Committed to the Real Estate industry for over 30 years!

See pages 6-9 for info on this property and others offered by Moab Realty.

Professional Service Directory
Insurance • Property Management • Plumbing • Heating & Cooling
Mortgage Companies • Floor Coverings • Mailboxes • Home Repairs
Home Health • Furnishings • Appraisal Services • Photography • Hardware
Lumber • Internet Service • Title Services • Tree Services
Heavy Equipment • Window Cleaning
RARE TURNKEY NIGHTLY RENTAL
3 Bed | 2 Bath | 1410 sq.ft. | Moab
Zoned for short-term rentals, or use as your primary residence, this property is ideal to use for a Moab home base, & rent it nightly when you are not in town. Easy to maintain with laminate & tile flooring. Spectacular views from fenced private backyard. Amenities include a wonderful Clubhouse, pool & spa. $449,000. (#1713048) Call Sue 435-260-8090

NEWER SINGLE-WIDE MANUFACTURED HOME
3 Bed | 2 Bath | 1002 sq.ft. | Blanding
This home is in excellent condition, very well maintained with laminate floors & an open floor plan. Covered porches on both front & back of home. Several outbuildings & with over an acre there’s lots of room for options. Mature landscaping with fruit trees. $158,900. MLS#1703981 CALL DAVID 801-209-9611

REMOTE UNFINISHED CABIN
820 sq.ft. | Monticello
Located on 42 acres, surrounded by juniper & pinyon pines. Live the true off grid lifestyle or make it a vacation retreat. Beautiful views of the Abajo Mountains. Plenty of room for more structures. Needs TLC. Property has solar system, 500 gal. propane tank, 1000 gal. septic, cistern system for water. $110,000. (#1709423) Call Anna 801-209-5139

UNIQUE QUIET LOCATION
4 Bed | 3 Bath | 1988 sq.ft. | Moab
Quiet neighborhood with views of mountains & red rocks. Bright & open home with vaulted ceilings, large kitchen area with pantry. Also offers small loft area above master en suite. Lots of natural lighting for passive solar gain. Located on over 1.5 acres with plenty of room for gardens & landscaping. $555,000. (#1710917) Call Sue 435-260-8090

Price Reduced

SPACIOUS HOME IN HEART OF SPANISH VALLEY
5 Bed | 4 Bath | 3400 sq.ft. | Moab
Beautiful home on 1 acre with lush yard & mature trees. 4 car garage with workbench & pull down storage above. Rich hardwood floors throughout. Basement offers spacious living space which includes a huge family room with cove lighting, gas fireplace & built-in fish tank. This is an amazing home & must be seen. $749,000. (#1710917) Call Sue 435-260-8090

BE THE FIRST OWNER
3 Bed | 2 Bath | 1650 sq.ft. | Moab
New home on .50 acres on the banks of Pack Creek. Beautiful floor plan that includes a built-in patio off the master suite. Many upgrades: tankless water heater, jetted tub, plumbed for central air, solid surface counter tops, stainless steel appliances, farm style kitchen sink & sliding glass door. $339,900. MLS#1696842 CALL KRISTIE 435-260-1020

Price Reduced

BE THE FIRST OWNER
3 Bed | 2 Bath | 1650 sq.ft. | Moab
New home on .50 acres on the banks of Pack Creek. Beautiful floor plan that includes a built-in patio off the master suite. Many upgrades: tankless water heater, jetted tub, plumbed for central air, solid surface counter tops, stainless steel appliances, farm style kitchen sink & sliding glass door. $339,900. MLS#1696842 CALL KRISTIE 435-260-1020

Price Reduced

NEWER SINGLE-WIDE MANUFACTURED HOME
3 Bed | 2 Bath | 1002 sq.ft. | Blanding
This home is in excellent condition, very well maintained with laminate floors & an open floor plan. Covered porches on both front & back of home. Several outbuildings & with over an acre there’s lots of room for options. Mature landscaping with fruit trees. $158,900. MLS#1703981 CALL DAVID 801-209-9611

