

FREE!  
Volume 9, Issue 6

# MOAB AREA real estate

JULY-AUGUST 2025

## MAGAZINE

**Moab's historic Star Hall**  
Local landmark has been community's  
'home stage' for 120 years

*Also inside...* The area's most complete real estate listings | Top tips from local lending pros



**Townhome neighborhood rental**  
MLS#2028954 | \$720,000  
*eXp Realty (See page 33)*



**Sky Ranch**  
MLS#2073631 | \$2,450,000  
*Berkshire Hathaway HomeServices (See page 4)*



**Spacious home with potential ADU**  
MLS#2090493 | \$669,000  
*Realtypath (Moab) (See page 24)*





# WELLS

## LAND • REAL ESTATE

### LEGACY REAL ESTATE, ROOTED IN THE WEST

#### LUXURY WITH LOCAL FLAVOR

Unlike traditional luxury brands that impose a global identity on local markets, we celebrate the uniqueness of Utah's landscapes and heritage while delivering a white-glove experience.

#### TAILORED, HIGH-TOUCH SERVICE

Every client receives bespoke attention, data-driven market insights, and strategic guidance from a team that understands high-value real estate.

#### STRATEGIC EXPERTISE

We go beyond selling properties; we help clients leverage real estate as a powerful investment vehicle. Whether you are acquiring land for development, securing a luxury estate for future appreciation, or seeking a high-yield rental property, our expertise ensures your purchase is a long-term asset, not just a transaction.



2287 RESOURCE BLVD UNIT I, MOAB, UT 84532  
\$1,950,000 2.18 Acres



26360 LOWER TWO MILE RD, LA SAL, UT 84530  
~~\$780,000~~ \$680,000 40 Acres



# Table of Contents

JULY–AUGUST 2025



Moab's historic Star Hall ..... 18



Local pros on the mortgage market ..... 34

Directory of Services ..... 46

## Real Estate Listings:

Wells Land & Real Estate .....	2
Berkshire Hathaway HomeServices.....	4
Realtypath (Moab) .....	24
Summit Sotheby's International Realty .....	26
Moab Premier Properties .....	31
Nancy Fitzgerald	
eXp Realty .....	33
Arches Real Estate.....	39
Christina Brinegar / Ludean Merritt	

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: **Publication Printers**

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

**Magazine front cover:** *On a summer evening, concertgoers arrive at Star Hall for a Moab Music Festival event.* [Photo by Nate Ryan]

**Top:** *A community hub for 120 years, Moab's Star Hall was built in 1905 and 1906 from sandstone quarried locally and is on the National Register of Historic Places.* [Photo by Murice D. Miller]

**Bottom:** *Mortgage rates remain hard to predict, but local lenders are helping buyers navigate their current loan options.* [Photo by Prostock-studio / adobestock.com]



RACHEL MOODY TEAM

MOAB REAL ESTATE CO.

BERKSHIRE  
HATHAWAY  
HOME SERVICES  
UTAH PROPERTIES



**RACHEL  
MOODY**  
REALTOR®  
(435) 260-8245



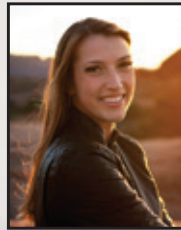
**SHANNON  
MEREDITH**  
REALTOR®  
(435) 260-7484



**KERBY  
CARLISLE-GRANT**  
REALTOR®  
(720) 480-0890



**CORAH  
MOODY**  
REALTOR®  
(435) 260-0255



**LEXIE  
DALTON**  
REALTOR®  
(801) 836-1450

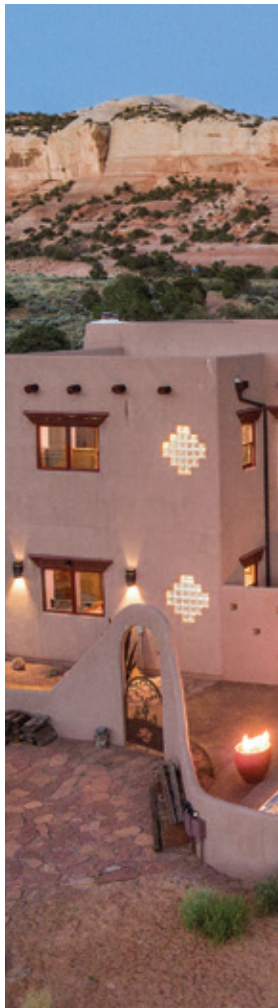


**CARA  
DIXON**  
REALTOR®  
(435) 259-0150

(435) 260-8240 • 50 East Center Street • Moab, Utah

f @ MoabLiving | @MoabLiving | MoabReCo.com

MOABRECO.COM | SEE ALL OF OUR LISTINGS HERE



**SKY RANCH**  
273 Mustang Dr  
4 BD | 3.5 BA | 2,634 SF | 2.13 AC  
\$2,450,000 | MLS 2073631



**A DEVELOPERS DREAM!**  
3885 Maynard Ln  
3 BD | 3.5 BA | 2,957 SF | 15.58 AC  
\$3,499,000 | MLS 1978420





## ESCAPE TO YOUR DESERT RESORT

Spanning over 5 acres, this luxury estate provides ultimate privacy and breathtaking views. With 7 patios, custom design, a gourmet kitchen, 4 bedrooms, a guest casita, game room, theater room, and sunken hot tub, it's a perfect retreat. Includes furnishings and an oversized garage (and a Jeep Wrangler!)

100 S Joe Wilson Dr  
5 BD | 4 BA | 5,118 SF | 5.25 AC  
\$2,690,000 | MLS 1886028

Together, these properties will form over 30 acres for a private Millcreek and Desert Estate.



## THE DESERT'S RIPARIAN SOUL

1389 Powerhouse Ln  
2 BD | 1 BA | 1,159 SF | 24.76 AC  
\$4,995,000 | MLS 1970590



## MILL CREEK OASIS

1435 Powerhouse Ln  
7.95 AC | 1,000 ft of Mill Creek Frontage  
\$699,000 | MLS 1864833





### CLASSIC FARMHOUSE CHARM

232 East 100 South  
2 BD | 1 BA | 2,005 SF | 0.16 AC  
\$678,800 | MLS 2064216



### OLD TOWN CHARMER & RENTALS

195 East 200 North  
3 BD | 3 BA | 1,593 SF | 2.03 AC  
\$955,000 | MLS 1886995



### PEACEFUL DOWNTOWN LIVING

454 East 100 North  
2 BD | 2 BA | 1,232 SF | 0.23 AC  
\$425,000 | MLS 2089649



### BED & BREAKFAST LICENSE

1039 Pack Creek Dr  
3 BD | 2 BA | 1,264 SF | 0.21 AC  
\$599,000 | MLS 1985378



### ENDLESS POTENTIAL

567 South 400 East  
4 BD | 2 BA | 1,950 SF | 0.48 AC  
\$625,000 | MLS 2063854



### PERFECTION IS IN THE DETAILS

48 W Jennah Ct  
2 BD | 2 BA | 1,872 SF | 2.63 AC  
\$979,000 | MLS 2081095

## MURPHY FLATS



ONE BEDROOM UNITS  
STARTING AT \$225,000



Your home, your way in an elevated community with amazing views, access to hiking trails, with a dog park, community garden and - close to the center of town!

## KANE CREEK CONDOS



ONE BEDROOM UNITS  
STARTING AT \$300,000



Live and play in Moab! Just minutes away from Moab's trails and downtown, these units offer stunning red rock views, modern finishes, private patio, and easy access to adventure!



## A CELEBRATION IN NATURAL BEAUTY

Set on a quiet cul-de-sac in the scenic White Horse neighborhood, this beautiful home offers seamless indoor/outdoor living with natural light, vaulted ceilings, sandstone countertops, and a gas fireplace. The main suite includes a walk-in closet, en suite bath with steam shower, and access to a beautiful backyard garden decorated with native flowers and vegetation, concrete patios, hot tub, and fire feature. Also includes a 250 sq ft. accessory structure with full bath.

4266 E Lipizzan Jump

4 BD | 3.5 BA | 2,250 SF | 0.54 AC

\$1,290,000 | MLS 2089189



## MASTERPIECE OF MODERN LUXURY

284 W McGill Blvd

7 BD | 4.5 BA | 4,664 SF | 0.54 AC

4 car garage

\$1,495,000 | MLS 2089189



## STUNNING NEW BUILD

2235 Salida Del Sol

4 BD | 3 BA | 3,141 SF | 0.40 AC

2 car + sprinter garage

\$1,475,000 | MLS 1988424



## LUXURIOUS & SPACIOUS LIVING

2195 Salida Del Sol

3 BD | 3 BA | 2,860 SF | 0.36 AC

3 car garage

\$1,395,000 | MLS 2070837



## COUGAR CANYON

10 private acres perched above Mill Creek Canyon with sweeping views of the La Sal Mountains, Moab Rim, and Canyonlands. This fully furnished 3-bed, 2.5-bath contemporary farmhouse features modern comforts, a granite counters, cozy fireplace, and expansive decks for sunrise and sunset. Complete with well water, fiber internet, RV hook-ups, and shared ownership to 250+ acres of community land— your Moab Desert and La Sal Mountain recreational paradise!

12343 Sand Flats Rd

3 BD | 2.5 BA | 1,692 SF | 10.00 AC

\$899,000 | MLS 2087124





### AMONG THE ROCKS

This 0.44-acre residential lot in Moab's sought-after Puesta del Sol neighborhood offers stunning red rock views, natural beauty, and all utilities stubbed to the site. Situated at the top of a cul-de-sac with easy access to the Moab Golf Club, trails, and downtown, it's an ideal location to build your dream home in some of Utah's most breathtaking landscapes.

