN HAVEN \$40,000

This flat **2** acre lot is just a short 40 minutes from downtown Moab. Power is close on Markel Lane, a well and septic will be needed. MLS 1682058 **Jessiqua Zufelt 435.210.1171**

# Search with us.

Visit **MoabReCo.com** to search *all active listings* in the Moab market (*including our 50-plus listings*) or text **"UTAH"** to **435.292.8822** to download our mobile search app.

**RACHEL MOODY TEAM**

**MOAB REAL ESTATE**

*"Committed to Your Future"*

*We're here for you Moab.*



#### **RACHEL MOODY**

ASSOCIATE BROKER, CRS, ABR, SRS

**435.260.8245**

Rachel@BHHSUtah.com



#### **ANGELA HOUGHTON**

REALTOR®

**435.260.0700**

AngelaH@BHHSUtah.com



#### **LYNDA DIEM**

ASSOCIATE BROKER, CRS, GRI

**435.260.9244**

LyndaDiem@BHHSUtah.com



#### **JESSIQUA ZUFELT**

REALTOR®

**435.210.1171**

Jzufelt@BHHSUtah.com



#### **NIKOLE ANDERSEN**

ASSOCIATE BROKER, ABR

**801.750.5280**

NikoleAndersen@BHHSUtah.com



#### **SHANNON MEREDITH**

REALTOR®

**907.598.1115**

ShannonMeredith@BHHSUtah.com



#### **REINA EVERY**

REALTOR® LICENSED ASSISTANT

**435.259.0150X109**

ReinaEvery@BHHSUtah.com



#### **KIM KIRKS**

REALTOR® LICENSED ASSISTANT

**435.259.0150X104**

KKirks@BHHSUtah.com

**435.259.0150 | 435.260.8240**  
**MoabReCo.com | BHHSUtah.com**

50 EAST CENTER STREET, MOAB  
JUST EAST OF THE MOAB INFORMATION CENTER



**BERKSHIRE HATHAWAY**  
HomeServices  
Utah Properties



# Looking for a home online?

Other Sites



Utah Real Estate.com



Find new property listings before anyone else.

UtahRealEstate.com is your trusted source for Utah property listings. Search through thousands of listings today to find your dream home!





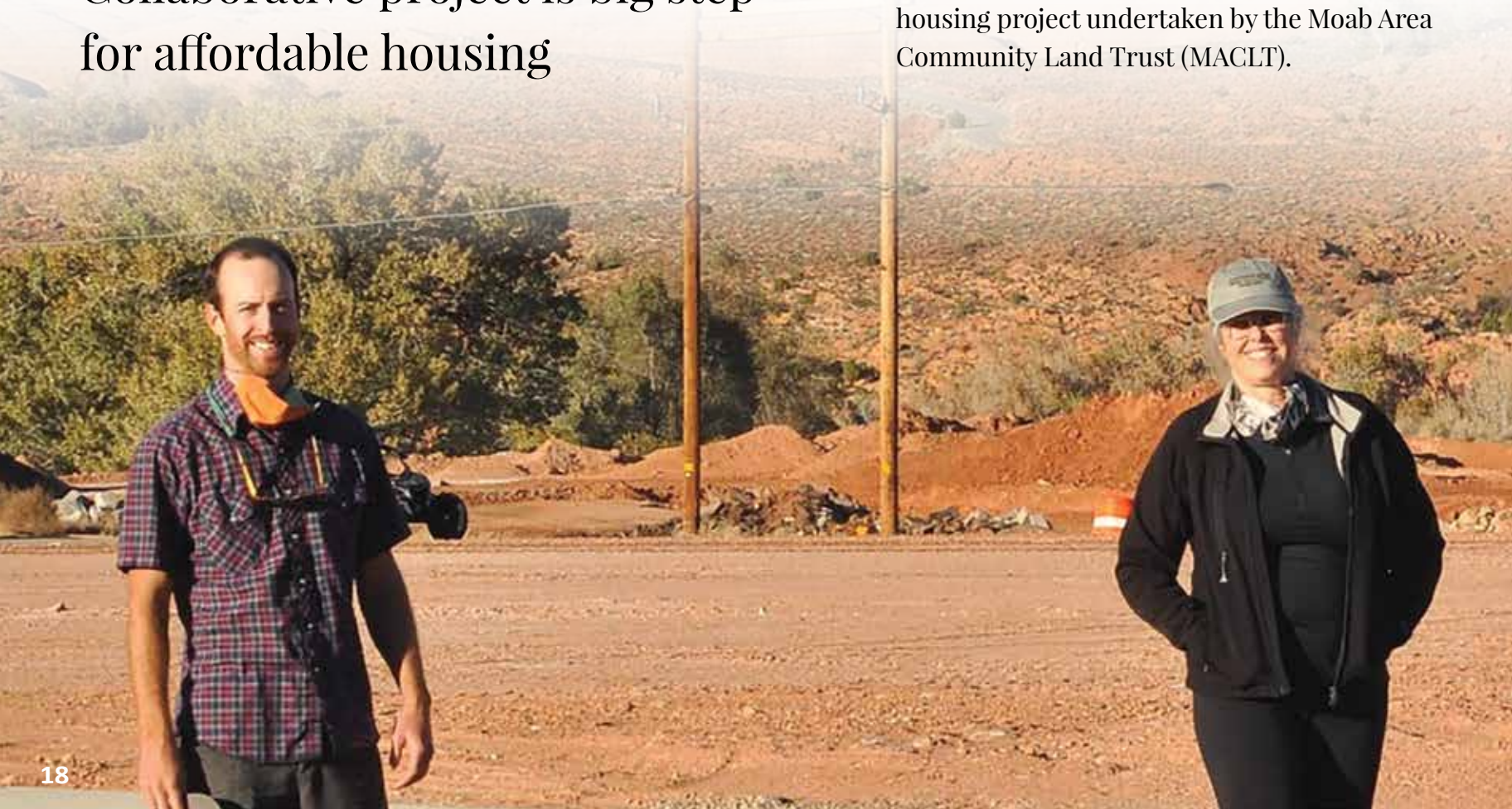


# ARROYO CROSSING AHEAD

Collaborative project is big step  
for affordable housing

Written by Rachel Fixsen | Photos by Murice D. Miller

Alongside a large open lot on Spanish Valley Drive, heavy machinery is moving dirt and gravel; orange-vested workers traverse the compacted earth divided by freshly paved streets outlined by crisp new curbs, and utility stub-outs prick up from future home lots. Construction on some of those homes will begin in 2021, the first structures in a new neighborhood called Arroyo Crossing—the first affordable housing project undertaken by the Moab Area Community Land Trust (MACLT).







## THE TRUST

The MACLT was launched in 2008 by four area residents concerned about the availability of quality affordable housing for Moab area residents and workers. In 2012, the group formed a 501c3 nonprofit. Eight years later, the MACLT is poised to welcome their first tenants.

Audrey Graham, president of the MACLT, is the last of the founders still on the board. Though her quick, broad smile is often hidden behind a mask these days, her purposeful stride, thick gray ponytail, and infectious enthusiasm are unmistakable. In a recent visit to the Arroyo Crossing development, she gestured with excitement toward the locations of a future neighborhood daycare center, a community garden plot, and the location of

the first round of single-family homes scheduled to be built early next year.

New board members include Kaitlin Myers, who has been a local affordable housing advocate for several years, making progress through her work at Grand County and Moab City and serving on the Moab Area Housing Task Force. Rob Walker joined the board about a year ago after moving to Moab from New York, where he worked in finance. Walker is also passionate about the MACLT's mis-

sion, pointing out that inadequate housing can be a detriment to all aspects of a person's life.

"It makes it harder to be creative and thoughtful and to move forward in your career," he says. That, in turn, is a loss for the community.

The 42-acre Arroyo Crossing site was given to the MACLT by an anonymous donor in 2017. Graham says most land trusts start with a small property, like a single house, and learn to be landlords and property managers as they grow. For the MACLT, the large land donation meant the board had to be bold and make big moves.

The development will eventually have 300 homes, for sale and for rent, in a variety of sizes and styles, including a three-story apartment building.