Price Reduced

UNIQUE QUIET LOCATION
4 Bed | 3 Bath | 1988 sq.ft. | Moab
Quiet neighborhood with views of mountains & red rocks. Bright & open home with vaulted ceilings, large kitchen area with pantry. Also offers small loft area above master en suite. Lots of natural lighting for passive solar gain. Located on over 1.5 acres with plenty of room for gardens & landscaping. $555,000. (#1710917) Call Sue 435-260-8090

Price Reduced

SPACIOUS HOME IN HEART OF SPANISH VALLEY
5 Bed | 4 Bath | 3400 sq.ft. | Moab
Beautiful home on 1 acre with lush yard & mature trees. 4 car garage with workbench & pull down storage above. Rich hardwood floors throughout. Basement offers spacious living space which includes a huge family room with cove lighting, gas fireplace & built-in fish tank. This is an amazing home & must be seen. $749,000. (#1710917) Call Sue 435-260-8090

Price Reduced

BE THE FIRST OWNER
3 Bed | 2 Bath | 1650 sq.ft. | Moab
New home on .50 acres on the banks of Pack Creek. Beautiful floor plan that includes a built-in patio off the master suite. Many upgrades: tankless water heater, jetted tub, plumbed for central air, solid surface counter tops, stainless steel appliances, farm style kitchen sink & sliding glass door. $339,900. MLS#1696842 CALL KRISTIE 435-260-1020

Price Reduced

NEWER SINGLE-WIDE MANUFACTURED HOME
3 Bed | 2 Bath | 1002 sq.ft. | Blanding
This home is in excellent condition, very well maintained with laminate floors & an open floor plan. Covered porches on both front & back of home. Several outbuildings & with over an acre there’s lots of room for options. Mature landscaping with fruit trees. $158,900. MLS#1703981 CALL DAVID 801-209-9611

Price Reduced

UNIQUE QUIET LOCATION
4 Bed | 3 Bath | 1988 sq.ft. | Moab
Quiet neighborhood with views of mountains & red rocks. Bright & open home with vaulted ceilings, large kitchen area with pantry. Also offers small loft area above master en suite. Lots of natural lighting for passive solar gain. Located on over 1.5 acres with plenty of room for gardens & landscaping. $555,000. (#1710917) Call Sue 435-260-8090

Price Reduced

SPACIOUS HOME IN HEART OF SPANISH VALLEY
5 Bed | 4 Bath | 3400 sq.ft. | Moab
Beautiful home on 1 acre with lush yard & mature trees. 4 car garage with workbench & pull down storage above. Rich hardwood floors throughout. Basement offers spacious living space which includes a huge family room with cove lighting, gas fireplace & built-in fish tank. This is an amazing home & must be seen. $749,000. (#1710917) Call Sue 435-260-8090

Price Reduced

BE THE FIRST OWNER
3 Bed | 2 Bath | 1650 sq.ft. | Moab
New home on .50 acres on the banks of Pack Creek. Beautiful floor plan that includes a built-in patio off the master suite. Many upgrades: tankless water heater, jetted tub, plumbed for central air, solid surface counter tops, stainless steel appliances, farm style kitchen sink & sliding glass door. $339,900. MLS#1696842 CALL KRISTIE 435-260-1020
INVESTMENT OPPORTUNITY in OLD TOWN
4 Bed | 3 Bath | 3401 sq.ft. | Moab
Amazing .76 acre lot with Historic Home & large garage/shop (27’x40’). 19th century home features covered verandas, original adobe walls, vintage lighting, cove ceilings, & vintage details throughout. Beautiful lofty attic rooms & comfortable basement bedroom suite. Park like yard. Too many details to mention. $397,000. MLS#1696805 CALL SUE 435-260-8090

CASITA
NEWLY CONSTRUCTED HOME
3 Bed | 4 Bath | 2600 sq.ft. | Moab
Exquisite custom home with a casita on .54 acres. Grand, arched outdoor entry leads to stunning courtyard with stone bench & fireplace. Travertine marble tile, stone columns & vintage brick custom details throughout. Large kitchen with island & hidden pantry. Too many custom details to mention. $749,000. MLS#1687958 CALL KRISTIE 435-260-1020