3529 E Arena Roja | Home Site  
0.44 AC | \$299,000 | MLS 2087627



### BUILD IN SOLANO VALLEJO

3324 E Arena Roja | Home Site  
0.36 AC | \$260,000 | MLS 2095323



### HIGH DESERT BEAUTY

3239 Carroll Dr | Home Site  
0.50 AC | \$295,000 | MLS 2067871



### YOUR ISLAND IN THE SKY

1650 Vertigo Dr | Home Site  
3.66 AC | \$299,000 | MLS 1902029



### WHITE HORSE

4265 E Lipizzan Jump, Lot 18 | Home Site  
0.50 AC | \$225,000 | MLS 1864162



### PRIME DEVELOPMENT OPPORTUNITY

1431 Arnel Ln | Commercial Land  
4.86 AC | \$2,950,000 | MLS 2092836



### LOCATION, LOCATION, LOCATION!

67 South 100 West | Commercial Land  
1.02 AC | \$2,400,000 | MLS 2080398



### OPPORTUNITY ABOUNDS

Commercial Lodging Acreage  
4.67 AC | \$2,575,000 | MLS 2016046



### 65 ACRES WITH RUNWAY

La Sal Junction  
65 AC | \$995,000 | MLS 2071834



### WILSON ARCH - PHASE 2

73 Parcels, Fully Platted & Engineered  
147 AC | \$1,699,150 | MLS 1973471



### WILSON ARCH COMMERCIAL

5 Commercial Lots  
2.16-5.68 AC | \$204,000-\$306,000



### WILSON ARCH RESIDENTIAL

49 W Ryan Ct, Lot 2  
1.33 AC | \$99,000 | MLS 1897370





## COTTONWOOD CONDOS

Centrally located in the heart of Moab, Utah, the Cottonwood Condos offer a rare opportunity to enjoy quiet in-town living with convenient access to renowned outdoor adventure destinations. Relax from your private patio under the cottonwood trees or take to the trails right from your doorstep! Each unit is thoughtfully designed with high-end finishes and open-concept layouts, each room illuminated with beautiful natural light. The perfect base-camp for those who seek luxury living and expansive access to adventure!

**1, 2 & 3 BEDROOM UNITS AVAILABLE**



## LIONSBACK RESORT

A stone's throw from laid-back Moab. Now Offering 2 & 3 Bedroom Casitas, and the 4 Bedroom Spire. Short-Term Rental Zoning.

**MODEL HOME OPEN  
CALL FOR AN APPOINTMENT**



### RESORT POOL COMING FALL OF 2025







## CASTILLO BY MOAB GOLF COURSE

Welcome to this 3-bedroom, 2-bathroom townhome in the sought-after Castillo De Las Rocas community, a prime short-term rental investment opportunity. Fully furnished and move-in ready, this property is being sold complete with all furnishings, dishware, and electronics, making it a perfect turnkey rental property or for your own personal use.

3418 E La Camino

3 BD | 2 BA | 1,408 SF

\$715,000 | MLS 2073732



## COTTONWOOD COTTAGE

168 South 100 West

2 BD | 1 BA | 870 SF | 0.17 AC

\$790,000 | MLS 2079041



## RUSTIC COMFORT

171 E Mt Peale Dr

3 BD | 2 BA | 1,800 SF | 0.50 AC

\$895,000 | MLS 2060477



## RECREATION & RELAXATION

98 E Mt Peale Dr

5 BD | 4 BA | 3,434 SF | 1.00 AC

\$1,500,000 | MLS 2074833



## POOL-SIDE AT ENTRADA!

429 North 600 West

4 BD | 3 BA | 2,261 SF

\$995,000 | MLS 2074490



## OWN YOUR RV PAD!

1261 N Main Rubicon Trl M-18

0.08 AC

\$259,000 | MLS 2084545



## COTTONWOODS

327 Williams Way

3 BD | 2 BA | 1,791 SF | 0.14 AC

\$825,000 | MLS 2077535





### DREAM GETAWAY AT SOLANO VALLEJO

3354 E Fairway Loop  
2 BD | 2 BA | 1,160 SF  
\$625,000 | MLS 2071924



### POOL-SIDE AT SOLANO VALLEJO

3253 E Fairway Loop  
3 BD | 2 BA | 1,343 SF  
\$640,000 | MLS 2058923



### ADORABLE SOLANO VALLEJO VILLA

3246 E Fairway Loop  
2 BD | 2 BA | 1,160 SF  
\$645,000 | MLS 2068606



### RIM VILLAGE W-4

3686 S Spanish Valley Dr W-4  
3 BD | 2 BA | 1,551 SF  
\$699,000 | MLS 2080730



### RIM VILLAGE VISTAS 9A1

3862 Desert Willow Cir 9A1  
3 BD | 2.5 BA | 1,520 SF  
\$675,000 | MLS 1970819



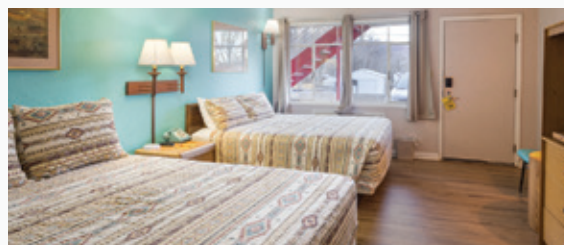
### RIM VILLAGE Y-1

3686 S Spanish Valley Dr Y-1  
3 BD | 3 BA | 1,551 SF  
\$775,000 | MLS 2093720

## APACHE MOTEL

Saddle up to the Apache Motel, Moab's most iconic boutique motel. 34 rooms, including the John Wayne suite- where your guests can stay where John Wayne stayed! An ultra-modern build in 1955, this registered historic landmark was the home for Hollywood's Classic Western's elite and is now the retro-modern motel on the path to Sand Flats Recreation Area servicing bikers, jeepers, weary travelers, and National Park enthusiasts.

34 ROOMS | 15,483 SF | 0.95 AC







**3287 E FAIRWAY LOOP**  
2 BD | 2 BA | 1,160 SF  
\$619,000 | MLS 2092306

Turnkey townhouse in prime Moab location, nightly rental approved! Don't miss this incredible opportunity to own a fully furnished townhome in a highly sought-after area of Moab. Located just minutes from downtown and steps from the Moab Golf Club, this home is perfectly positioned near world-class hiking, biking trails, and all the natural beauty Moab has to offer.

Nikole Andersen (801) 750-5280



**3885 MAYNARD LANE**  
4 BD | 2 BA | 2,957 SF | 15.58 AC  
\$3,499,900 | MLS 1978420

Kerby Carlisle-Grant (720) 480-0890  
Nikole Andersen (801) 750-5280



**72.63 LONG STREET, GREEN RIVER**  
72.63 AC | Development Parcel  
\$2,500,000 | MLS 2090339

Kim Kirks (801) 369-9184



**1521 S HIGHWAY 191**  
1,546 SF Shop with Office | 0.89 AC  
\$1,100,000 | MLS 1887028

Jessiqua Zufelt (435) 210-1171



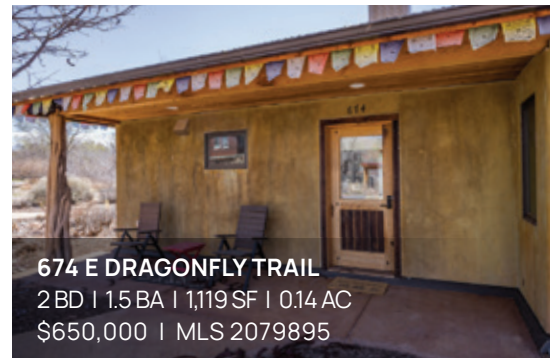
**3270 E. RIM VISTAS CIRCLE**  
3 BD | 3 BA | 2,352 SF | 0.23 AC  
\$889,900 | MLS 2078648

Nikole Andersen (801) 750-5280



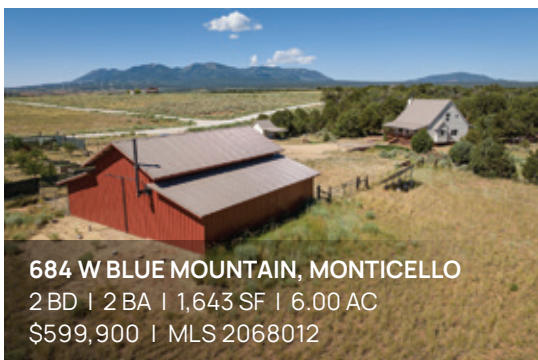
**142 HILLSIDE DRIVE**  
4 BD | 3 BA | 2,315 SF | 0.26 AC  
\$659,000 | MLS 2084901

Nikole Andersen (801) 750-5280



**674 E DRAGONFLY TRAIL**  
2 BD | 1.5 BA | 1,119 SF | 0.14 AC  
\$650,000 | MLS 2079895

Angela Houghton (435) 260-0700



**684 W BLUE MOUNTAIN, MONTICELLO**  
2 BD | 2 BA | 1,643 SF | 6.00 AC  
\$599,900 | MLS 2068012

Janet Thomas (435) 760-0316



**542 W HALE AVE**  
2 BD | 2 BA | 1,185 SF  
\$549,000 | MLS 2094945

Nikole Andersen (801) 750-5280

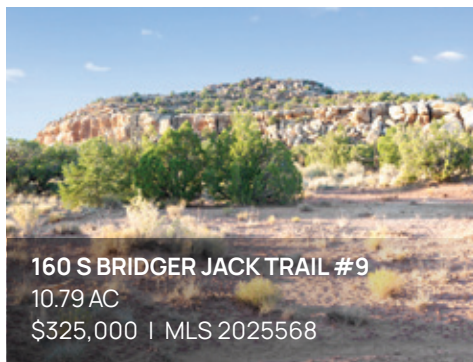


**201 N. THOMPSON CANYON RD**  
1.48 AC  
\$397,000 | MLS 2092107

Kim Kirks (801) 369-9184







**160 S BRIDGER JACK TRAIL #9**  
10.79 AC  
\$325,000 | MLS 2025568

Kim Kirks (801) 369-9184



**3366 THOMPSON CANYON ROAD**  
20.00 AC, Additional land available  
\$320,000 | MLS 2062239

Kim Kirks (801) 369-9184



**11.96 LONG STREET, GREEN RIVER**  
11.96 AC Acres | A-1 Zoning  
\$300,000 | MLS 2090353

Kim Kirks (801) 369-9184



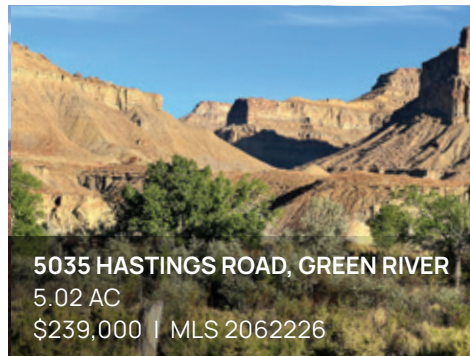
**2204 ARENA ROJA**  
0.30 AC  
\$299,750 | MLS 2072279