"We want to keep a 'Moab' character, with some uniqueness and some

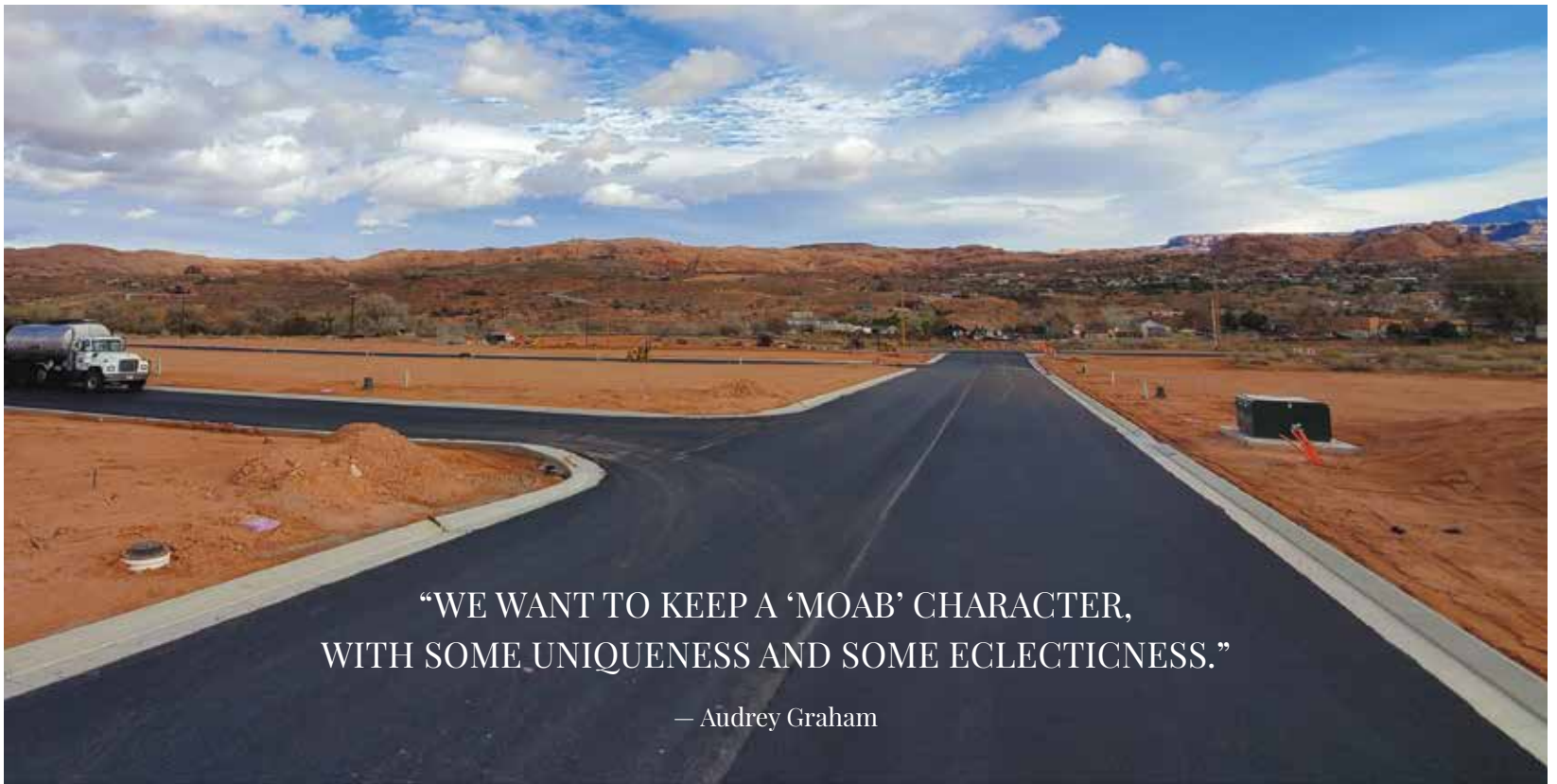
## "THE LAND TRUST IS MAKING THE [HOME-BUYING] OPPORTUNITY MORE ACCESSIBLE."

— Rikki Epperson



Moab Area Community Land Trust Boardmembers Rob Walker, Audrey Graham, David Olsen and Kaitlin Myers.





“WE WANT TO KEEP A ‘MOAB’ CHARACTER,  
WITH SOME UNIQUENESS AND SOME ECLECTICNESS.”  
— Audrey Graham

eclecticism,” Graham says. Lots developed by different organizations will be interspersed, rather than grouped in blocks, to give the neighborhood variety.

Board members also value the rural feel of Spanish Valley, where Arroyo Crossing is located. “I think rural character means different things to different people,” says Myers. With views of the red rock rims, and no structures taller than three stories, Graham feels confident that the Arroyo development will retain a connection to the natural beauty of its setting.

The anonymous philanthropist who donated the parcel is a bird-lover, and so Myers chose street names like Golden Eagle Way, Nighthawk Lane, and Falcon Ridge—another tribute to the natural world.

**HOW IT WORKS**

In the land trust arrangement, homes are deed restricted so they remain permanently affordable (which the Department of Housing Urban Development defines as costing no more than 30% of a household’s monthly income). The land under the homes is held in perpetuity by the land trust,

removing that cost from the price of the homes, resulting in an affordable mortgage. Residents will also pay a modest lease fee to the land trust.

Arroyo Crossing homes may only be sold to local residents, and may not be used as short-term or overnight rentals. Resale prices of homes may not increase by more than three percent per year over the initial cost, preventing prices from ballooning out of reach for local residents and workers.

The development will include townhomes, apartments, “cottages” and houses. Graham foresees local employers purchasing units in the development to provide housing for workers, also functioning as landlord for those units, as a way to meet local assured workforce housing standards.

The two local developers committed to building the first homes are housing nonprofits with experience in qualifying eligible low-income applicants for their own programs. Community Rebuilds and the Housing Authority of Southeastern Utah (HASU) both serve those demographics and have collaborated with Arroyo Crossing to make sure their programs, home designs and loan requirements align and complement each other.

**COMMUNITY REBUILDS**

Community Rebuilds is dedicated to creating sustainable, affordable housing and providing building education to volunteer interns who join the organization for a few months to help construct the eco-friendly energy-efficient homes. Loans from the United States Department of Agriculture make Community Rebuilds homes affordable for eligible applicants.



**Top:** Newly paved streets in the Arroyo Crossing neighborhood in November. [Photo by Andrew Mirrington]





Community Rebuilds homes can be spotted throughout the Moab valley, recognizable for their signature straw-bale construction, orientation selected to optimize passive solar heating and cooling, and rooftop solar arrays. The organization has reserved 24 lots in Arroyo Crossing, to be built over the next two years.

"We have several new house designs," says Rikki Epperson, director of Community Rebuilds, talking about what the organization's Arroyo Crossing homes will look like. New design elements include a clerestory, a gable roof, and a porch. She says they plan to mix up the new designs to avoid a homogeneous appearance.

The organization serves both "low" and "very low" income households. Epperson says the price of homes in Arroyo Crossing is reduced by the elimination of land costs.

"We're excited for Arroyo Crossing—the land trust is making that opportunity more accessible to lower income households," she says.

The MACLT consulted with both Community Rebuilds and HASU in creating their design standards, which include requirements like natural colors for external facades, porches and stoops to encourage socializing and spending time outdoors, and lighting that meets Dark Sky standards.

"They've been really receptive to collaboration," says Epperson. "They reach out all the time and ask questions. I've felt very supported, and it's been great."

## HOUSING AUTHORITY OF SOUTHEASTERN UTAH

HASU builds, oversees and manages a variety of affordable housing projects in the Moab area, including Section 8 housing, rent-to-own programs, and "sweat-equity" or mutual self-help projects. HASU's Arroyo Crossing builds will be self-help endeavors, in which homeowners commit to 30 hours a week of labor towards the construction of their own and other participants' houses.

Like Community Rebuilds, HASU is also developing new plans for their Arroyo Crossing project.



"We are currently evaluating two [requests for proposals] from architects to design four new sets of house plans that will be built at Arroyo Crossing according to their guidelines," says Ben Riley, director of HASU. "We're very excited about this."

Riley agrees that the MACLT has been a great partner in creating design standards for the neighborhood.

"They've gone to great lengths to make sure the developers are being heard in their qualifying and development standards to create a successful project," he says. "We're very thankful for that."

## BREAKING GROUND

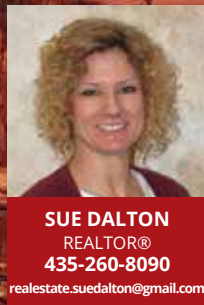
HASU and Community Rebuilds plan to begin construction in January of 2021. A third non-profit, the Utah Housing Corporation, has reserved 24 lots and plans to begin building later next year. Graham says they expect to have 41 homes completed by the end of 2022.

Both Community Rebuilds and HASU say they haven't yet qualified any applicants for the homes, though they each have lists of possible participants. In anticipation of ground-breaking, the MACLT has planned an outdoor celebration (weather and coronavirus status permitting) at the site on December 12. The first homes will be an exciting step in a process set to unfold over the next several years.

"We are very excited to work alongside the land trust and potentially do other sorts of building models other than mutual self-help," says Riley. "We're also very excited to have a good amount of land to choose from for the next many years. Finding affordable land is always one of the hardest parts of developing affordable housing—which won't be a problem for the foreseeable future." ■

**Top:** Crews work on the subdivision's infrastructure. **Middle:** A home recently built across town on Doc Allen Drive is of similar design and construction to some that will be built in Arroyo Crossing.





**755 N. Main Street, Moab • 435-259-7488 • 888-424-4830**  
**Info@AnasaziRealty.com • www.AnasaziRealty.com**



5 Bed / 4 Bath / 3400 sq.ft. / Moab  
MLS#1710917 / \$749,000  
**CALL SUE 435-260-8090**



4 Bed / 3 Bath / 1988 sq.ft. / Moab  
1.63 Ac / MLS#1706034 / \$585,000  
**CALL AARON 435-260-8209**



820 sq.ft. / 42.93 acres / Monticello  
MLS#1709426 / \$110,000  
**CALL ANNA 801-209-5139**



**.50 ACRES IN TOWN**

3 Bed / 2 Bath / 1650 sq.ft. / Moab  
MLS#1696842 / \$339,900  
**CALL KRISTIE 435-260-1020**



**PRICE REDUCED!  
TWO HOMES**

2 Homes on one property / Moab  
MLS#1696805 / \$397,000  
**CALL SUE 435-260-8090**



**PRICE REDUCED!**

3 Bed / 4 Bath / 2600 sq.ft. / Moab  
MLS#1687958 / \$749,000  
**CALL KRISTIE 435-260-1020**



**SALE PENDING**

3 Bed / 2 Bath / 1748 sq.ft. / Moab  
MLS#1684863 / \$533,000  
**CALL RANDY 435-260-1388 (OWNER/AGENT)**



**DUPLEX  
PRICE REDUCED!**

DUPLEX In Down Town Moab  
MLS#1659868 / \$549,000  
**CALL KRISTIE 435-260-1020**



**PRICE REDUCED!**

4 Bed / 3 Bath / 3401 sq.ft. / Moab  
MLS#1600429 / \$785,000  
**CALL SUE 435-260-8090**



3000 sq.ft. / 0.50 acres / Bluff  
MLS#1596338 / \$249,000  
**CALL ANNA 801-209-5139**