BASE CAMP PROPERTY near SAN JUAN RIVER
3000 sq.ft. | .05 acres | Bluff
Open, flexible floor plan for your projects & groups. Ideal as an extended year-round farm, to kitchen base camp, hostel or hosting for large groups. The chef’s kitchen boasts an industrial (campfire - chuck wagon) wood burning Amish oven & stove. There is an exterior sauna cottage. $249,000. MLS#1596338 CALL RANDY 435-260-1388

GREAT HOME on CORNER LOT
3 Bed | 1 Bath | 1053 sq.ft. | Blanding
Great home in a wonderful neighborhood and sits on a corner lot. Fenced backyard with fruit trees in the backyard and a large mature pine in the front yard. New roof and recently remodeled bathroom. This is a great home and is ready to be moved into. $175,000. MLS#1715436 CALL KRISTIE 435-260-1020

INVESTMENT PROPERTY - 2 HOMES
3 Bed | 1.75 Baths each | Moab
2 homes on large (.81 acre) lot close to town. Each home has 38 / 1.75B. Home 1 has great layout, spacious rooms, large windows, huge kitchen with walk in pantry & separate laundry. Master bath is a dream with dual sinks, long vanity, and amazing 2-person walk in shower. Home 2 is 1978 mobile home. $397,000. MLS#1696805 CALL SUE 435-260-8090

Price Reduced

Sale Pending
473.60 ACRES of Old Cisco Townsite
MLS#1661155 | $350,000.
CALL RANDY 435-260-1388

14.28 of BEAUTIFUL PROPERTY w/VIEWS
MLS#1661797 | $50,000.
CALL DAVID 801-209-9611

160 Acres S. of Crescent Junction
MLS#1695510 | $800,000.
CALL RANDY 435-260-1388

LAND

2 ACRES MOUNTAIN HOME BUILDING SITE
MLS#1714039 | $42,500.
CALL AARON 435-260-8209

39.80 ACRES w/ 3000 sq.ft. SHOP
MLS#1699798 | $249,500.
CALL DAVID 801-209-9611

160 Acres of Old Cisco Townsite
MLS#1661155 | $350,000.
CALL RANDY 435-260-1388

BEAUTIFUL LA SAL MOUNTAIN PROPERTY
12 acres | MLS#1683011 | $275,000.
CALL RANDY 435-260-1388

ONLY 2 LOTS REMAIN

2 Lots Available with Views | Moab
MLS#1656369, 74
$108,000 each CALL SUE 435-260-8090

39.80 ACRES w/ 3000 sq.ft. SHOP
MLS#1699798 | $249,500.
CALL DAVID 801-209-9611

GATEWAY TO THE CANYONLANDS
MLS#1655374 | $799,900.
CALL KRISTIE 435-260-1020

2 Lots Available with Views | Moab
MLS#1656369, 74
$108,000 each CALL SUE 435-260-8090

473.60 ACRES of Old Cisco Townsite
MLS#1661155 | $350,000.
CALL RANDY 435-260-1388

Only 2 Lots Available with Views | Moab
MLS#1656369, 74
2 Lots Available with Views | Moab
$108,000 each CALL SUE 435-260-8090

GATEWAY TO THE CANYONLANDS
MLS#1655374 | $799,900.
CALL KRISTIE 435-260-1020

Sale Pending

Minutes from Looking Glass Rock & Canyonlands
40 acre | MLS#1658512 | $230,000.
CALL DAVID 801-209-9611

GREAT VIEW LOT of Red Rocks & Mtns | Moab
1 acre | MLS#1634573 | $180,000
CALL AARON 435-260-8209

435-259-7488 (Moab)
435-587-7488 (Monticello)
Toll Free: 888-424-4830

or... Visit our Mobile Friendly website
www.anasazirealty.com
from your Smartphone.