Kim Kirks (801) 369-9184



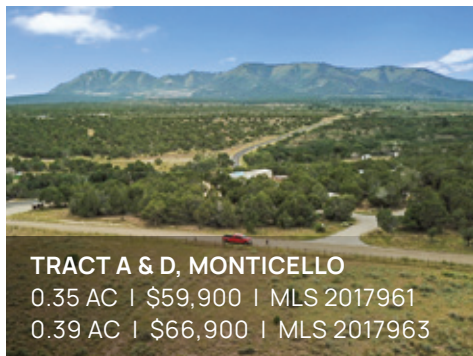
**127 FLAT IRON MESA ROAD**  
9.23 AC  
\$265,000 | MLS 2015591

Kim Kirks (801) 369-9184



**5035 HASTINGS ROAD, GREEN RIVER**  
5.02 AC  
\$239,000 | MLS 2062226

Kim Kirks (801) 369-9184



**TRACT A & D, MONTICELLO**  
0.35 AC | \$59,900 | MLS 2017961  
0.39 AC | \$66,900 | MLS 2017963

Janet Thomas (435) 760-0316



**225 N BOBBIE LANE, LA SAL**  
1.01 AC  
\$48,000 | MLS 2059391

Kim Kirks (801) 369-9184



**Nikole Andersen**  
(801) 750-5280  
NikoleAndersen@bhhsutah.com



Managing  
Broker



**Jessiqua Zufelt REALTOR®**  
(435) 210-1171  
JZufelt@bhhsutah.com



**Angela Houghton REALTOR®**  
(435) 260-0700  
AngelaH@bhhsutah.com



**Kim Kirks REALTOR®**  
(801) 369-9184  
KimKirks@bhhsutah.com



**Janet Thomas REALTOR®**  
(435) 760-0316  
Janet@bhhsutah.com



**Taralyn Smith REALTOR®**  
(435) 938-1552  
Taralyn@bhhsutah.com



Property  
Manager



**Shauna Williams REALTOR®**  
(641) 638-1157  
Shauna.Williams@bhhsutah.com







Heidi Blake  
435-260-8185



Landen Walker  
435-260-2801



Kali Bisco  
435-260-9906



Reina Every  
435-260-1542



Jacque Gustafson  
801-870-4228



Valerie Brown  
435-260-2808



Gina Giffin  
303-419-1192



Sommer Stewart  
435-260-1944



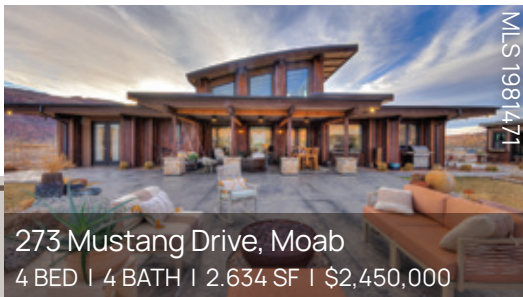
Located on vibrant Center Street-just steps from Main Street-this exceptional mixed-use commercial property offers a rare opportunity in one of Moab's most dynamic and high-traffic areas.

45 E Center Street, Moab  
5 Versatile retail or office units | 5,722 SF

Heidi Blake 435-260-8185  
heidi.blake@bhhsutah.com



MLS 2080775



MLS 1981471

273 Mustang Drive, Moab  
4 BED | 4 BATH | 2,634 SF | \$2,450,000

Gina Giffin 303-419-1192  
Rachel Moody 435-260-8245



MLS 2063275

Golf Course Nightly Rental

3280 E Fairway Loop #10-B, Moab  
3 BED | 2 BATH | 1,460 SF | \$675,000

Gina Giffin 303-419-1192



MLS 2095561

684 N. McCormick Blvd, Moab  
3 BED | 3 BATH | 2,068 SF | \$659,000

Kali Bisco 435-260-9906





MLS 2030986

2304 Spanish Valley Dr, Moab  
4 BED | 4 BATH | 1,932 SF | \$650,000

Heidi Blake 435-260-8185



MLS 2027896

3862 Desert Willow Cir 6-A8, Moab  
3 BED | 2 BATH | 2,204 SF | \$619,000

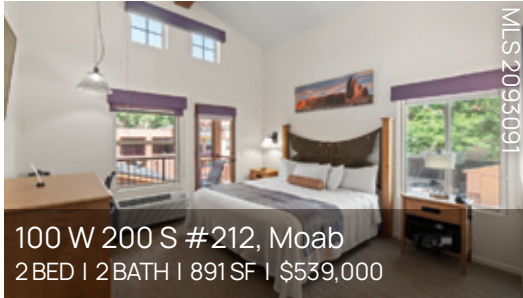
Landen Walker 435-260-2801



MLS 2070035

2 Desert Wind Drive, Moab  
3 BED | 3 BATH | 1,490 SF | \$560,000

Kali Bisco 435-260-9906



MLS 2093091

100 W 200 S #212, Moab  
2 BED | 2 BATH | 891 SF | \$539,000

Kali Bisco 435-260-9906



MLS 2090800

380 Portal Vista Loop, Moab  
3 BED | 2 BATH | 972 SF | \$495,000

Valerie Brown 435-260-2808



MLS 2060253

112 Arbor Drive, Moab  
3 BED | 2 BATH | 1,456 SF | \$427,000

Heidi Blake 435-260-8185  
Sommer Stewart 435-260-1944



MLS 2021570

10 Pioneer Dr, La Sal  
2 BED | 1 BATH | 920 SF | \$415,000

Landen Walker 435-260-2801  
Heidi Blake 435-260-8185



MLS 2035339

321 Park Rd, Moab  
3 BED | 1 BATH | 1,230 SF | \$399,500

Heidi Blake 435-260-8185



MLS 20715287

245 E Tidwell Ave, Green River  
3 BED | 2 BATH | 1,311 SF | \$390,000

Reina Every 435-260-1542  
Heidi Blake 435-260-8185

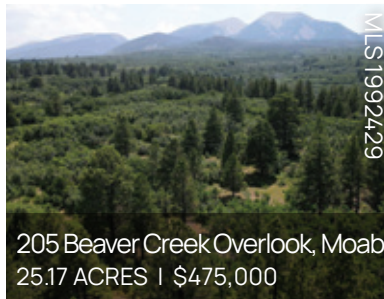


MLS 2026510

Dual Zoned

2208 E San Jose Rd, Moab  
1.87 ACRES | \$727,000

Landen Walker 435-260-2801



MLS 1992429

205 Beaver Creek Overlook, Moab  
25.17 ACRES | \$475,000

Valerie Brown 435-260-2808



MLS 2084633

123 Hickman Flats Rd, Monticello  
2 ACRES | \$320,000

Valerie Brown 435-260-2808



MLS 2052534

3519 E Arena Roja #24, Moab  
0.45 ACRES | \$250,000

Jacque Gustafson 801-870-4228



MLS 2001393

112 S Deeter Drive, La Sal  
4.00 ACRES | \$165,000

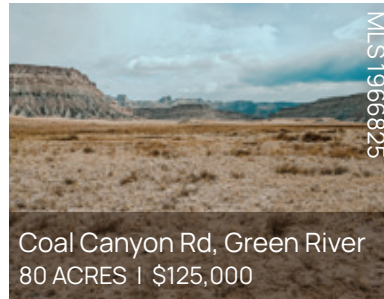
Heidi Blake 435-260-8185



MLS 2072626

150 S Deeter Dr #9, La Sal  
4.03 ACRES | \$130,000

Sommer Stewart 435-260-1944



MLS 1966825

Coal Canyon Rd, Green River  
80 ACRES | \$125,000

Heidi Blake 435-260-8185  
Landen Walker 435-260-2801



MLS 1985089

145 S. Avikan Hills Dr, Blanding  
6 ACRES | \$110,000

Valerie Brown 435-260-2808



liveinmoab.com | 9 N Main Street, Moab, Utah

@theblakewalkergroup | @heidiblakerealtor | @hellolandenwalker  
@kalibisco | @reinaeveryrealtor | @jacque\_gustafson | @sommerstewartmoab



BERKSHIRE  
HATHAWAY  
HOMESERVICES | UTAH  
PROPERTIES



# LIONSBACK RESORT



MOAB, UTAH

## IMMERSED IN NATURAL WONDER



scan to view  
the digital brochure



Designed to blend in with its natural landscape, Lionsback Resort offers an unrivaled launchpad for all the adventure, exploration and relaxation Moab has to offer, all while treading lightly on the land.

Introducing the Resort Pool, a refreshing desert haven complete with spa and cold plunge, so you can relax, recharge, and enjoy. Estimated Opening Fall of 2025.

### MODEL OPEN

Call for an Appointment.  
Now Offering 2 & 3 Bedroom Casitas  
and the 4 Bedroom Spire.  
Short-Term Rental Zoning.

**435.260.8240**

**LIONSBACKRESORT.COM**



This information is subject to the legal disclaimers which can be found in full at lionsbackresort.com ©2025 BHH Affiliates, LLC. An independently owned and operated franchisee of BHH Affiliates, LLC. Berkshire Hathaway HomeServices and the Berkshire Hathaway HomeServices symbol are registered service marks of Columbia Insurance Company, a Berkshire Hathaway affiliate. Equal Housing Opportunity. Information not verified or guaranteed, and subject to change without notice.