**OASIS IN THE DESERT  
ON 5.8 ACRES**

3 Bed / 2 Bath / 2400 sq.ft. / Castle Valley  
MLS#1587392 / \$693,000  
**CALL AARON 435-260-8209**



**SOLD LIST WITH US**

3 Bed / 3 Bath / 1608 sq.ft. / Moab  
MLS#1584280 / \$459,000  
**CALL AARON 435-260-8209**

**755 N. Main Street, Moab • 435-259-7488 • 888-424-4830 • Info@AnasaziRealty.com • www.AnasaziRealty.com**





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



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



**GAIL WELLS**  
LICENSED ASSISTANT  
435-259-7488  
anasaziirealty@gmail.com

**AR**  
**ANASAZI**  
REALTY, INC.



EXCELLENT PIECE OF LAND near MONTICELLO  
39.80 acres/MLS#1699798 / \$249,500  
**CALL DAVID 801-209-9611**



160 Acres S. of Crescent Junction  
#1695510 / \$800,000  
**CALL RANDY 435-260-1388**



MOUNTAIN PROPERTY near Buckey  
160 acres / MLS#1672220 / \$999,000  
**CALL RANDY 435-260-1388**



14.28 acres with incredible views / Blanding  
MLS#1661797 / \$50,000  
**CALL DAVID 801-209-9611**



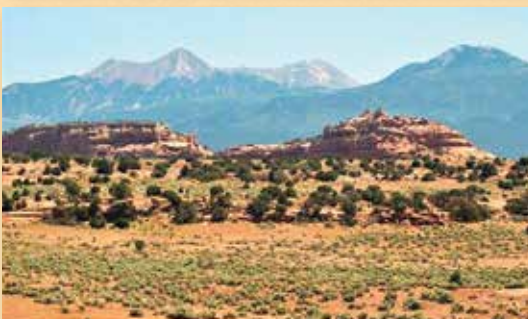
40 acres near Looking Glass Rock  
MLS#1658512 / PRICE REDUCED \$230,000  
**CALL DAVID 801-209-9611**



3 Lots Available with Views/Moab  
MLS#1656369, 71, 74 / \$108,000  
**CALL SUE 435-260-8090**



MOUNTAIN GET-AWAY on 10 Acres/La Sal  
MLS#1625975 / \$79,000  
**CALL AARON 435-260-8209**



17.25 ACRES NEXT TO BLM/Moab  
MLS#1616606 / \$159,900  
**CALL SUE 435-260-8090**



14.01 acres BORDERING BLM on 2 sides  
Flat Iron Mesa / MLS#1520719 / \$129,000  
**CALL SUE 435-260-8090**

## COMMERCIAL and INVESTMENT OPPORTUNITES



HWY COMMERCIAL FREIGHT BUILDING  
1.38 AC / #1694374 / \$1,200,000  
**CALL RANDY 435-260-1388**



ICONIC MAIN ST. BUILDING down town Monticello  
MLS#1689706 / \$239,000  
**CALL KRISTIE 435-260-1020**



TURN KEY AUTO REPAIR SHOP / Moab  
MLS#1647570 / \$1,400,000  
**CALL RANDY 435-260-1388**





## HIGH DESERT RETREAT WITH DRAMATIC VIEWS

3 Bed | 3 Bath | 3,805 Sq. Ft. | 20.80 Acres | MLS#1688913 | \$1,649,900



### 2822 S HIGHWAY 191

This highway commercial property with residential charm sits facing a gorgeous view of the La Sal Mountains, with Angel Rock just moments from the backyard. In conjunction with the sister property that is adjacent, MLS #1692193, both parcels together make a rectangle equaling 2.4 acres.

### LENORE BEESON

Associate Broker • 435.260.2135 • [Lenore@MoabByrdCo.com](mailto:Lenore@MoabByrdCo.com)

"We recently sold our home in Moab, a big deal for us as we live in Rhode Island. Lenore made the entire transition as seamless as possible and took complete responsibility. Repairs that had to be made, contacts we needed — everything was done for us under her supervision. We never had to worry for a minute. This woman has the patience of Job, always approachable, calls you back as soon as she can, allays any concerns you might have. Highly recommend. If you've been looking for a good realtor here she is." —C.M. Review left on Facebook





**NOW TAKING  
RESERVATIONS!**



**INTRODUCING - PEAK VIEW DEVELOPMENT**

Inquire for Pricing and House Plans

Starting at \$299,000

Jennifer Johnston – 435.210.1670



**NEW LISTING  
IN MONTICELLO!**



**RARE PROPERTY WITH BEAUTIFUL UPDATED HOME**

3 Bed | 3 Bath | 1,920 Sq. Ft. | 15 Acres | Monticello

MLS#1710695 | \$387,000

Heidi Blake – 435.260.8185

**NEW LISTING!**



**NICE, QUIET NEIGHBORHOOD IN TOWN!**

3 Bed | 2 Bath | 1,559 Sq. Ft. | 0.24 Acre

MLS#1705780 | \$434,000

Sue Shrewsbury – 435.260.1479

**NEW LISTING  
COMING SOON!**



**MODERN CUSTOM HOME ZONED FOR NIGHTLY RENTALS**

3 Bed | 3 Bath | 2,142 Sq. Ft. | 0.25 Acre

MLS#1710134 | \$625,000

Lenore Beeson – 435.260.2135

**NEW LISTING!**



**QUAINT HOME IN QUIET NEIGHBORHOOD**

3 Bed | 2 Bath | 1,424 Sq. Ft. | 0.47 Acre

MLS#1709475 | \$439,000

Lenore Beeson – 435.260.2135

**UNDER CONTRACT!**



**FULLY FURNISHED TURN KEY RIM VILLAGE UNIT!**

3 Bed | 2 Bath | 1,573 Sq. Ft. | 0.05 Acre

MLS#1704775 | \$459,000

Lenore Beeson – 435.260.2135

**PRICE REDUCED!**



**BEAUTIFUL SUNSET VIEWS WITH PLENTY OF SPACE**

3 Bed | 2 Bath | 1,699 Sq. Ft. | 2.42 Acres

MLS#1705561 | \$499,000

Kali Bisco – 435.260.9906



**GROEGOUS CUSTOM HOME IN STELLAR LOCATION**

4 Bed | 3 Bath | 2,780 Sq. Ft. | 1 Acre

MLS#1704774 | \$709,000

Lenore Beeson – 435.260.2135

**DISCOUNT AVAILABLE FOR BOTH LOTS!**



**BUILD YOUR PACK CREEK SANCTUARY**

1.5 Acres | Power Available | Single Family Lot

MLS#1700251 | \$249,000

Sue Shrewsbury – 435.260.1479



**WILSON ARCH LOT ZONED FOR OVERNIGHT**

ACCOMODATIONS! 1.10 Acres | Power Available

MLS#1699738 | \$159,000

Becky Wells – 435.260.2842 & Curtis Wells – 435.210.4366



**BUILD YOUR DREAM HOME AT WILSON ARCH**

1.42 Acres | Power Available

MLS#1699737 | \$59,000

Becky Wells – 435.260.2842 & Curtis Wells – 435.210.4366







**BREATHTAKING DESERT RETREAT WITH CAPTIVATING VIEWS**

3 Bed | 3 Bath | 3,805 Sq. Ft. | 20.80 Acres

MLS#1688913 | \$1,649,900

Lenore Beeson – 435.260.2135



**WELL ESTABLISHED LOCAL PAWN SHOP!**

Business & Inventory Only

MLS#1699958 | \$52,755

Heidi Blake – 435.260.8185



PRICE REDUCED!

**BEAUTIFUL HOME CLOSE TO TOWN AND TRAILS**

3 Bed | 3 Bath | 1,580 Sq. Ft. | 0.12 Acre

MLS#1699654 | \$399,000

Kali Bisco – 435.260.9906



UNDER CONTRACT!

**CONVENIENT AND COMFORTABLE IN TOWN LIVING!**

2 Bed | 3 Bath | 1,136 Sq. Ft. | Pool Access

MLS#1702697 | \$319,000

Sue Shrewsbury – 435.260.1479



**STELLAR VIEWS OF THE LA SAL MOUNTAINS**

4.80 Acres | Utilities Available | Old La Sal

MLS#1699837 | \$89,999

Lenore Beeson – 435.260.2135

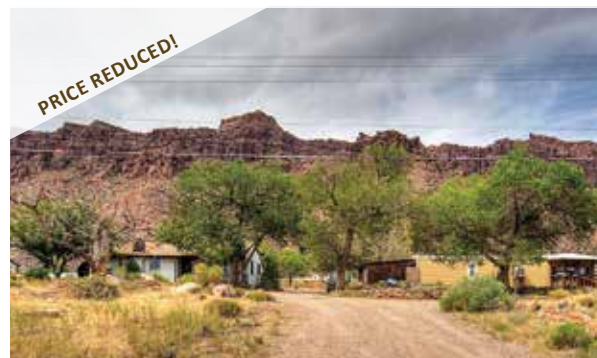


PRICE REDUCED!

**BREATHTAKING WILSON ARCH BUILDING LOT**

0.33 Acre | Utilities Available | Community Water & Sewer Available | MLS#1697422 | \$32,500

Lenore Beeson – 435.260.2135



PRICE REDUCED!

**HIGHWAY COMMERCIAL READY FOR DEVELOPMENT!**

1.80 Acre | Well | Adjoined with MLS#1692193

MLS#1692192 | \$750,000

Lenore Beeson – 435.260.2135



SOLD!  
LIST WITH US!

**IMPECCABLE HOME WITH ALL THE UPGRADES!**

4 Bed | 3 Bath | 2,200 Sq. Ft. | 0.27 Acre

MLS#1686664 | \$729,000

Heidi Blake – 435.260.8185



SOLD!  
LIST WITH US!