No App Needed - ALL listings in SE Utah! Find us on Facebook

Moab, Utah
**LAND**

**Sale Pending**

- **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

- **10 ACRES COMMERCIAL PROPERTY | Monticello**
  MLS#1616527 | $169,000.
  CALL ANNA 801-209-5139

**COMMERCIAL AND INVESTMENT OPPORTUNITIES**

**Sale Pending**

- **ENJOY WIDE OPEN SPACES 14.01 acres BLM on 2 sides | Moab**
  MLS#1520719 | $129,000.
  CALL SUE 435-260-8090

- **AMAZING & RELAXING MTN PROPERTY**
  4.82 acres | Great Views | MLS#1520700
  $125,000. CALL KRISTIE 435-260-1020

**Sale Pending**

- **OWN A PIECE OF THE ROCK in MOAB**
  13.38 acres | Majestic Views | MLS#1336839
  $197,000. CALL SUE 435-260-8090

- **HWY COMMERCIAL FREIGHT BUILDING**
  1.38 Ac | MLS#1694374 | $1,200,000.
  CALL RANDY 435-260-1388

- **4.8 acres on S. HWY 191 | Moab**
  MLS#1647568 | $1,600,000.
  CALL RANDY 435-260-1388

**COMMERCIAL AND INVESTMENT OPPORTUNITIES**

- **ICONIC MAIN ST PROPERTY in 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

- **TURN KEY Restaurant in Monticello**
  Great Location | MLS#1321973
  $225,000. CALL KRISTIE 435-260-1020

Southeast Utah Real Estate Happenings 5 December 2020 - January 2021
1694255: HIDDEN GEM - new (2018) custom 2 bedroom, 2 bath home with wonderful open floor plan, mud room and office area. This home boasts vaulted ceilings, tile throughout, solid surface countertops, custom cabinets, gas fireplace for cozy winter evenings and a covered back patio with gas bbq hookup for grilling with friends and family. Large 24 x 25 metal shop has a roll up door, concrete floor, LED lights, two window a/c units, both 110 and 220 power and a wood burning fireplace. There is a well on the property (with water right) for irrigation, a large vegetable garden and solar panels (owned) for low to no monthly power bills. The property is fully fenced both front and back and has plenty of room for RV and other parking. THIS HOME IS A MUST SEE! $479,000 Danette 435-260-0130

1702941: THE PRICE IS RIGHT for this well maintained three bedroom, 2 bath Redcliff Condominium unit. Granite countertops throughout, walk in closet in master bedroom, large laundry room with washer and dryer included. Enjoy all Moab has to offer and then come home and relax in the onsite pool and spa or on your own covered walk out patio. Ample parking on premises for trailers or RV’s. $315,000 Danette 435-260-0130

1709055: THIS SOUTHWEST STYLE HOME IS AN OPPORTUNITY NOT TO BE MISSED! Main house boasts a great room with vaulted ceilings, two patio walkouts, beautiful open living/ kitchen area and 2 bed/2 bath. Attached Casita has 1 bed/1bath with kitchenette, private entrance and patio walkout. Enjoy the outdoors with the large, wrap around patio, fenced yard and low maintenance xeriscaping. Mud room/laundry room walks out to the oversized 3 car garage and there is plenty of room for RV parking. Danette 435-260-0130

1688710: TURN KEY NIGHTLY RENTAL OPPORTUNITY IN RIM VISTA! This 3 bedroom 2.5 bath townhome is turn-key and ready to rent. This townhome has great views from the master bedroom deck and boast the best amenities in the area. Enjoy plenty of space to park in the 2 car garage and beat the summer heat in the pool or hot tub. $435,000. Call Stephanie for a showing today!
167748: 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, fire pit, shed! The mountain and red rock views are spectacular. $350,000 Danette 435-260-0130

1685190: MOUNTAIN VIEWS FROM YOUR BACK DECK, RED ROCK VIEWS FROM THE FRONT...this quaint 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. $299,000

1668989: ENJOY THE CONVENIENCE OF LIVING DOWNTOWN - close to K-6 elementary school, park and recreation & aquatics center. This 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. Square footage figures are provided as a courtesy. Buyer advised to obtain an independent measurement. $69,000 | Danette 435-260-0130

1618763: 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. $399,500 | Dave 435-260-1968

1628574: 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 in the evenings! Three bedrooms and 2 1/2 bathrooms, with two-car garage to store all of your toys! $425,000 Dave 435-260-1968

1676249: 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 owner must be approved by Grand Oasis/Inspire. Square footage figures are provided as a courtesy. Buyer advised to obtain an independent measurement. $69,000 | Danette 435-260-0130