KIM'S LISTING HIGHLIGHT



**3317 WATCHMAN TRAIL**  
5 BED | 4.5 BA | 4,668 SF | 0.29 AC  
\$1,435,000 | MLS 2096509



**338 TAYLOR LANE, CASTLE VALLEY**  
2 BED | 1 BA | 2,312 SF | 5.74 AC  
\$850,000 | MLS 2094650



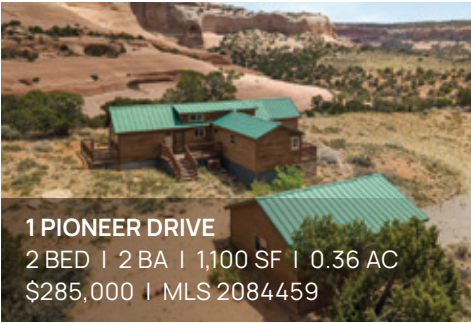
**3245 E FAIRWAY LOOP**  
3 BED | 2 BA | 1,332 SF  
\$700,000 | MLS 2075339



**2845 S EAST BENCH RD #12**  
3 BED | 3.5 BA | 1,998 SF | 0.18 AC  
\$1,050,000 | MLS 2075305



**2745 E NUEVO CT**  
3 BED | 2 BA | 1,493 SF | 0.74 AC  
\$575,000 | MLS 2076888



**1 PIONEER DRIVE**  
2 BED | 2 BA | 1,100 SF | 0.36 AC  
\$285,000 | MLS 2084459

IF YOU ARE LOOKING  
FOR A REALTOR,  
TALK TO KIM.

*"Kim is extremely honest, helpful, and knowledgeable. She truly cares about her clients finding the right home, and she's very devoted and willing to help make it happen. She's very responsive and available and is a pleasure to work with."*

– Mary H. – Buyer 2024

*"Best real estate agent in Moab without a doubt!"*

– Jared F. – 3x Seller (2024 & 2025)

*"Excellent job and a pleasure to work with Kim, she is highly skilled, experienced, and very proactive to sell for the best price and terms. She markets properties very well and is connected to wide audiences and links. She knows the market and business and went above and beyond."*

– Renee, Seller 2023



KIM KIRKS  
REALTOR®

(801) 369-9184

kkirks@bhhsutah.com

@moabhavenrealtor

Scan to View My Listings ►



50 E Center Street | Moab, Utah





# MOAB'S HISTORIC STAR HALL

Local landmark has been community's 'home stage' for 120 years

Written by Sharon Sullivan



1920



1918



1907



The collage consists of three main elements:

- Top Left:** A historical program for the **Moab Lions Club Annual Show**, held on Friday, Mar. 2 at the Star Hall. It features a cast of 40 Moab Lions and lists various acts including "Romeo and Juliet", "The Dance of the Seven Veils", "Bathing Beauty Revue", "A Major Operation", "The Harmony Sisters", and "Specialty Entertainers". The year **1934** is printed at the bottom.
- Top Right:** A historical poster for the **Primary Association Will Give An APRON AND OVERALL BALL**, held on Friday Evening, March 10, at the Star Hall. It mentions prizes for the prettiest apron and the best and least expensive costume. The year **1923** is printed at the bottom.
- Center:** A photograph of the **Star Hall** building, a two-story stone structure with arched windows and a central entrance. Several people are walking in front of the building.

MOAB AREA REAL ESTATE MAGAZINE July–August 2025 **19**





1921

"They used to serve dinners there. Everyone would furnish food...there were long tables the length of the room and, after they got the meal out of the way and cleared, they'd dance most of the night," according to an interview recorded for the Utah Historical Society files.

Vesta Higgs, a Grand County administrative assistant who helps manage Star Hall today, recalls a tale told to her about one of those long-ago dances: a young man decided to pull a prank by switching the infants' blankets—causing families to end up with someone else's child since they retrieved their children by feeling for the blankets' embroidered initials in the dimly-lit room. Once they arrived home it was too late to do anything about the mix-up until the following day, says Higgs.

The building is one of the oldest in the region. In 1905-1906, the

Church of Jesus Christ of Latter-Day Saints hired local craftsmen to build the sandstone structure to use for recreational and social activities such as dances, dinners, and plays. During construction, stone was hauled four times a day via team and wagon from the Goose Island quarry along the Colorado River, about four miles from the building's location at 159 E. Center St.

Higgs says that nearly 100 years ago, a proposal to tear down Star Hall to construct tennis courts was met by resistance from a woman who sat on the advisory board of what was then known as the Star Opera House. The woman refused to attend board meetings, which prevented the vote from ever happening, says Higgs.

A century later, thanks in part to that act of resistance, plus renovations over the years, the historical sandstone structure continues to provide

Top: Adult class in "Applied Arts" circa 1940. [Courtesy Moab Museum]



## Bad Fire at Star Hall Narrowly Averted

What might easily have developed into a disastrous fire was averted in the nick of time Tuesday as the result of quick work on the part of the Moab volunteer fire department. At about 10 a.m. smoke was seen pouring from the roof in the rear of the building which is owned by the Grand county schools and is used as a shop and manual arts department. The alarm was given and in a few minutes the fire truck was at the scene. In a short time the blaze had been put out. The damage was slight.

The fire apparently was caused by sparks from the flue which ignited soot and leaves on the roof around the chimney. The flames did not get into the interior of the building.

The fire was discovered just after it started and was extinguished before it had gained any headway. Had the fire occurred in the middle of the night or early morning when chances for early discovery would have been slight the building very likely would have been destroyed.

1947



a vital venue for live music, and other community events such as children's performances, book and author events, and even town hall meetings—like when a contentious agenda item is expected to draw a large crowd.

## NATIONAL REGISTER OF HISTORIC PLACES

The Grand County School District purchased the building from the Mormon Church in 1925 to use for additional classroom and gymnasium space. While the school district no longer owns the building, Star Hall continues to host school-related events, such as the Moab Charter School's annual spelling bee in recent years. In 1993, the building's ownership transferred to Grand County—the same year that Star Hall was listed on the National Register of Historic Places.

Star Hall was renovated in 1968, to include an alteration of the floor to provide a better view of its new stage. On the main floor, 236 seats were installed, with 56 seats added to the balcony. While dances no longer took place at Star Hall, the building offered a venue for plays, concerts and major school events such as high school graduation ceremonies.

Another renovation took place in the early 1990s, which upgraded the building's sound and lighting system, says film technician Miso Tunks, who has assisted with various productions at Star Hall over the years. (He says the venue is due for another upgrade, including new curtains). A new roof was installed in June, after the old roof sustained heavy damage from a rain-storm in 2024.

During its early years the building was also used as an opera house and



movie theater, according to [utahtheaters.info](http://utahtheaters.info), which describes Star Hall's architectural genre as "'Richardson Romanesque' in style due to its rough-hewn, well laid pinkish stones and round-topped windows similar to the more elaborate structures designed at the turn of the century by Henry Hobson Richardson of Boston and Cambridge."

The Moab Art Theatre—a community theater and training center for the dramatic arts—moved into

**Top:** Children stand next to Star Hall in 1909. The building was constructed in 1905-06 from sandstone quarried at Goose Island along the Colorado River. [Photo courtesy of Moab Museum] **Inset, middle right:** Star Hall interior. [Photo by Richard Bowditch]





Star Hall in 1972. Local thespians produced eight plays a year, with the hope of attracting tourists to the area. The productions drew mostly locals, as well as a few people from surrounding counties, says Higgs.

### AN INTIMATE LISTENING VENUE

Star Hall remains an important cultural hub today, where nationally-renowned musicians perform concerts for both the Moab Music Festival, in August-September, and the Moab Folk Festival in November.

Since its founding in 2003, the Moab Folk Festival has used Star Hall for concerts, music-related workshops, and the festival's folk camp held the week prior to the music festival. Past performers include John Fullbright, Tim O'Brien, John Gorka and Cheryl Wheeler. There's a "green room" in the basement where artists get ready for the stage – an amenity not available anywhere else in town, says Cassie Paup, Friends of the Moab Folk Festival Director.

"Star Hall is a fantastic resource; I'm so grateful for it, and the county is easy to work with," Paup says. "It's an ideal listening space for our performers. And because it's such a small venue (with less than 300 seats) every seat is great for sound and line-of-sight. It's just a beautiful building." Additionally, Star Hall serves as a backup venue for the Moab Free Concert Series when inclement weather requires outdoor concerts to move indoors.

The Moab Music Festival, which specializes in classical, jazz, and world music, is renowned for attracting world-class musicians who perform in various wilderness, and other outdoor settings in and around Moab. Some of their concerts are held at indoor venues – such as Star Hall. The building is also used as a backup venue, as well as a place for the musicians to rehearse. The stage accommodates both large and small ensembles, while maintain-



**Top and middle:** Moab Music Festival events at Star Hall. [Photos by Richard Bowditch]  
**Bottom right:** An on-air theatre production by KZMU radio in 2018. [Photo by Murice D. Miller]





ing a feeling of intimacy and proximity to the artists for which the festival is known, says Moab Music Festival co-founder Leslie Tompkins.

"Star Hall has been central to the music festival since it began in 1993," Tompkins says. "In fact, it was one of the reasons we thought Moab would be a viable place to start a music festival. In addition to the beautiful landscape, we were delighted to find this historic building. It is the perfect size for chamber music. I have spent so many wonderful hours there that it really feels like a home stage."

### MOAB YOUTH PERFORM AT STAR HALL

The Youth Garden Project comes to Star Hall each summer for its "YGP on Broadway" event, held the second week in July. Twenty-four children enrolled in the Youth Garden Project's summer camp perform a play

about a garden-related topic, the script written by staff members. The group of 1st – 6th graders learn the dialogue, build the set, and create the costumes for the 15-minute play.