**FULLY FURNISHED BEAUTIFUL PUESTA DEL SOL UNIT!**

3 Bed | 3 Bath | 1,800 Sq. Ft.

MLS#1685558 | \$469,000

Lenore Beeson – 435.260.2135



**POOLSIDE GONZO BOUTIQUE CONDO HOTEL UNIT**

2 Bed | 2 Bath | 919 Sq. Ft.

MLS#1685510 | \$389,000

Kali Bisco – 435.260.9906



**DUPLEX INVESTMENT IN HISTORIC MOAB!**

Each Side: 2 Bed | 1 Bath | 759 Sq. Ft. | 0.12 Acre Total

MLS#1685333 | \$499,000

Curtis Wells – 435.210.4366







**BUILDING LOT CLOSE TO TOWN WITH RIM VIEWS!**

0.13 Acre | Utilities Stubbed  
MLS#1684093 | \$139,000  
Curtis Wells – 435.210.4366



**BEAUTIFUL HOME WITH UNBEATABLE LOCATION!**

4 Bed | 2 Bath | 2,401 Sq. Ft. | 0.19 Acre  
MLS#1683765 | \$559,000  
Heidi Blake – 435.260.8185



**DUPLEX IN DOWNTOWN MOAB**

Each Side: 2 Bed | 1 Bath | 1,100 Sq. Ft. |  
MLS#1685107 | \$469,000  
Curtis Wells – 435.210.4366



**GREAT FOR EMPLOYEE OR TRANSITIONAL HOUSING**

3 Bed | 2 Bath | 950 Sq. Ft.  
MLS#1678427 | \$218,500  
Curtis Wells – 435.210.4366



**INVESTMENT OPPORTUNITY IN BLUFF!**

Nightly Rental Cottages (2) | Restaurant/Trading Post & Studio  
Mobile Home | 1.02 Acres | MLS#1680945 | \$875,000  
Lexie Dalton – 801.836.1450



**WALKING DISTANCE TO DOWNTOWN AMENITIES**

2 Bed | 2 Bath | 900 Sq. Ft.  
MLS#1678420 | \$228,500  
Curtis Wells – 435.210.4366



**YOUR VERY OWN PIECE OF RARE PARADISE**

3 Bed | 3 Bath | 1,692 Sq. Ft. | Share in 250 Acre Ranch  
MLS#1678395 | \$1,200,000  
Curtis Wells – 435.210.4366



**UNBEATABLE DOWNTOWN LOCATION!**

3 Bed | 2 Bath | 1,748 Sq. Ft. | 0.60 Acre  
MLS#1678006 | \$399,000  
Kali Bischoff – 435.260.9906



**LIGHT & INVITING WITH COMFORTABLE LAYOUT!**

3 Bed | 2 Bath | 1,162 St. Ft. | 0.30 Acre  
MLS#1677903 | \$349,000  
Lenore Beeson – 435.260.2135



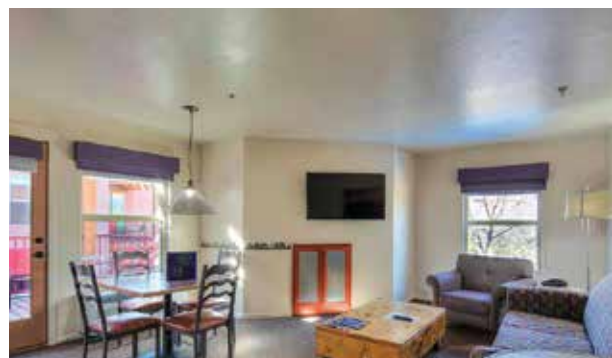
**UTTERLY UNIQUE CABIN IN PACK CREEK RANCH**

2 Bed | 1 Bath | 1,326 Sq. Ft. | 0.05 Acre  
MLS#1658949 | \$445,000  
Lenore Beeson – 435.260.2135



**PRIME LOCATION FOR COMMERCIAL DEVELOPMENT!**

3.13 Acres | Utilities Connected | HC & RR Zoned  
MLS#1673269 | \$1,200,000  
Curtis Wells – 435.210.4366



**GONZO INN UNIT WITH IN-DEMAND POOL VIEW**

2 Bed | 2 Bath | 915 Sq. Ft. | Suites 210 & 211  
MLS#1656299 | \$405,000  
Curtis Wells – 435.210.4366







**IMMACULATE, CUSTOM HOME IN BLU VISTA**  
 5 Bed | 4 Bath | 2,844 Sq. Ft. | 0.50 Acre  
 MLS#1655854 | \$699,000  
 Lenore Beeson – 435.260.2135



**STELLA RUBY COTTAGES - A GEM IN DOWNTOWN MOAB!**  
 3 Rentable Units | Hot Tub | 0.26 Acre  
 MLS#1670101 | \$1,270,000  
 Lenore Beeson – 435.260.2135



**HIGH VISIBILITY HIGHWAY COMMERCIAL PROPERTY!**  
 0.60 Acre | Home: 4 bed | 2 Bath | Shop  
 MLS#1692193 | \$520,000  
 Lenore Beeson – 435.260.2135



**CHARMING, NEWER HOME ON QUIET CUL-DE-SAC**  
 3 Bed | 2 Bath | 1,778 Sq. Ft. | 0.22 Acre  
 MLS#1664155 | \$475,000  
 Sue Shrewsbury – 435.260.1479



**CUSTOM HOME IN BUSINESS FLEX ZONE OF SJ COUNTY**  
 3 Bed | 3 Bath | 2,142 Sq. Ft. | 1 Acre  
 MLS#1667700 | \$589,000  
 Lenore Beeson – 435.260.2135



**DEVELOPMENT OPPORTUNITY ABOVE THE MOAB GOLF COURSE – 72.67 Acres | Next to Millcreek Canyon**  
 MLS#1641651 | \$1,739,000  
 Curtis Wells – 435.260.1479



**CHARMING MEDITERRANEAN IN PRIZED POSITION**  
 4 Bed | 3 Bath | 3,555 Sq. Ft. | 1.29 Acre  
 MLS#1659315 | \$839,000  
 Lenore Beeson – 435.260.2135



**BEAUTIFUL HOME TUCKED AWAY ON QUIET STREET**  
 5 Bed | 3 Bath | 2,978 Sq. Ft. | 0.50 Acre  
 MLS#1704035 | \$575,000  
 Heidi Blake – 435.260.8185



**BEAUTIFUL LOT IN ALLEN SUBDIVISION**  
 0.32 Acres | Utilities Available | Close to Town!  
 MLS#1647873 | \$139,000  
 Lenore Beeson – 435.260.2135



**BEAUTIFUL CORNER LOT IN QUIET, RURAL SETTING**  
 0.60 Acre | Well | 2 Irrigation Units  
 MLS#1655466 | \$169,000  
 Lenore Beeson – 435.260.2135



**LARGE PARCEL CLOSE TO TOWN WITH LOTS OF POTENTIAL**  
 2.60 Acres | Utilities Available | May be Subdivided  
 MLS#1655621 | \$178,900  
 Sue Shrewsbury – 435.260.1479



**DOWNTOWN ACREAGE WITH 3 HOMES & SHOP**  
 3 Bed | 3 Bath | 1,463 Sq. Ft. | 2.03 Acre | R3 Zoned  
 MLS#1699962 | \$1,250,000  
 Becky Wells – 435.260.2842







#### EASY TO BUILD LOT IN DEERHAVEN SUBDIVISION

4.80 Acres | Utilities Available | Old La Sal

MLS#1699839 | \$89,999

Lenore Beeson – 435.260.2135



#### SUNFLOWER HILL LUXURY BED & BREAKFAST!

12 Rooms | Innkeeper's Unit | Solar | 1.46 Acres  
10.5% Cap Rate | Water Shares | MLS#1593287 | \$2,900,000

Becky Wells – 435.260.2842



#### RARE PIECE OF MOAB WITH IMMENSE POTENTIAL!

2 Bed | 1 Bath | 864 Sq. Ft. | 0.28 Acre | C-5 Zoned!

MLS#1631040 | \$369,700

Heidi Blake – 435.260.8185



#### LARGE CORNER LOT WITH CUSTOM BRICK HOME

4 Bed | 2 Bath | 2,172 Sq. Ft. | 0.53 Acre

MLS#1635511 | \$614,900

Lenore Beeson – 435.260.2135



#### COMMERCIAL OFFICE BUILDING PRIME DOWNTOWN

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

MLS#1655373 | \$750,000

Becky Wells – 435.260.2842 & Curtis Wells – 435.210.4366



#### TURN KEY RIM VILLAGE INVESTMENT OPPORTUNITY!

3 Bed | 2 Bath | 1,573 Sq. Ft.

MLS#1624926 | \$419,000

Becky Wells – 435.260.2842 & Curtis Wells – 435.210.4366



#### OVERLOOK THE MOAB VALLEY!

7.98 Acres | Utilities Available | Shared Well

MLS#1703226 | \$297,500

Sue Shrewsbury – 435.260.1479



#### HIGHWAY COMMERCIAL DEVELOPMENT OPPORTUNITY

Home: 3 Bed | 2 Bath | 1,568 Sq. Ft. | 2,901 Sq., Ft. Shop

0.60 Acre | MLS#1636837 | \$599,000

Heidi Blake – 435.260.8185



#### YOUR HOME AWAY FROM HOME AT THE GONZO INN!

2 Bed | 2 Bath | 909 Sq. Ft. | 2 Adjoining Rooms

MLS#1621660 | \$379,000.00

Kali Bisco – 435.260.9906



#### WATCHMAN ESTATES

Adjacent to the Moab Golf Club

Lots Starting at \$119,000

Becky Wells – 435.260.2842 & Curtis Wells – 435.210.4366

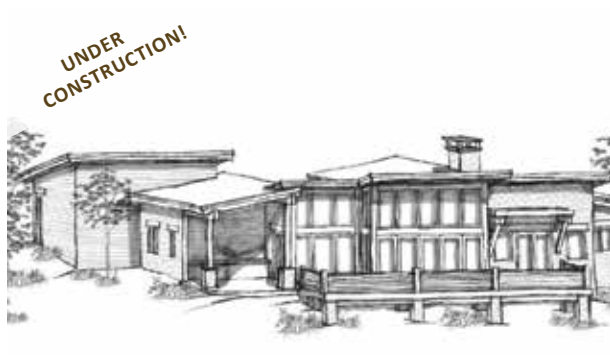


#### NEW CONSTRUCTION TUCKED INTO THE EDGE

OF THE SLICKCROCK – 3 Bed | 4 Bath | 2,822 Sq. Ft.