1618763: 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. $399,500 | Dave 435-260-1968

SOLD - List With Us

1688989: ENJOY THE CONVENIENCE OF LIVING DOWNTOWN - close to K-6 elementary school, park and recreation & aquatics center. This 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. Square footage figures are provided as a courtesy. Buyer advised to obtain an independent measurement. $429,000

1668989: ENJOY THE CONVENIENCE OF LIVING DOWNTOWN - close to K-6 elementary school, park and recreation & aquatics center. This 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. Square footage figures are provided as a courtesy. Buyer advised to obtain an independent measurement. $429,000

1618763: 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. $399,500 | Dave 435-260-1968

Southeast Utah Real Estate Happenings 7 December 2020 - January 2021
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, striking views of the La Sal Mountains, 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. MLS# 1610902, 1610907, 1610909, 1610910, 1610912, 1610913, 1610893. Prices range from $145,000 to $175,000 | Call Rick 435-260-2599

1658268: 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 Call Danette 435-260-0130

1606451: 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. $135,000 Call Rick 435-260-2599 | SOLD - LIST WITH US

1590268: 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. Call Danette 435-260-0130

1215877: GREAT PROPERTY IN LA SAL 2.56-ACRE LOT IN LA SAL. Power at lot and phone nearby. Can be purchased with deed restricted pond parcel. | $38,400 Owner/Agent | Dave 435-260-1968

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 Call Dave 435-260-1968 for more information. MLS# 1649454, 1649457, 1649458, 1649468, 1649469

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. MLS# 1610901, 1610904, 1610906, 1610900, 1610898, 1610897, 1610895 | Prices range from $135,000 to $175,000 | Call Rick 435-260-2599

1690830: 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. $375,000. Call Stephanie for a showing today!
1576970: 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) $990,000 Call Dave 435-260-1968 for more information.

Executive Office Space
FOR LEASE

4 Executive Offices Available
Ground Floor | All utilities included
Premium WiFi

Contact Dave (435) 260.1968

Mortgages Made Easy

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.

Anthony Lupu
Branch Manager

Southeast Utah Real Estate Happenings
Six bedrooms and 3 baths in this 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. MLS # 1710004. Price: $720,000. Call Janie at 435-260-1572

Call Janie for an appointment to see
Janie Tuft, Assoc. Broker, GRI
Moab Premier Properties
Cell 435-260-1572
Home: 435-259-8360
Email: janietuft@gmail.com

Moab Valley Real Estate & Rentals

Introducing Moab Valley Real Estate & Rentals!
We may be a new company but have been in the Real Estate business in Moab since 1993.
Offering personal care & attention, we are the local Green Home Specialists who are committed to the sustainable future of our magnificent area.
Give us a call if you’re looking to buy, sell or rent property in the Grand/San Juan area.

We’d love to meet with you!
Call Today!

Julianne Waters
Broker/Owner
435.452.8177
MoabBroker@gmail.com

Moab, Utah
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.

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 ZUFEKT
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

KIM KIRKS
REALTOR® LICENSED ASSISTANT
435.259.0150X104
KKirks@BHHSUtah.com

REINA EVERY
REALTOR® LICENSED ASSISTANT
435.259.0150X109
ReinaEvery@BHHSUtah.com

435.259.0150 | 435.260.8240
MoabReCo.com | BHHSUtah.com

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

MoabLiviing @MoabLiving

©2020 BHI Affiliates, LLC. An independently owned and operated franchise of BHI Affiliates, LLC Berkshire Hathaway HomeServices and the Berkshire Hathaway HomeServices symbol are registered service marks of Berkshire Hathaway Integrated Services Company, a Berkshire Hathaway affiliate. Equal Housing Opportunity. Information not verified or guaranteed.
Welcome to the second installment of the Community Connector Column. We invite you to get to know your friends, neighbors, colleagues, associates and community members from a deeper vantage. We are navigating challenging times as a community and coming together on common ground will improve everyone’s lives.

You’d probably recognize her if you don’t already know her. She’s been doing real estate in Moab since July 1993. But depending on how long you’ve been around, the first time you would have seen her was 1974 when she came out from New York City and met her now husband, Gene. After marrying in October of 1982, they set off together first to Long Island and then to Florida when a beautiful daughter named Chelsea also came into the picture. Eventually, they returned to Moab to settle their home for the next many decades to come.