"It's one of our most popular weeks; kids love it," says Katie Lamoreaux, YGP Youth Programs Director. Last year's play was titled "The Adventure through Soil: The Revenge of the Bugs."

The "YGP on Broadway" productions are free and open to anyone in the community to attend.

Grand County Public Library also holds some of its events at Star Hall. In May, the library partnered with Back of Beyond Books and Utah Humanities Center for the Book in bringing notable authors Craig Childs, Mark Sundeen, and Amy Irvine to Star Hall for an event titled "Writing the Desert: Exposure and Vulnerability in Times of Change." The library uses Star Hall when an event is expected to draw a

large audience, says Jessie Magleby, library adult services manager.

In recent months the library held three events at Star Hall – its summer reading kick-off party; a presentation by local author Brody Young who wrote a memoir about surviving a shooting while working as a park ranger in a remote Utah canyon; and a Native American dance, music and storytelling event, featuring Nino Reyos of the Northern Ute and Laguna Pueblo Indian Nation – a partnership between the library and the Utah Division of Arts and Museums. ■

*To see a schedule of events coming up at Star Hall, visit this link: [www.grandcountyutah.net/calendar.aspx?CID=27#nextToCurrentMonth](http://www.grandcountyutah.net/calendar.aspx?CID=27#nextToCurrentMonth)*

*For information about leasing Star Hall contact Vesta Higgs at the county: [www.grandcountyutah.net](http://www.grandcountyutah.net)*

**Top:** Kids participating in a Youth Garden Project play gather for a photo in front of Star Hall. [Courtesy of Youth Garden Project]

**Inset, top right:** One of many Moab Folk Festival events that have taken place at the venue in recent years. [Courtesy of Moab Folk Festival]





# Sue Dalton & Morgan Cook

435-260-8090 | realestate.suedalton@gmail.com  
homesinmoab.com



## HUGE PRICE REDUCTION! GREAT LOCATION - ONLY \$699K!



### MEDITERRANEAN HOME IN HIGHLY SOUGHT AFTER NEIGHBORHOOD

MLS # 2056008 / \$699,000  
3 bed / 2.5 bath / 1,959 sq ft / Moab

## NEW LISTING



### SPACIOUS HOME

1,856 sq ft detached garage. (potential ADU)  
MLS#2090493 / \$669,000  
4 bed / 2 bath / 2188 sq ft / Moab

## PRICE REDUCED



### RANCH STYLE FIXER UPPER

MLS#2079079 / \$398,000  
3 bed / 1 bath 1,056 sqft / Moab



### GROUND LEVEL CONDO CLOSE TO DOWNTOWN MOAB

MLS#2068609 / \$269,000 / 1 bed / 1 bath / 430 sq ft



### BEAUTIFUL LAND NEAR CISCO BOAT DOCK

MLS#2080384 / \$125,000  
40 acres / Easy access / Cisco, UT

## SOLD!



### FANTASTIC RENOVATED HOME WITH 6 CAR GARAGE AND RV BAY

MLS#2062133 / \$1,198,000 / 5 bed / 4 bath  
3800 sq ft / Moab

## PRICE REDUCED



### COUNTRY COTTAGE NEAR OLD CITY PARK

0.61 acre lot / MLS # 2032753 / \$435,000  
1 bed / 1 bath / 1,003 sq ft / Moab



### PREMIUM COMMERCIAL LOT JUST OFF MOAB MAIN STREET

MLS#2032413 / \$1,500,000 / 0.6 acres  
Zoned C4 / Next to McDonald's

## COMMERCIAL LAND



### TWO PARCELS OF C4 COMMERCIAL AND R-2 RESIDENTIAL LAND

MLS#2052199 / \$5,200,000 / Located on Moab Main St.  
4.34 acres / Many development opportunities



### PREMIUM RESORT COMMERCIAL (RC) PROPERTY AT MOAB'S NORTH ENTRANCE

Highly visible / Many possible uses  
4.22 acres / MLS # 2055906 / \$5,000,000



### PRIME HIGHWAY COMMERCIAL PROPERTY

MLS #2030223 / \$1,600,000  
1.98 acres / 3 miles from downtown Moab / Amazing  
views / Close to college campus



# Kristie Whipple & Tiffanie Whipple



(435) 260-1020 | kristiesellsmoab@gmail.com  
kristiesellsmoab.com



**LUXURY HOME BY LLOYD'S LAKE**

**INCLUDES GUEST HOUSE AND SOLAR**  
MLS#1885276 / \$1,350,000  
24.6 acres / 4 bed / 3 bath / 5285 sq ft / Monticello



**CABIN WITH BUNKHOUSE**

MLS#2061114 / \$1,200,000  
40 acres / 3 bed / 2 bath / 1536 sq ft / Old La Sal



**NEW LISTING**

**ONE ACRE ESTATE WITH SHOP**  
MLS#2091526 / \$1,295,000  
4 bed / 3 bath / 4072 sq ft / Moab



**NEW LISTING**

**SEPARATE MOTHER IN LAW UNIT**  
MLS#2088470 / \$395,000  
3 bed / 2 bath / 1512 sq ft / Moab



**HOME WITH SHOP ON 1.22 ACRES**  
MLS#2088707 / \$449,000  
3 bed / 2 bath / 1494 sq ft / La Sal



**NEW PRICE**

**CHARMING, UPDATED HOME**  
MLS#1984088 / \$319,900  
3 bed / 1 bath / 1440 sq ft / Monticello



**HORSE PROPERTY ON 1 ACRE**  
MLS#2080770 / \$584,000  
4 bed / 2 bath / 2234 sq ft / Moab



**INVESTOR UNIT**  
MLS#2069784 / \$289,000  
500 sq ft / Moab



**HOME ON 1.26 ACRES WITH SHOP**  
MLS#2075557 / \$995,000  
3 bed 3 bath / 2436 sqft / Moab



**BUILDING LOT WITH UNOBSTRUCTED VIEWS**  
MLS#2082034 / \$179,900  
8.66 Acres / Monticello



**COMMERCIAL/RESIDENTIAL**  
MLS#1965777 / \$339,000  
4 bed 2 bath 2949 sq ft / Monticello



**D&B COIN-OP LAUNDROMAT**

**UPGRADED EQUIPMENT**  
MLS#1998344 / \$399,000  
1536 sq ft / Monticello



## SERVING MOAB

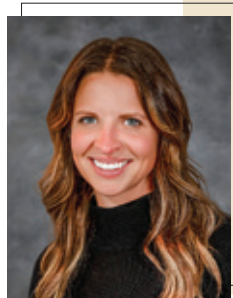
After getting its start as an early agricultural and mining area, Moab is now well known as a gateway to iconic adventure. This visually striking desert region is the place we call home. At Summit Sotheby's International Realty, we don't just sell real estate; we're your neighbors, your fellow adventurers exploring the trails, marveling at sunsets and cherishing every unique quirk that makes Moab enchanting. Our dedication to this town runs deep – whether lending a hand at local events, supporting neighborhood causes, or simply sharing our love for this place, we're here to give back and keep our community thriving.



*Lenore  
Beeson*  
435.260.2135



*Becky  
Byrd*  
435.260.2842



*Suzanna  
Feuz*  
435.260.7634



*Mikala  
Lawley*  
435.260.2936



*Susan  
Shrewsbury*  
435.260.1479



*Jackson  
Zoellner*  
970.390.3976



*1035 S Montezuma Canyon Road, Monticello*  
4 BD | 4 BA | 3,700 SF | \$3,000,000



*2927 S East Bench Road, Moab*  
3 BD | 3 BA | 1,851 SF | \$2,850,000



*425 Amber Lane, Moab*  
5 BD | 4 BA | 3,551 SF | \$2,300,000



*3763 E Matterhorn Heights, Moab*  
4 BD | 3 BA | 2,849 SF | \$2,195,000



*84 West 200 North, Moab*  
1,989 SF | \$1,995,000

COMMERCIAL





1261 N Main Rubicon Trail, #M14, Moab  
4 BD | 5 BA | 3,052 SF | \$1,450,000



424 E Secret Cove Court, Moab  
5 BD | 4 BA | 4,171 SF | \$1,375,000



420 North 600 West, Moab  
4 BD | 3 BA | 2,265 SF | \$948,000



7020 E Creekside Road, Castle Valley  
3 BD | 2 BA | 1,260 SF | \$890,000



2271 S Rio Verde, Moab  
4 BD | 3 BA | 2,704 SF | \$871,000



3337 East Watchman Trail, Moab  
3 BD | 3 BA | 1,890 SF | \$825,000



4119 Valle Del Sol Drive, Moab  
4 BD | 2 BA | 2,196SF | \$765,000



301 Holyoak Lane, Castle Valley  
2 BD | 2 BA | 1,600SF | \$720,000



3686 S Spanish Valley Drive, #K2, Moab  
3 BD | 2 BA | 1,551 SF | \$698,000



3686 S Spanish Valley Drive, #U3, Moab  
3 BD | 2 BA | 1,551 SF | \$675,000



3764 Prickly Pear Circle, #5-A6, Moab  
3 BD | 3 BA | 1,562 SF | \$630,000



279 Park Road, Moab  
3 BD | 2 BA | 1,690 SF | \$570,000



# MOAB REAL ESTATE

Sold by Real Experts



630 North 500 West, Moab  
3 BD | 2 BA | 1,593 SF  
\$555,000



414 W Park Drive, Moab  
3 BD | 2 BA | 1,850 SF  
\$545,000



466 W Wingate Avenue, Moab  
4 BD | 2 BA | 1,456 SF  
\$535,000



357 W Hobbs Street, Moab  
3 BD | 2 BA | 1,124 SF  
\$499,000



343 S Tusher Street, Moab  
3 BD | 2 BA | 1,148 SF  
\$499,000



1281 E Holyoak Lane, Moab  
3 BD | 2 BA | 1,440 SF  
\$475,000



3971 Spanish Valley Drive, Moab  
3 BD | 2 BA | 1,536 SF  
\$400,000



127 Birch Avenue, Moab  
2 BD | 1 BA | 1,080 SF  
\$385,000



1575 South Rocky Road, Moab  
2 BD | 1 BA | 960 SF  
\$310,000



443 Kane Creek Boulevard, #A104 Moab  
1 BD | 1 BA | 608 SF | \$305,000



Cloud Rock, #4 Moab  
83 Acres | \$19,995,000



1371 N Highway 191 Moab  
2.75 Acres | \$2,950,000



4551 S Spanish Valley Drive Moab  
5.07 AC | \$815,000



1261 S Highway 191 Moab  
0.52 AC | \$485,000



262 Pope Lane Castle Valley  
4.62 Acres | \$435,000



95 Bailey Lane Castle Valley  
6.57 AC | \$357,000





297 Holyoak Lane  
Castle Valley  
4.62 AC | \$325,000



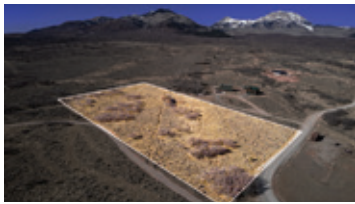
300 S Pack Creek Road, #5  
Moab  
1.5 AC | \$230,000