1.36 Acres | MLS#1633114 | \$1,128,800

Becky Wells – 435.260.2842 & Curtis Wells – 435.210.4366



#### NEW CONSTRUCTION MODERN SOUTHWEST HOME

3 Bed | 3 Bath | 2,410 Sq. Ft. | 0.40 Acre

MLS#1633142 | \$964,000

Becky Wells – 435.260.2842 & Curtis Wells – 435.210.4366







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



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



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



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



**Pole Canyon in Kane Creek Canyon Estates. Beautiful residential/recreational property just 18 minutes from Moab,** that offers fabulous desert and mountain views. This lot located just off Kane Canyon Drive, offers striking views of the La Sal Mountains, the red fins of Behind the Rocks, Pole Canyon and Kane Creek Canyon. Power is conveniently located on the lot frontage. New owner will install well and septic. County maintained roads throughout the subdivision. There are no HOA dues. Sensible covenants are in place for the protection of property values. Owner financing is available. Available: 1610902, 1610907, 1610909, 1610910, 1610912, 1610913, 1610893 | Prices range from \$145,000 to \$175,000 | **Rick 435-260-2599**



**Kane Creek Canyon Estates, scenic, beautiful large lot residential subdivision south of Moab** across Hwy 191 from Bridger Jack Mesa. Only 17 minutes from Moab. Bordered on two sides by BLM public land. All of southeastern Utah recreation is at your door step. County maintained roads, underground power installed, Buyer is responsible for well and septic, Kane Creek Canyon Estates have covenant protection but no HOA fees, Owner financing available. Available: 1610901, 1610904, 1610906, 1610900, 1610898, 1610897, 1610895 | Prices range from \$145,000 to \$175,000 **Rick 435-260-2599**



**Many upgrades, mountain views.** Mountain views from your back deck, red rock views from the front...this quaint 3-bed, 2-bath home is ready and waiting for YOU! Located just on the edge of town, this home features many upgrades including new flooring and refrigerated air with a programmable thermostat. The fenced back yard is perfect for spending time outdoors with friends and family while watching the colors on the mountains as the sun sets. This home also boasts an open living/dining area, breakfast bar, separate laundry room and newer flooring. A large storage shed and ample parking (including space for an RV) are a bonus. MLS#1685190 | \$299,000 | **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**



**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**



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



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



**HIGH ON HOLYOAK, far above the valley floor with grand views of the red rock spires and monuments of Castle Valley.** Property includes a very comfortable platform yurt set-up. Use as a base camp for all your Moab and Castle Valley recreational adventures or utilize this great temporary dwelling as you build your dream home. Either way you will enjoy this great location with stunning views. MLS#1601261 \$195,000 | **Rick 435-260-2599**



**GREAT LOCATION!** Enjoy the convenience of living downtown — close to K-6 elementary school, park and recreation & aquatics center. This 3 beds, 2 bath home is not to be missed! Spacious, open living room/kitchen/dining room area walks out to a secluded backyard with a patio and gas bbq hookup. Master bedroom boast a large, walk in closet with attached bathroom, double sinks and tiled shower. Laundry room leads out to the 2 car attached garage. Lush green lawn has full auto sprinkler system for both front and back. MLS# 1688989 | \$429,000 | **Danette 435-260-0130**





**AFFORDABLE MOAB LIVING!** Great in town location - this home sits on a corner lot with a fenced yard and large storage shed. Many upgrades include tiled shower with jetted tub, newer flooring and central AC. Space rent is \$470/mo, includes water/sewer/trash and all community amenities. New owner must be approved by Grand Oasis/Inspire. Square footage figures are provided as a courtesy. Buyer advised to obtain an independent measurement. MLS# 1676249 | \$69,000 | **Danette 435-260-0130**



**BRAND NEW** and ready for it's first owners! This 3 bedroom, 2 bath home has a bright, open living room/kitchen/dining area with a walk out to the back patio. Large pantry with shelving and a wonderful center island. The laundry room has its own entrance with a large sink. Master bedroom boasts double sinks, a luxurious tub and a separate shower. The yard is up to you - room for a garden, firepit, shed! The mountain and red rock views are spectacular. MLS# 1677748 | \$350,000 | **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**



**1120 S. LaSal Avenue.** Two bedroom, 2 bath home — tile throughout, granite counters, attached garage, large 24x25 shop, solar panels and much, much more. MLS#TBA | \$479,000 **Danette 435-260-0130**



**This 3 bedroom, 3 bath 1,849 square-foot Southwest style home is an opportunity not to be missed!** The main house boasts a great room with vaulted ceilings, kiva style fireplace, open kitchen/dining area and two separate sliding door walkouts to the wraparound patio. A spacious master bedroom offers a walkout to the patio and arge, walk-in closet; the bathroom features a jetted tub, separate tile shower and double sinks. The second bedroom is serviced by its own bathroom with tile tub/shower. Unique distressed turquoise cabinets unify the Southwestern theme. The outdoor living space is perfect for entertaining. A pergola on the large patio provides ample shade. The yard is tastefully xeriscaped with low maintenance desert foliage while the back and side of the property is partially fenced for additional privacy in this quiet neighborhood nestled in and among the red rocks. The mud room/laundry room leads out to an oversized three car garage with plenty of storage. Room for trailer or RV parking. An attached Casita offers a private entrance, walkout to a private area of the patio, one large bedroom/living area, walk-in closet, wet bar/kitchenette, and bathroom with tile tub/shower. New roof and stucco 3 years ago. 1709055 | **\$635,000 Danette Johnson 435-260-0130**

## RESIDENTIAL LAND LISTINGS

### VIEWS, VIEWS, VIEWS!

Close to town with that quiet, country feeling. Build your dream home HERE! \$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**

### RARE BUILDING LOT IN TOWN.

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

### GREAT PROPERTY IN LA SAL

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

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

### 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**



**Don't miss out on this beautiful fully-furnished and turn-key ready townhome!** Great views from all areas of the townhome and outside patios. Master suite has a beautiful view of the red rock rim from the balcony that's sure to provide sensational sunsets views in the evenings! Three bedrooms and 2 1/2 bathrooms, with two-car garage to store all of your toys! MLS# 1628574 | \$425,000 **Dave 435-260-1968**



**BEAUTIFUL BUCHANAN LOT** in Castle Valley, property is sprinkled with Pinyon-Juniper, blessed with an easy building terrain and of course the views can't be beat. \$165,000 | MLS# 1687800 | **Rick 435-260-2599**



4 Executive Offices Available  
Ground Floor | All Utilities Included Premium WiFi

**Contact Dave (435) 260.1968**





**SCIENCE MOAB**

# EXPLAINING THE WONDERS OF THE DESERT

LOCAL SCIENTIST MAKES RESEARCH FUN AND ACCESSIBLE

Written by Sharon Sullivan

**K**RISTINA YOUNG FINDS SCIENCE FASCINATING AND SHE WANTS TO HELP MOAB RESIDENTS LEARN ABOUT WHAT SCIENTISTS — BOTH LOCAL AND FROM AROUND THE WORLD — ARE DISCOVERING ON THE COLORADO PLATEAU.





The 32-year-old moved to Moab 10 years ago to work for the U.S. Geological Survey as a science technician. “I got to work on the coolest science here, trying to understand the ecosystem of southeast Utah,” while collaborating with other scientists, she recalls. “We were doing this work and I came to realize that people in town did not know about the amazing science going on here.” So, she founded Science Moab.

In the past, people packed Woody’s Tavern for Science Moab on Tap events where attendees could enjoy a beer while listening to local scientists give light-hearted, non-jargon-laced presentations about the research they were doing in the region. The popular Tap events took place during the winter months of 2018-2019 and 2019-2020.

At the last Tap event in March — titled *Mad Max Meets Science Moab*, a group of dryland scientists talked about dust and erosion and how deserts are being transformed. The presentation included clips from the movie *Mad Max*, a post-apocalyptic film in which the climate is

undergoing extreme change and people are fighting over water. Scientists talked about the overlap between the film’s storyline and the increasing aridity in the Southwest. The presenters offered solutions and recommended actions to take. Although Science Moab on Tap gather-

## “SCIENCE CAN BE USED TO DIVERSIFY THE ECONOMY AND HELP US UNDERSTAND THE WORLD WE LIVE IN.”

— Kristina Young,  
Science Moab Executive Director

ings at Woody’s are on hold for now due to the pandemic, Science Moab organizers hope to create safe, outdoor Tap events this winter.

People can still keep up with scientific news, however, by reading the Moab Sun News, which publishes a Moab Science column each week.

KZMU Community Radio also partners with Moab Science by broadcasting recorded interviews in the station’s studio each Friday at 11:30 a.m. Science Moab was founded in 2017 after Young approached the radio station about recording interviews with local and visiting scientists.

Young no longer works for the USGS, instead, she volunteers her time developing and growing Science Moab, with the help of multiple volunteers. “We got a lot of positive feedback,” regarding the radio interviews, says Young, who has a Master’s degree in ecology and is currently working on a Ph.D. on ecology and evolutionary biology through the University of Texas El Paso. “It’s important that people have access to this knowledge. The majority of scientists in town are coming here to do research.”