366 S Joe Wilson Drive  
La Sal  
1.1 AC | \$230,000



201 La Sal Road  
La Sal  
4 AC | \$135,000



17 N Porcupine Lane, # 15B  
La Sal  
5.04 AC | \$135,000



112 E Maddison Avenue  
La Sal  
3.98 AC | \$125,000



Mountain Homes Lots  
La Sal  
Starting at \$100,000



Legacy Fields Lots  
La Sal  
Priced at \$48,500



17 W Chase Drive, #40  
La Sal  
\$32,000



4382 Blu Vista Drive, #31  
Moab  
0.5 AC | \$199,000



421 Castle Valley Drive, Castle Valley  
3 BD | 1 BA | 15.58 AC  
\$975,000



4500 S Zimmerman Lane  
Moab  
5 AC | \$725,000



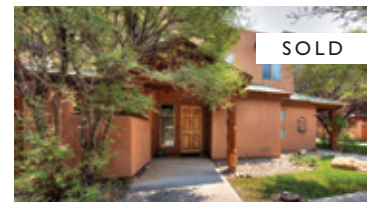
385 Pueblo Court, Moab  
3 BD | 2 BA | 1,445 SF  
\$485,000



2550 Desert Road, Moab  
3 BD | 2 BA | 1,960 SF  
\$590,000



827 N Palisade Drive, Moab  
4 BD | 3 BA | 1,835 SF  
\$825,000



389 Pueblo Court, Moab  
2 BD | 3 BA | 1,136 SF  
\$398,000

## LA SAL



## MOAB



## CASTLE VALLEY



Come Visit Our Office | 59 E Center Street, Moab



We specialize in resort  
mortgage lending,  
jumbos, condo hotels\*, conventional, FHA, VA,  
and Reverse Mortgage\*.  
**Your LOCAL**  
mortgage specialist.



LOVING · LIVING · LENDING



THE PARK CITY LIFESTYLE!



**LISA LUNDQUIST**  
Senior Loan Officer NMLS# 268664  
435.659.1390 | [lisal@vfund.com](mailto:lisal@vfund.com)  
1389 Center Dr. Suite 200, Office 221, Park City, UT

Veritas Funding NMLS#252108 is an Equal Housing Lender. This is not an offer of credit or commitment to lend. \*Veritas Funding brokers these loans.

**VERITASFUNDING** 





**NANCY FITZGERALD**

**435-260-7327**

**nancyfitzmoab@gmail.com**



## PORTAL VIEW TOWNHOME

Open living concept, vaulted ceilings and abundant natural light, plus a short distance to downtown Moab, make this a convenient and carefree place to call home. A sliding glass door to the back patio and grassy common space leads to a tranquil and maintenance-free yard. The master bedroom with private en-suite full bath and walk-in cedar-lined closet, guest bedroom with adjacent three-quarter bath, private front courtyard patio, and spacious two-car garage combine to create a comfortable, modern living space with room to spare.

**2 BEDS | 2 BATHS | 1,185 SQ FT | MLS #2022280 | \$490,500**



40 secluded acres near the Kokopelli Trail and Westwater Canyon.  
Rock formations, spring carpets of wildflowers.

**\$149,000. MLS #2021297**



Stunning 0.25 acre lot in Wilson Arch Resort  
dotted with mature piñon and juniper.

**\$72,000. MLS #1976103**



Secluded acreage in Old La Sal with rock outcroppings, pine,  
oak, views of Mt. Peale and Paradox Valley.

**5 acres: \$81,000, MLS #2010591**



Five caves, 54 acres, two wells, 3.5 acre-ft of water,  
majestic views of the La Sals, solar power.

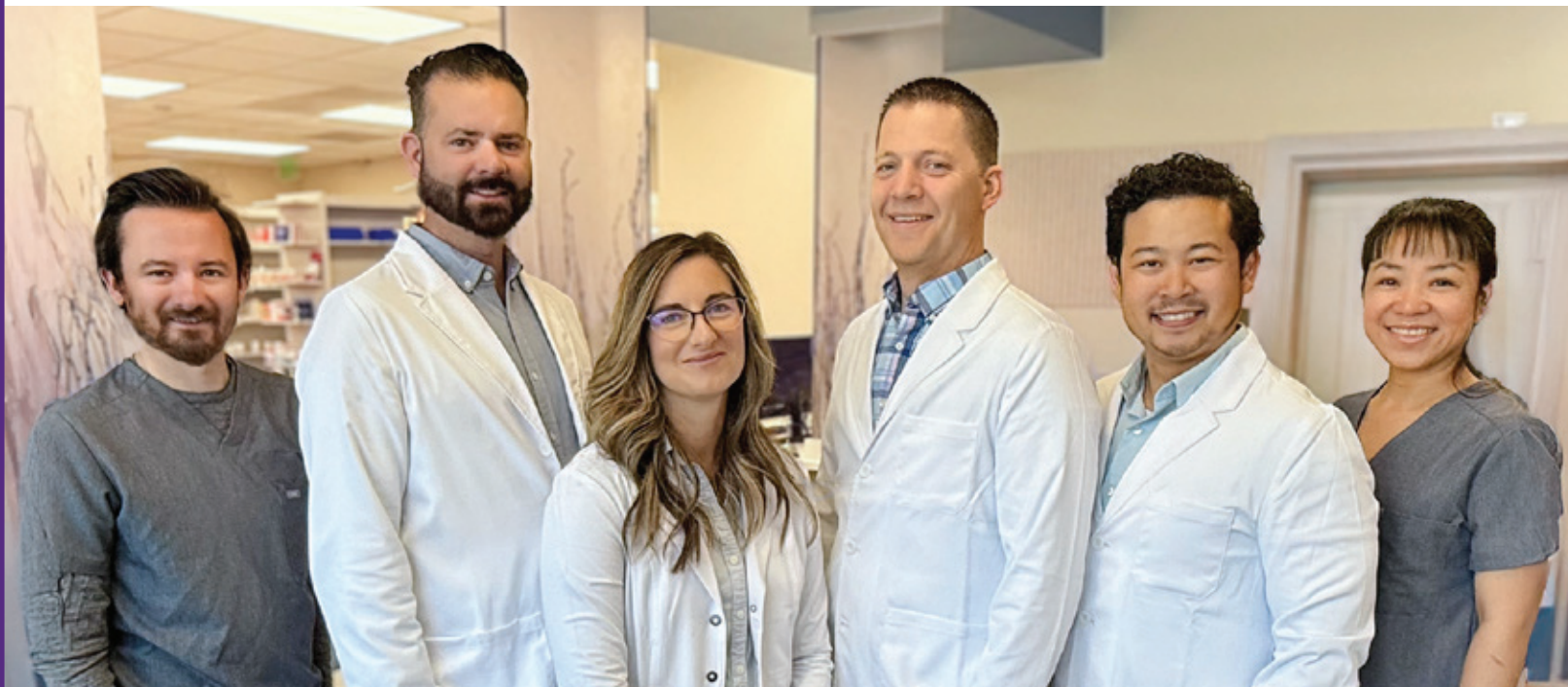
**\$998,100. MLS #1759550**



# PORTAL PHARMACY

**Open 7 days a week!**

*Fast, friendly service & convenient drive-thru*



✓ **SAVE ON PRESCRIPTIONS**

*We'll help you find the best price*

✓ **EXTENSIVE INVENTORY ON HAND**

*Special orders arrive next day (Mon-Fri)*

✓ **EASY REFILLS & TRANSFERS**

*Just call (435-719-5555) or text (435-220-5445)  
with your name and date of birth*

**MON – SAT: 10 AM – 8 PM | SUN: 3 PM – 7 PM**



**MOAB REGIONAL HOSPITAL**





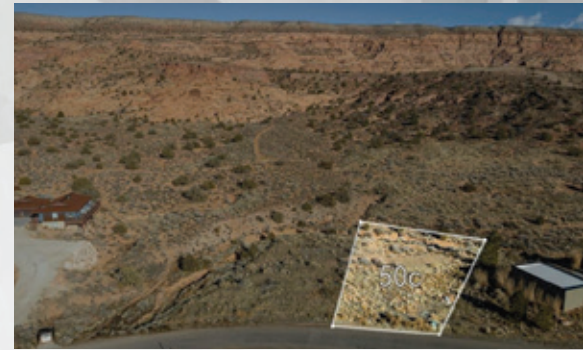
**117 FLAT IRON MESA ROAD**

7.26 acres in a great location with amazing views.  
30 minutes from Moab.  
Power and fiber optic stubbed to lot.  
**MLS#1990480 | \$270,000 | Call Aaron or Billy**



**PRICE DROP! OWNER FINANCING AVAILABLE**  
**RIM VISTA 3 BEDROOM NIGHTLY RENTAL CONDO**

Classic investment property  
that has never been on the nightly rental market.  
Great shape.  
**MLS#1977729 | \$609,000 | Call Billy**



**QUIET AND SECLUDED BUILDING LOT**

Stunning views nestled in tranquility,  
bordering expansive state lands. 35 acres.  
**MLS#2057294**  
**\$180,000 | Call Aaron or Billy**



**3 BEDROOM RAMBLER IN MOAB LOCAL'S  
FAVORITE NEIGHBORHOOD**

**MLS#2083035 | \$534,000 | Call Aaron or Billy**



**TURNKEY INVESTMENT PROPERTY**

3 bed, 2 bath, 1384 sq ft, amenities  
**MLS#2028947 | \$490,000 | Call Aaron or Billy**



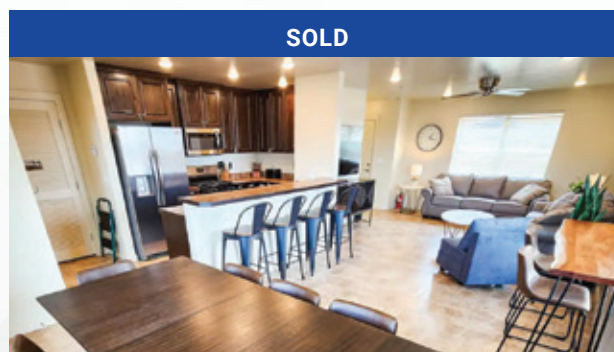
**TOWNHOME NEIGHBORHOOD RENTAL**

Clubhouse, pool, 3 bed, 2 bath, garage  
**MLS#2028954 | \$720,000 | Call Aaron or Billy**



**7.32 ACRES**

Subdividable ranch property  
with a giant man cave in heart of Moab.  
**MLS#1849711 | \$2,850,000 | Call Billy**



**SOLD**

**TURNKEY OVERNIGHT RENTAL IN  
PREMIER RIM DEVELOPMENT**

2 bed / 3 bath, patio front & back.  
Great rental history.  
**MLS#2028015 | \$525,000 | Call Aaron or Billy**



**PRIME MAIN STREET PROPERTY IN GREEN RIVER**

The commercial building has a kitchen, bathroom,  
shower & other rooms. Central location on .45 acres.  
**MLS#1748563 | \$350,000 | Call Aaron**



**BILLY SNYDER** REALTOR<sup>®</sup>

**812-360-3302** | [realbillymoab@gmail.com](mailto:realbillymoab@gmail.com)  
[realbillymoab.com](http://realbillymoab.com)



**AARON DAVIES** REALTOR<sup>®</sup>

[aaronrealtormoab@gmail.com](mailto:aaronrealtormoab@gmail.com) | **435-260-8209**  
[moab-property.com](http://moab-property.com)



FUNDING THAT

HOME

Sweet

HOME

Tips for navigating today's  
lending market from local pros

By Sharon Sullivan



In today's real estate market, many local and national industry professionals advise prospective homebuyers not to let current interest rates discourage them from considering a home purchase. Waiting until rates go down may not save you any money.

Home prices have risen roughly 50% nationwide since 2020, at the start of the pandemic, and a period when interest rates were at record lows in 2020 and 2021. While rates have climbed steadily since then, home prices didn't

drop, but instead have risen an average of 4.7% annually in 2022, 2023, and 2024. Many people who waited for interest rates to go down have now been priced out of the market.

However, this year in Moab, some sellers have begun to

lower their asking prices because demand is lower than it was during the pandemic, says Heidi Blake, mortgage loan officer with Metro Mountain Mortgage. "The last quarter they started to drop," she says. "Prices are stabilizing."



**HEIDI BLAKE**  
*Mortgage loan officer with Metro Mountain Mortgage*



**LISA LUNDQUIST**  
*Senior loan officer at Veritas Funding in Park City and Moab*



**RARNI SCHULTZ**  
*Branch manager at Primary Residential Mortgage in Moab*





## TIPS FOR WOULD-BE HOMEBUYERS IN TODAY'S MARKET

Blake tells clients that, if they find a property they really love but think they can't afford, they should simply make an offer. "Sellers are often willing to negotiate," she says. Homebuyers can ask for an interest rate markdown or concession at closing, allowing the lender to either lower the interest rate or apply it toward down payment assistance, she adds. Blake also recommends prospective buyers get preapproved. "A lot of Realtors won't show a home unless you're pre-approved," she says.

Lisa Lundquist, senior loan officer at Veritas Funding in Park City and Moab also recommends starting the preapproval process early by gathering all the documents needed for showing income, and bank statements.

"Rates are higher than they were three years ago, but we're hopeful that they will start to trend downward," says Lundquist, who works with clients throughout Utah, including homebuyers in Moab, where she owns a second home. "Currently (as of late June) rates are 'close to 7% but I would not let that deter someone (from buying a home) because we can always refinance to a lower rate once rates go down," she says.

First-time homebuyers may want to look at available loan programs designed to help people afford their down payment. Buyers don't necessarily need to come up with a 20% down payment to purchase a home. There are several down payment assistance programs that can help people acquire the required down payment, she says. Those include the Federal Housing Administration, U.S. Department of Agriculture, HomeReady, Home Possible®, HomeOne®, and other programs.

Once you've been preapproved, ensure the process proceeds smoothly by staying current on all existing payments on loans, credit cards, and utilities, advises Rarni Schultz, branch manager at Primary Residential Mortgage in Moab. Avoid anything that could alter your credit such as large purchases or deposits, changes in employment or banking, or adding new debt, she says. Schultz also recommends monitoring your credit score to check for any changes, and to be sure and save all financial documents such as bank statements and paystubs.



## THE ALL-IMPORTANT CREDIT SCORE

Different factors determine whether you qualify for a special interest rate. "Keeping your FICO score high is key for qualifying for a good rate," Lundquist says. "We pull credit reports from different credit bureaus, including Transunion and Equifax," and use a person's score to determine qualification.

A FICO score is a three-digit number based on information in a person's credit reports. The Fair Isaac Corporation (FICO) developed the FICO score decades ago to offer an industry-standard for scoring creditworthiness that is considered fair to both lenders and consumers. The score helps lenders decide how likely a person is to repay a loan – which helps determine how much a person can borrow, how many months you have to repay the loan, and how much it will cost in interest.

Prior to FICO, there were many different types of scores and ways of calculating them (some even included gender and political affiliation, according to Myfico.com). Myfico.com considers the FICO score to be a summary of your credit report, which mea-

sures how long you've had credit, how much credit you have, and how much of your available credit is being used and if you've made payments on time. The process is designed to help people get quick access to credit. A good FICO score can save a consumer thousands of dollars in interest and fees, because lenders are more likely to extend lower interest rates to those who present less of a risk for the lender.

Interest rates on loans vary depending on the FICO score, down payment amount, property type, loan amount and whether you are buying the property as a primary residence, second home, or investment purchase.

People can influence their credit score by paying bills on time, and by not carrying too much debt and by making smart credit choices. "Mortgage late payments are the kiss of death," Lundquist warns. She also advises keeping revolving debt down. "Say you have a \$2,000 limit – don't take that more than 30% of your maximum limit." Going higher than the maximum hurts your credit score negatively, she says.





## WORK WITH A TRUSTED LENDING PROFESSIONAL

Schultz advises working with an experienced lender that can provide local data, multiple lending options and help you navigate the process.

"I love working with first-time homeowners because I get a chance to be part of the biggest purchase at that moment for them," Schultz says. "My biggest achievement and what I am most proud of during my lending career is being trusted time and time again."

Realtors will typically recommend a lender with whom they've successfully closed loans, says Lundquist. "I work with a number of Realtor partners," she says. "That's where the majority of my clients come from – and past clients." Lundquist keeps in touch with clients via a newsletter she publishes that is sent to all her past and current clients, as well as her real estate agent partners.

One subject that Lundquist tries to educate clients about is the bond market and how it influences loan rates. It recently has experienced moderate volatility, with the 10-year Treasury yield currently at approximately 4.35%.

*"I love working with first-time homeowners because I get a chance to be part of the biggest purchase at that moment for them."*

This yield serves as a benchmark for long-term interest rates, including mortgages, she says.

The average 30-year fixed rate is around 6.81%, marking the third consecutive weekly decline, says Lundquist. "However, despite this decrease, mortgage rates remain near their yearly high, influenced by factors such as the Federal Reserve policies, investor expectations, economic conditions, and the uncertainty in the Middle East and Ukraine," she says. "We are anticipating that rates will remain in the high 6 to 7% range for the remainder of the year."

Buyers who are financially able to buy now could benefit from an improving inventory as

other buyers wait for rates to drop. Recent reporting from U.S. News and World Report indicated that mortgage rates are expected to decline somewhat in 2025, but not greatly, and that rates are not expected to fall below 5% within the next few years.

In 2023, economists expected mortgage rates to drop, but that didn't happen. And while mortgage rates are expected to decline somewhat this year, Federal Reserve Chair Jerome Powell has said "forecasts are highly uncertain."

So, if you're considering looking for a home, get pre-approved, maintain good credit, don't be afraid to ask your lender all the questions you have.

Schultz says educating her clients and building lasting relationships with them are among the most meaningful aspects of her work.