Carrie Schwartz learned about Science Moab from listening to the KZMU interviews. She says she then started “religiously attending” the Science Moab on Tap events at Woody’s. One of her favorite presentations was by a scientist who studies the region’s unique cryptobiotic

**Opposite page:** Canyon in Cedar Mesa. [Photo by Michael Remke] **Top:** Science Moab’s Natalie Day (left) and Dr. Daniel Winkler (seated lower right) engage with a full house during a “Science on Tap” Q&A at Woody’s Tavern in 2019. [Photo by John Caldwell]





soil. “She made it relatable and exciting,” says Schwartz. “We learned more about why it’s so important and why we should protect it.”

It was during a Tap event at Woody’s that Young mentioned a need for volunteers. Schwartz answered the call. She now volunteers as treasurer of the nonprofit’s executive team.

“I work with her on the organizational culture we want to build with Science Moab,” says Schwartz who freelances as a consultant with the National Museum of Wildlife Art in Jackson, Wyoming where she worked as a staff member before moving to Moab in 2016. “I help with the strategic and financial plan. We were recently granted nonprofit status. I work for nonprofits so I have some familiarity of nonprofit culture. This is my first foray into starting one.”

Another volunteer, Peggy Hodgkins, conducts and records the radio interviews, which allows Young to focus more on fundraising and developing new programs. Hodgkins was already a DJ at KZMU and was looking to do more at the station. She’s also a scientist who worked as a geologist for 25 years. So, when station manager Serah Mead introduced Hod-

gkins to Young and the Moab Science program it was a perfect fit. “I really like it,” Hodgkins says. “I enjoy the production part of it — the editing, sound, putting together a show. And I enjoy the subject.”

She used to do the interviews in-person in the studio. Since COVID-19, interviews have taken place via Zoom or over the phone. If you miss the half-hour program you can listen anytime to a podcast of the interview, downloadable from the KZMU or Science Moab web sites.

Thus far, Hodgkins has interviewed a soil ecologist, river morphologist, bird specialists and paleontologists. She’s also talked with professors from Utah State and Northern Arizona universities, USGS employees and scientists from other federal agencies, writers, and guests of the Colorado River Symposium and Moab Festival of Science events. An interview with Utah state paleontologist Jim Kirkland was particularly “eye opening,” when he talked about dinosaur bones found north of Arches National Park, Hodgkins says. As a geologist she enjoyed learning how the area’s preponderance of dinosaur fossil findings is related to the region’s unique geology.

**Top left:** Science Moab Founder Kristina Young [Photo by Lindsay Trudeau] **Bottom:** Dr. Allison Stegner discusses ecological change in southeastern Utah during a KZMU interview for Science Moab. [Photo courtesy of Science Moab]





**“THERE’S A LOT OF SCIENCE BEING DONE AROUND HERE.  
NOT A LOT OF PEOPLE KNOW ABOUT IT.  
THE POINT IS TO BRING IT TO LIFE.”**

— Science Moab volunteer Peggy Hodgkins

“There’s a lot of science being done around here,” Hodgkins says. “Not a lot of people know about it. The point is to bring it to life.”

The nonprofit is working on a new program that will offer certified science training for outdoor recreation guides in southeast Utah and the greater Colorado Plateau — programs custom-tailored for various guide companies. Outdoor guides will be able to share up-to-date information with clients about cutting-edge science happening in the area. This will allow companies to diversify their offerings and help visitors understand the region, says Young.

Science Moab is also partnering with Grand County High School’s career and technical education program to pair students with local scientists for job shadowing opportunities or short-term internships. “We’re hoping for intern matches this spring,” Young says.

Larrea Cottingham is helping out with both of those programs as well as other ideas for community outreach and partnerships. As a Moab Charter School teacher with a background in outdoor education, a bachelor’s degree in biology and a Master’s in science teaching, Cottingham is particularly excited about the Science-to-School

program being developed. Students enrolled in the program will learn real skills to become competitive applicants for science-related careers, she explains. “There’s so much science in Moab with few who grew up here doing that science, or working in science careers” locally, says Cottingham. “It’s so important to get kids engaged in science in real and meaningful ways.”

Cottingham is also excited about the science certification for guide companies, describing it as an opportunity to educate the region’s large number of visitors, who impact the natural environment. “If those folks can be keyed into environmental stewardship through learning about the science happening here I think it will give visitors a deeper appreciation for the area,” says Cottingham.

“We see so much value,” in sharing the science, Young adds. “We really want the community to benefit from all the people who come here to learn. We’re providing opportunities for students and guides to be more engaged with science. Science can be used to diversify the economy and help us understand the world we live in.”

To listen to past Science Moab on Tap events or radio interview episodes visit: [sciencemoab.org](http://sciencemoab.org). ■



**Top left:** Fragile biological soil crust is essential for ecosystems in the Moab area. [Photo by Michael Remke] **Top right:** The Moab Sun News publishes a weekly column from Science Moab. [Courtesy Science Moab] **Bottom:** Science Moab’s Kristina Young teaching about biological soil crust at Moab’s elementary school. [Photo by Lindsay Trudeau]



**COMMERCIAL  
LOT FOR SALE**



## Commercial Lot in Monticello

Commercial Zoning. Great Location In Downtown, just south of Family Dollar.  
.17 acres with lots of potential.

**MOAB**  
**PROPERTY GROUP**

[www.moabutahlodging.com](http://www.moabutahlodging.com) • [www.moabpropertymanagement.com](http://www.moabpropertymanagement.com)



# MOAB PROPERTY GROUP

800-505-5343

[www.moabpg.com](http://www.moabpg.com)



Vacation Rentals



Property Sales



Property Management

## Your Partner for All Your Property Needs



*Going beyond the ordinary, we work hard  
to offer you what few others can*

- Years of rental data and comprehensive analytics
- Price modeling and data mining from the most popular online rental sites
- 4K virtual 3D tours complete with detailed floorplans and virtual reality walkthroughs
- Assistance locating the perfect investment from start to finish: we can help you find the right property, provide historical data and rental estimates, take you through the purchasing process, and manage the property after closing.
- Immediate reservations through MPM-only sources. Over 65% of our reservations are generated in-house, from our repeat guests to our top ranked website, to our wide referral network.
- Long Term Homes in High Demand. Contact Moab Property Group to rent your home today!

**DUSTIN FRANDSEN** • [dustin@moabpg.com](mailto:dustin@moabpg.com) • 435.633.7033

Moab Business Park • 11850 S HWY 191 Suite A6, Moab, Utah • Office 435-259-5955

[www.moabutahlodging.com](http://www.moabutahlodging.com) • [www.moabpropertymanagement.com](http://www.moabpropertymanagement.com)





#### Stunning Custom Home

Wall to Wall windows in this incredible home. Two bedroom, 2 bath mother-in-law apt. 2500 sq. ft. in a gated community on 43.84 acres in Flat Iron Mesa. \$1,995,000. MLS #1629947  
**Call Janie 435-260-1572**



#### 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**



#### 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. \$549,000. MLS #1684185.  
**Call Bryon 435-260-1699 or Preston 435-260-1701**



#### Nice Log Home, Inside & Outside

at 210 W. Shafer Lane in Castle Valley on 5 acres. 3 bd., 1 3/4 baths (1708 S.F.), partial basement (936 S.F.). Water Rights. Horse shelter and storage shed. Price: reduced to \$330,000. MLS #1647006  
**Call Janie 435-260-1572**



#### Majestic Mt. Peale Lodge

Residence plus income potential. 7 master suites, 2 kitchens, covered decks. balcony, spacious common areas inside and out. \$1,320,900. MLS #1681574  
**Call Kevin 435-260-9890**



#### Six Bedroom on Beeman Rd.

Six bedroom, 3 bath, 3750 S.F. two level home, which has been well maintained at 4056 S. Beeman Rd. The vaulted ceiling in the great room is tongue and groove pine for a lovely ambiance and lofty feeling. Lots of natural light. Basement is daylighted with family room, 3 bedrooms and one bath. \$720,000. MLS # 1710004. **Call Janie 435-260-1572**



#### Lovely Building Lot at Bridger Jack Mesa

Just 13 miles south of Moab in gated community. This 15 acre Lot 18 already has a well drilled (no pump) and 2 percolations tests done for septic system. At the very end of cul de sac of South Mt. Dr. where there is power to frontage of lot. Road built into building sites. \$225,000. MLS #1704112. **Call Janie 435-260-1572**



#### Spacious Remodeled Home

4 Bed, 2 Bath, great room plus living room with wood burning fireplace. New A/C, new hardwood flooring. \$349,000. MLS #1690112  
**Call Nancy 435-260-7327**



#### Flat Iron Mesa Ranch 17 S. Pinon Rd.

22.36 acre Lot 1 just 20 miles south of Moab. Away from the crowds. Water well. \$289,000. MLS #1625337.  
**Call Janie 435-260-1572**



#### Mt. Peale Duplex Cabins

Residence plus income potential. Each side 3 bedroom, 1 bath, vaulted ceilings, laundry, covered deck. \$439,000 for each duplex. MLS #1681580 & MLS #1681588  
**Call Kevin 435-260-9890**





#### Private Mt. Peale Oasis Home

2 bd, 2 ba on 5 acres. Wooded yard and private garden, covered deck, soaking tub. 1152 sq ft., private well with superb drinking water.

\$421,000. MLS #1681521

**Call Kevin 435-260-9890**



#### 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**



#### Woodland Ridge in Old LaSal

2.62 acres, \$107,000. MLS #1678814

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

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

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

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



#### Fabulous View Property of 13.73 Acres

Just North of Highlands Subdivision. It has been platted for a 10 lot subdivision, or it could be an exclusive one house site overlooking the Moab Valley.

\$1,400,000. MLS #1644375.

**Call Janie 435-260-1572**



#### 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.

MLS 702263. \$749,000. **Call Bryon 435-260-1699**



#### Cabin on 5 Acres

This is a beautiful cabin situated on 5 acres in the La Sal mountains. With a wood burning stove, a wrap around porch. The adjacent 5 acres is also available as MLS #1655367. MLS #1655235. \$347,000.

**Call Trevor 405-833-7005**

## VACANT LAND

#### Hwy. 191 & Hovenweep – UNDER CONTRACT

Hwy. S.R. 262, 20.93 acres total w/16.23 acres on West side of Hwy. 191 at intersection with State Route 262, which is route to Hovenweep National Park, and 4.27 acres on East side of Hwy. 191 and immediately North of State Route 262. You'll see gravel pile on 4.27 acres. In San Juan County Highway Commercial Zone. \$20,000. MLS #1705167

#### Mt Peale Views in Old La Sal

- 1.5 acres, \$33,000, MLS #1681647
- 3.01 acres, \$101,000, MLS #1681640
- 14.93 acres, \$127,000, MLS #1681681
- 19.41 acres, \$165,000, MLS #1681679
- 27.72 acres with power pole, \$221,760, MLS #1681677
- 53.61 acres with well and power pole, \$644,100, MLS #1681676.

**Call Kevin 435-260-9890**

#### Prime Doc Allen Lot

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

#### Get Away From the Crowds

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



#### Bryon Walston

Principal Broker / Owner

435-260-1699

mbwalston@hotmail.com

#### Janie Tuft

Associate Broker

435-260-1572

janietuft@yahoo.com

#### Roger Schmidt

Realtor

435-901-2292

moabroger@gmail.com

#### Nancy Fitzgerald

Agent

435-260-7327

nancyfitzmoab@gmail.com

#### Kevin Fitzgerald

Agent

435-260-9890

kevinfitzmoab@gmail.com

#### Preston Walston

Agent

435-260-1701

preston.walston@gmail.com

#### Billy Snyder

Agent

812-360-3302

realbillymoab@gmail.com

#### Jay Kendall Walston

Agent

435-260-2198

jaykwal@gmail.com

#### Miranda Walston

Agent

walston.miranda@gmail.com

435-260-1407

#### Trevor Walston

Agent

tbwalston@gmail.com

435-833-7005

#### Eyan Mosher

Agent

eyan.mmosher@gmail

435-210-4817

#### HUTBUD Property Management

435-261-2830

1075 S. Hwy 191, Suite B

Moab, Utah 84532

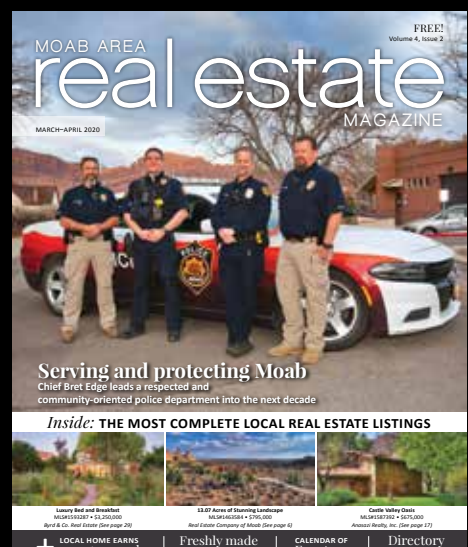
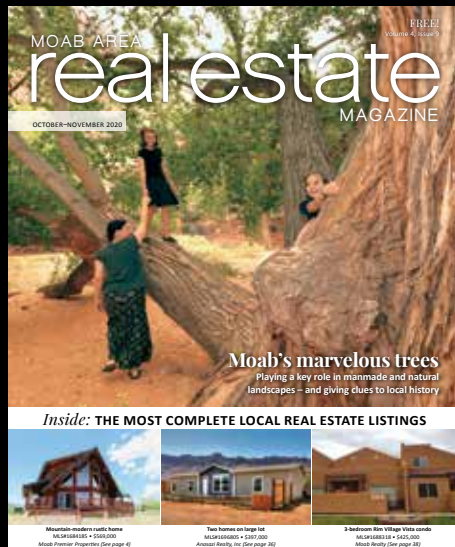
Phone: 435-259-7337

moaboffice@gmail.com

moabpremierproperties.com



# Must-read articles. Ads that work.



The Moab Area Real Estate Magazine is distributed in Grand Junction, Moab, Monticello, Blanding, Bluff.  
Connecting buyers and sellers of area real estate, and anyone who enjoys a good magazine.

To advertise your business in front of this large and lucrative audience call 303 817 7569.



# Moab Regional Hospital Welcomes a New Doctor:

## Kasia Bartczak, MD – Family Practice Physician



Now seeing patients at our Family Medicine Clinic. Call 435-719-5500 for an appointment.



### Meet Dr. Bartczak

Dr. Bartczak (*pronounced "Bart-chuck"*) is joining our Family Medicine team and is fellowship-trained in Women's Health, including obstetrics.

- Jagiellonian University Medical College
- Family Medicine Residency, Idaho State University
- Women's Health Fellowship, University of Tennessee Health Sciences College

I'm from the Twin Cities area of Minnesota and went to medical school in Poland. I speak fluent Polish and Spanish. I completed my residency in Pocatello, Idaho and studied an additional year in Memphis, Tennessee focusing on Women's Health, and particularly obstetrics. Family medicine allows me to connect with my patients and their families and get to know them personally.

### Why Moab?

Moab is a strong, fun, and vibrant community with a lot of diversity both in the people and in the landscape. I'm excited to take advantage of the outdoor recreation opportunities here. I look forward to meeting you as a patient in my office or as a friend on the trails or around town.

### Why Moab Regional Hospital?

The hospital is a beautiful facility staffed with great physicians that provide exceptional care. The collegial atmosphere promotes learning, growing, and helping each other—which means that each of us is able to provide better care to the community.

### Family Medicine: In Service to You

Our Family Medicine physicians and clinic staff are dedicated to providing excellent care for you and your family.



435-719-5500

450 Williams Way • [mrhmoab.org](http://mrhmoab.org)



**icomfort**  
BY SERTA

**SAVE UP TO \$1000**

on qualified iComfort by Serta® Mattresses and adjustable sets\*



**LIMITED TIME BLACK FRIDAY SAVINGS!**  
**Queen mattresses as low as \$799! Special financing available.**

\*Purchase a qualifying iComfort by Serta® foam mattress between November 18, 2020 and December 7, 2020 and receive up to \$400 in savings. Plus, save up to \$600 on a qualified Serta adjustable foundation. Savings offers on both the mattresses and adjustable foundations will vary by model and size. The maximum \$1000 savings applies to King size eligible mattresses and a King size Motion Perfect adjustable base. See store for details. These offers may not be applied to previous purchases, cannot be combined with other offers and are available only on qualified purchases made at participating retailers in the 50 United States and the District of Columbia while supplies last. Product availability, pricing and offer dates may vary by retail location. Void where prohibited by law.  
© 2020 Serta Inc.



(435) 259-1585 • 1004 S. Main St., Moab  
**FREE Setup & Delivery** in the Moab Area  
**6 Months Same as Cash** on approved credit

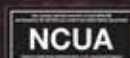
**Knowles**  
**HOME FURNISHINGS**



**Mortgages Made  
Easy**



**EasternUtah**  
COMMUNITY CREDIT UNION  
“Depend on Us!”



Anthony Lupu  
Branch Manager

Straight-forward lending on purchases, refinances and our no-fee home equity line of credit. Call us at (435) 259-8200 and you'll get the most out of your home.



# HOSTING HOLIDAY PARTIES?

**WHETHER YOU'RE GATHERING TOGETHER IN-PERSON OR VIRTUAL, MAKE SURE YOUR INTERNET CAN KEEP UP!**



(435) 259-8521  
[emerytelcom.com](http://emerytelcom.com)



FIND OUR PRODUCTS AT THE MERCANTILE ON MAIN | 7 N MAIN STREET  
OR ONLINE AT WWW.TRIASSICSTONE.COM

# TRIASSIC

SUSTAINABLE | FUNCTIONAL | BEAUTIFUL



## LICENSED | INSURED TREE SERVICE

STUMP REMOVAL |  
GRINDING  
  
TREE PLANTING | PRUNING  
REMOVAL  
  
FIREWOOD | WOOD CHIPS  
  
PEST AND DISEASE  
MITIGATION  
  
NUTRIENT APPLICATION  
  
HAZARD AND  
EMERGENCY REMOVALS



## HANDMADE HOMEGOODS

FURNITURE  
KITCHEN UTENSILS  
JEWELRY  
DECOR  
CUSTOM DESIGNS



## DISCOUNTS FOR USABLE WOOD



CALL, EMAIL, OR DROP BY OUR SHOP FOR A FREE ESTIMATE  
435-259-4912 | OFFICE@TRIASSICSTONE.COM | 1801 SKYLINE DRIVE, MOAB



**This winter, get your garden  
ready for spring!**

*20 years of experience maintaining  
beautiful Moab gardens.*

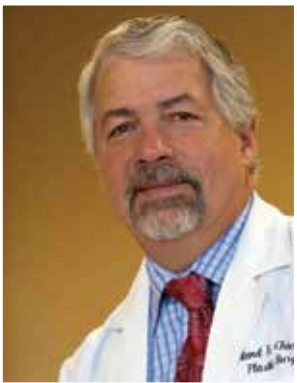
**Hand and Heart Gardening &  
Personal Care Services**

Licensed and insured • Great local references  
Julia 435.210.1317

# Plastic Surgery

## Specializing in

- Botox®
- Breast Reduction
- Breast Reconstruction
- Cosmetic Surgery
- Facelift
- Breast Augmentation
- Breast Lift
- Tummy Tuck
- Dermal Fillers
- Liposuction
- Eyelid Surgery
- Arm/Thigh Lifts  
(following massive weight loss)
- Hand Surgery



**Dr. Leland R. Chick, MD**  
**801.322.1188**  
lelandchickmd.com



I.W. Allen Plaza, Specialty Services, Suite B • 476 W. Williams Way







# Central Utah INSURANCE AGENCY

Your hometown independent insurance agency.