"When I work with borrowers and they return years later, I get to see their progression in life," she says. "It's very rewarding." ■

**Opposite page:** Loan officer and Realtor Heidi Blake outside the Blake Walker Group office in downtown Moab. [Photo by Murice D. Miller]

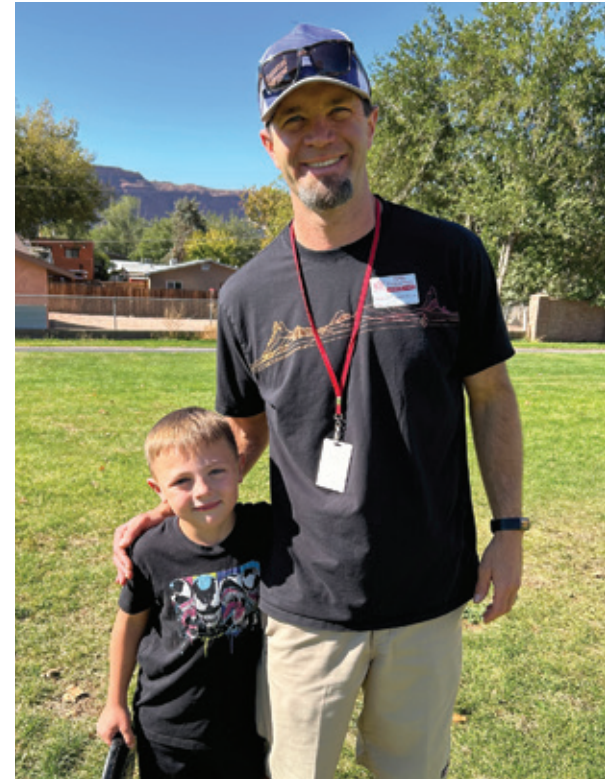
**Top right:** PRMI Branch Manager Rarni Schultz at her office on 400 W in June. [Photo by Murice D. Miller]





## MOAB'S HERO HEADQUARTERS!

*Join the team making Moab a happier, healthier community.*



# 89%

of mentored youth report greater confidence.

# 100%

of teachers agree that most mentored youth demonstrate better social skills.

# 84%

get along better with others

"Mentoring is why I come to school." –MOAB MENTEE

"From the first time I saw her, we have fun, even when we're different. She's 80 and I'm 6." –MOAB MENTEE

"You've been helping me feel happy inside. If I need anything, I know I could ask you." –MOAB MENTEE

"Grand Area Mentoring is one of Moab's strongest and most valuable resources and systems of support." –GCSO TEACHER

Supporters are invited to become volunteers or to make a monetary contribution so Grand Area Mentoring can support Moab's promising youth.

Call or email to learn more: (435) 260-9646 • [grandareamentoring@gmail.com](mailto:grandareamentoring@gmail.com)

264 South 400 East | Moab, UT 84532 | Join us on FACEBOOK!

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



# Take hold of this opportunity to own a piece of Moab's HWY Commercial Land.



HWY Commercial Land 2.34 Acres | MLS 2087871 | \$1,200,000

We look forward to working with YOU!



**CHRISTINA BRINEGAR**  
Realtor  
(310) 694 2859  
bchrisre@gmail.com



Arches Real Estate Group • (435) 459 5021  
[MoabRealEstate.com](http://MoabRealEstate.com)



**LUDEAN MERRITT**  
Realtor  
(435) 719 6567  
ludeanrealtor@gmail.com





# Central Utah INSURANCE AGENCY

Your hometown independent insurance agency.

*Serving YOU since 1962.*

**AUTO • HOME • HEALTH • LIFE • BUSINESS**



Independent Insurance Agent

880 South Main Street • 435.259.5981 • [insuremoab.com](http://insuremoab.com)



# TRUSTED MORTGAGE LENDER

VA • FHA • USDA • CONVENTIONAL • JUMBO  
REVERSE • PURCHASE • REFINANCE

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

**(435) 259-0259**



## Rarni Schultz

Branch Manager | NMLS #414150

**(435) 210-0744**

rschultz@primeres.com

285 South 400 East Suite 212 | Moab, Utah 84532

## Britt Barton

Division Manager | NMLS #297406

**(435) 678-3535**

bbarton@primeres.com

356 South Main Street | Blanding, UT 84511



**PRMI**

Primary Residential  
Mortgage, Inc.



← **APPLY HERE**

PRMI NMLS ID: 3094. PRMI is an Equal Housing Lender. DISCLAIMER: Some products and services may not be available in all states. Credit and collateral are subject to approval. Terms and conditions apply. This is not a commitment to lend. Programs, rates, terms and conditions are subject to change without notice. Utah Division of Real Estate #5489480. Regulated by the Division of Real Estate.





# MAKE THE SWITCH THIS SUMMER

*Relax, stream, game and connect with  
E Fiber Gig Internet!*

**Contracts?** Never  
**Equipment Fees?**  
Not Here

**Robots?**  
*Of course not, we  
have real people*

Unlimited data plans  
starting at

**\$59.95<sup>MO.</sup>**

Other plans available  
to fit your needs.

New customers get  
their first

**TWO  
MONTHS  
FREE**



**(435) 259-8521**  
**EMERYTEL.COM.COM**





## **WHY USE A REALTOR®?**

Home buying is an important investment and complex process.

Selling requires care and expertise.

## **CONSULT A LOCAL EXPERT!!!**

The Voice for Real Estate in South Eastern Utah  
REALTORS OF SOUTHEASTERN UTAH Chapter of UCAR  
59 E. Center Street • Moab UT 84532 • [gail@ucaor.com](mailto:gail@ucaor.com)

### **BOARD OF DIRECTORS:**

President: Jessiqua Zufelt

President Elect: Randy Day

Board Members: Reina Every, Valerie Brown, Kali Bisco

Chapter Manager: Gail Wells

Serving: Moab, Monticello, Blanding, Bluff, Castle Valley, La Sal,  
Green River, Thompson Springs

### **OUR AFFILIATE MEMBERS:**

Anderson Oliver Title • Central Utah Insurance

Eastern Utah Community Credit Union • Inwest Title

Inwest 1031 • Metro Title • Primary Residential Mortgage

Snug Interior Designs



# Home or garden need a little TLC?

- House cleaning
- Gardening
- Cat care
- Home checks
- Plant care

**Call Julia 435.210.1317**

licensed and insured • great local references



**Hand and Heart**  
GARDENING, LLC





*Find us online at*  
**moabarealestatemagazine.com**

Moab Area Real Estate Magazine

[Home](#) [Local Services](#) [CONTACT](#)

MOAB AREA  
**real estate**  
MAGAZINE

 [VIEW CURRENT ISSUE](#)

FREE!  
Volume 9, Issue 6

MOAB AREA  
**real estate**  
MAGAZINE

JULY–AUGUST 2025



**Moab's historic Star Hall**  
Local landmark has been community's  
"home stage" for 120 years

Also inside... The area's most complete real estate listings | Top tips from local lending pros



**Townhome neighborhood rental**  
MLS#2023054 | \$725,000  
etp Realty (See page 33)



**Sly Ranch**  
MLS#2023933 | \$2,450,000  
Berkshire Hathaway HomeServices (See page 4)



**Spacious home with potential ADU**  
MLS#2023099 | \$660,000  
Realtypro (Moab) (See page 24)

The Moab Area Real Estate Magazine is the trusted source for real estate information in southeastern Utah. Recognized for its attractive design and comprehensive information, this monthly magazine is the go-to resource in print and online for buyers and sellers of real estate. The publication has also become widely known in the West for its exceptional feature articles about the people, places and events in the region. The Moab Area Real Estate has a nearly 10 year track record of readership growth and of delivering results to real estate advertisers, as well as to businesses outside of the real estate sector.

Distributed in Grand Junction, Moab, Monticello, Blanding, Bluff.  
E-editions online at [issuu.com/moabarealestatemagazine](http://issuu.com/moabarealestatemagazine).

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 Andrew 303 817 7569.**



# Welcome to Moab!

## DIRECTORY OF OFTEN-REQUESTED INFORMATION

Area code 435 unless noted otherwise

### MOAB CITY NUMBERS

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

### 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  
Enbridge 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: 800-921-8101  
Emery Telcom: 259-8521  
Amerigas Propane: 259-6756

### MEDICAL AND DENTAL CONTACTS

Moab Regional Hospital: 719-3500  
Moab Dental Health Center: 259-5378  
Merrill Hugentobler, DDS: 259-7418  
Moab Regional Health Center: 719-5500

### TRANSPORTATION

Canyonlands Regional Airport: 259-4849  
Contour Airlines 888-332-6686  
Redtail Air: 259-7421  
Amtrak/Green River: 800-872-7245  
Greyhound Bus/Green River: 564-3421  
Canyonlands Car & Jeep Rental 259-4413

## QUICK FACTS:

**Elevation:** 4,026 ft

**Settled:** 1878

**Mayor:** Joette Langanese

**Population:** Moab 5,268 (2019),  
Grand County 9,640 (2019)

**Highest point in La Sal Mountains:**  
Mount Peale, 12,721 ft

**Climate:** Midsummer average high/low: 99F/65F,  
Midwinter average high/low: 43F/20F

**Average annual precipitation in Moab:** 9 inches

**Speed limit in town:** 25MPH (15MPH for OHVs)

**Driving distance in miles to Salt Lake City:** 233,  
**Denver:** 354, **Las Vegas:** 458

Moab Toy Taxi: 260-7222  
Enterprise Car Rental: 259-8505  
Salt Lake Express 208-656 8824

### 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

### 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

### INSURANCE COMPANIES

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: 719-2700  
[www.wellsfargo.com](http://www.wellsfargo.com)

### CONTRACTORS

Tekton, LLC 260-0871  
Henderson 259-4111  
Triple J 259-9988  
Moab Construction 259-8529  
Dave Sadoff 260-0975  
Delray 259-0515  
J2 Builders 220-0089  
SA Construction 260-9674  
TWS 200-5570  
Jude Tuft 719-5082  
EcoLogic 210-0241

*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).*



LIVING

# MOAB

LUXURY

Moab, Utah—a  
summer sanctuary to  
ease your worries...  
just add water!

MOAB LIVING IS  
MOAB LUXURY

**BERKSHIRE  
HATHAWAY**  
HOMESERVICES

UTAH PROPERTIES

Photo courtesy of Corah Moody

**RACHEL MOODY TEAM**

MOAB REAL ESTATE CO.

MoabLuxury.com | 435.260.8240

@MoabLiving





# Don't Leave The Adventure Behind!

Find your dream home in Moab today!



Use our website to find houses, condos, townhomes, commercial properties, land, and rentals! Updated within minutes after properties are listed and available to you faster than any other property website.