*Serving YOU since 1962.*



Five licensed agents to serve you, providing a choice of insurance companies to protect what matters most.

*Lynasa Key, Renee Troutt, Gianne Fosse, Baelei Walby*



23 So 100 West • Moab • 435.259.5981 • [insuremoab.com](http://insuremoab.com)



# Welcome to Moab!

DIRECTORY OF OFTEN-REQUESTED INFORMATION (Area code 435 unless noted otherwise)

## MOAB

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

## MOAB CITY NUMBERS

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

## GRAND COUNTY NUMBERS

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

## UTILITY CONTACTS

City of Moab: 259-5121  
Dominion Gas: 719-2491 or 719-2490  
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

## 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](http://www.united.com)  
Grand Junction Regional Airport:  
[www.gjairport.com](http://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](http://www.moabcity.org)  
Monticello: 587-2271  
[www.monticelloutah.org](http://www.monticelloutah.org)  
Blanding: 678-2791  
[www.blandingutah.org](http://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](http://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](http://www.fidelitymortgage.com)  
Primary Residential Mortgage: 259-0259  
[www.primaryresidentialmortgage.com](http://www.primaryresidentialmortgage.com)  
Eastern Utah Comm. Credit Union: 259-8200  
[www.euccu.com](http://www.euccu.com)  
Mountain America Credit Union: 259-1500  
[www.macu.com](http://www.macu.com)  
Zion's Bank: 259-5961  
[www.zionsbank.com](http://www.zionsbank.com)  
Wells Fargo Bank: 435-2708  
[www.wellsfargo.com](http://www.wellsfargo.com)

## PROPERTY MANAGEMENT COMPANIES

Moab Property Management: 259-5955  
[www.moabutahlodging.com](http://www.moabutahlodging.com)  
Premier Properties Management: 355-0269  
[www.premierlodgings.com](http://www.premierlodgings.com)  
Vacasa: 866-937-6622

## CONTRACTORS

Ben Byrd: 259-0224  
Chuck Garlett: 259-5014  
Henderson Builders: 259-4111  
Craig Haren: 259-1537  
Jared Ehlers: 259-9499  
Jim Keogh: 260-8127  
Joe Sorensen: 260-5948  
Triple J: 259-9988  
Moab Construction: 259-8529  
Lawson: 259-4079  
Eco Logic: 259-6264  
Jude Tuft, General Contractor: 719-5082

## WELL DRILLING

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

## SURVEYORS

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

*Moab Area Real Estate Magazine does not guarantee the accuracy of information presented above. To have information updated, removed or added, email [andrewmirrington@gmail.com](mailto:andrewmirrington@gmail.com).*



Mentor • Support • Volunteer

Thank you, mentors and mentees, for persevering through the pandemic!

Fun fact: last year, 83% of mentored Moab youth got along better with others, and 80% earned higher grades.

Grand Area Mentoring • Moab, UT



[www.grandmentoring.org](http://www.grandmentoring.org)



# Advanced Air

HEATING & AIR CONDITIONING



## Your trusted heating and cooling pros

Zoned Comfort Solutions • New Home Construction  
Humidification Systems • Heating & Air Conditioning • Evaporative Cooling  
Gas Fireplace Installations • Mitsubishi Electric Diamond Comfort Dealer  
Replacement/Changeouts

### Factory Trained Technicians & Installers

Serving Moab & Surrounding since 2010

Licensed & Insured

Find out which solution may be right for you!

**435-260-7637**



www.advancedairutah.com  
11850 South Hwy 191 C-9, Moab



# Ahh Moab!

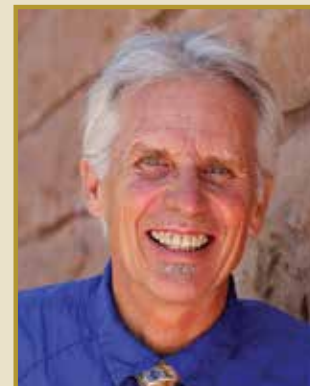


**Nancy Fitzgerald**

Realtor

**435.260.7327**

nancyfitzmoab@gmail.com



**Kevin Fitzgerald**

Realtor

**435.260.9890**

kevinfitzmoab@gmail.com



moabpremierproperties.com

# fidelity

MORTGAGE

A DIVISION OF BAY EQUITY HOME LOANS

**PURCHASE OR REFINANCE**

**MORTGAGES  
DON'T HAVE TO  
BE DIFFICULT**

Call for a **Seamless  
Process and Experience**  
*the Difference Today!*

**435.719.4100**  
**FidelityMTG.com**

Licensed in **multiple states!**  
**We're here to get you home.**

MOAB BRANCH | 301 S 400 E, SUITE 107, MOAB, UT 84532

Equal Housing Lender. This is not a commitment to lend or extend credit. Restrictions may apply. Rates may not be available at time of application. Information and/or data are subject to change without notice. All loans are subject to credit approval. Not all loans or products are available in all states. Bay Equity LLC, 770 Tamarpais Drive, Suite 207, Corte Madera, CA 94925; NMLS ID#76988, Utah DRE Mortgage Entity #7953347, NMLS consumer access: www.nmlsconsumeraccess.org BECH-200106-2.0





# WHITE HORSE

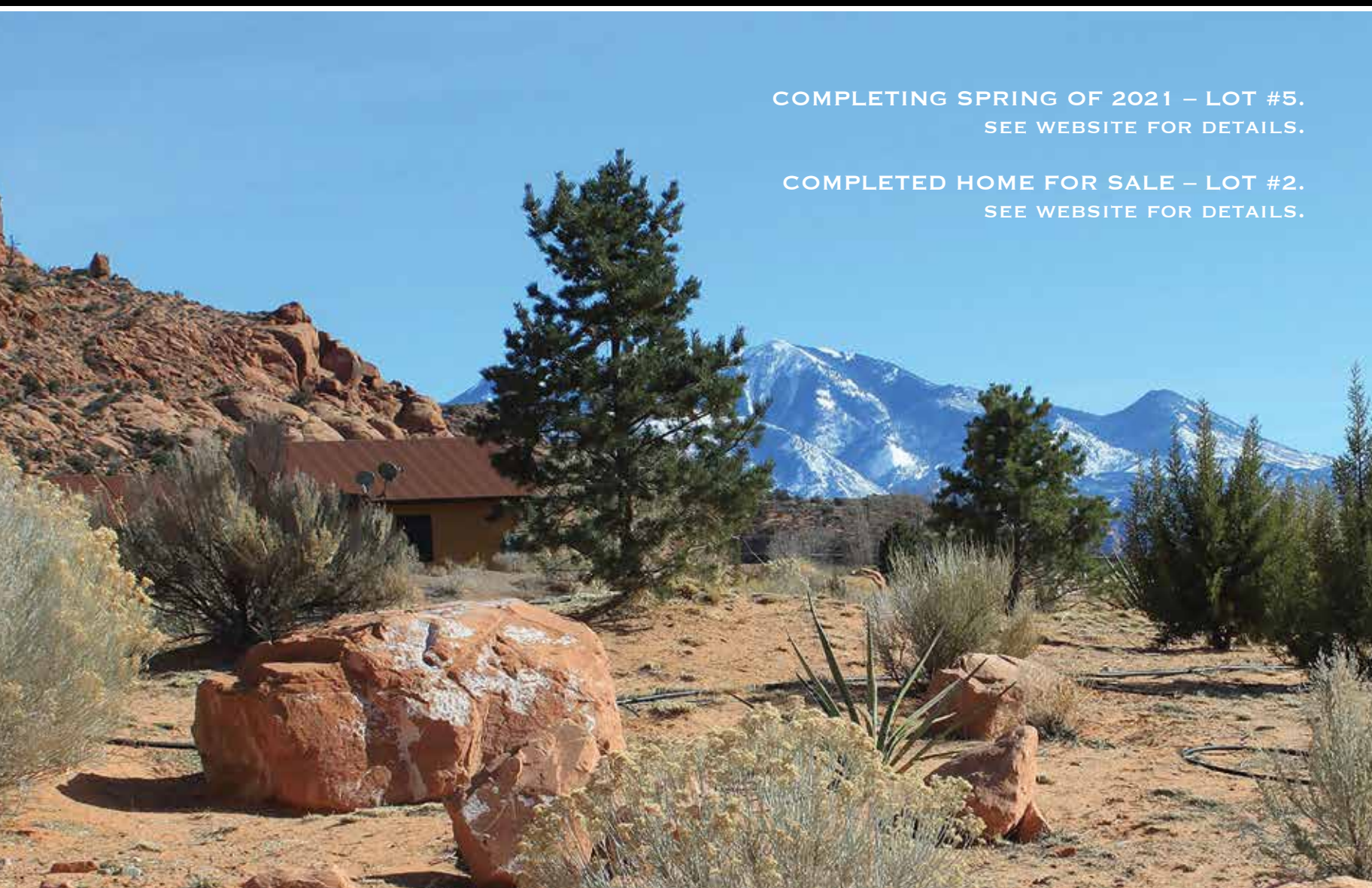
## MOAB, UTAH

CUSTOM HOMESITES SOLD OUT: 4 HOMES YET TO BE CONSTRUCTED FOR SALE

ARCHITECT AND BUILDER + QUIETLY LOCATED + DARK SKY DESIGNED + LANDSCAPED OPEN SPACE

COMPLETING SPRING OF 2021 – LOT #5.  
SEE WEBSITE FOR DETAILS.

COMPLETED HOME FOR SALE – LOT #2.  
SEE WEBSITE FOR DETAILS.



435-260-8889 + 4185 SHADOWFAX RUN  
INFO@WHITEHORSEMOAB.COM + WHITEHORSEMOAB.COM

PRICES AND MASTER PLAN SUBJECT TO CHANGE.