Lenore has worked hard and established a stellar reputation for her dedicated, honest, direct and clear work ethic and great rapport with both buyers and sellers. Being in real estate, she has had the opportunity to see all sorts of lifestyles, preferences, priorities and choices. But for her, one day was very telling, she had a revelation in perspective and it changed the course of her life, passion and purpose.

“It was a really chilly night in 2008 or 2009,” she says, cocking her head to one side and lifting her gaze into memory. “The cold was biting and I put a blanket around me. I glanced around the room and saw the TV, all the comforts my life has blessed me with, and I realized that there were many people outside who were very cold, without blankets, without comfort. Being from New York City, I knew homelessness but I didn’t realize the problem was also in Moab.” And so she set out to do something about it.

“My mother was a depression era baby and so she never wasted anything. I was raised to be aware. But it wasn’t until that day, that I realized how deeply important not wasting was. I’m an avid recycler and repurposer. I’ve been fortunate enough to become the board president of Moab Solutions with Sara Melnicoff who has tirelessly served our community. I have been so impressed with the generosity, kind-heartedness and goodwill of the community in response to our efforts.”

She shares that remembering how fortunate we are and feeling gratitude for it, while being conscious of our consumption goes a long way to improve our lives. And by doing this, we can position ourselves to give and share with others and one another. Enhancing everyone’s lives.

Lastly, she says “How we identify: occupationally, politically, socially, economically is not entirely who we are. Yes, I’m Lenore Beeson and I’m a realtor, but I’m more than that. I support The Community Recycle Center (Solid Waste Special Services District previously known as Canyonlands Community Recycling). I’m a grandmother. I love reading and hiking. I’m here for your real estate needs and while we are at it, let’s care for each other and the planet.”
THINK Moab

FOR FAMILIES
FOR RECREATION
FOR BUSINESS

small town.
big possibilities.

discovermoab.com
Driving south on Spanish Valley Drive you will notice a large swath of red dirt being moved and graded. Welcome to Arroyo Crossing. This carefully planned neighborhood will be a mixture of single family, twin homes, townhomes, cottages, and rental apartments, all priced for locals and to remain in the hands of locals.

Three years ago, 42 acres of land were donated to the Moab Area Community Land Trust (MACLT), a 501c3 non-profit whose mission was to develop permanently affordable housing for the Moab area. The board of MACLT, and others, have been hard at work planning approximately 300 units of housing which are deed restricted for Moab workers and retirees. The land will be leased to home owners for 99 years, renewable for another 99 years. This housing is for locals, by locals, and with local control.

Homes are deed restricted, which means they will be permanently affordable (that is, using up about 30% of a typical local family’s income). An owner may live in the home forever, even if/when their income increases. Owners may pass homes onto heirs and know that they will have a roof overhead as long as the affordable mortgage and small lease fee is paid. That said, there are limits on who the owner can resell to, specifically only to another local resident. Resales are limited on profits which means no “flipping.” There are no second home sales, no overnight rentals, and the homes stay affordable to future buyers.

What is “affordable?” Families may make up to 120% of the “area median income” (about $56,000 for a family of four). A minimum of 50% of the units must be under a sales price of about $190,000. Other larger homes will be up to $283,000. This allows people a range of homes to choose from based on income and family situations. Rental units are expected to range from about $600 to $1,000/month depending on size and number of bedrooms.

Arroyo Crossing is a seven + year project. “We started Jan 2, 2020, building all the infrastructure,” President Audrey Graham explains, “By this December, 2020, the sidewalks, curb, gutter, drainage, roads, and utilities will be in place and we’ll be ready to build”. Community Rebuilds and Housing Authority of SE Utah expect to begin building homes in early 2021. They are currently taking applications for residents. Another non-profit organization, Utah Housing Corporation, is ramping up to build later in 2021. “We are currently keeping a list of interested parties,” noted Audrey Graham. “We will help guide them to organizations and builders that are actively participating. As for a timeline, it looks like we will have approximately 41 homes in place by the end of 2022, with the potential for 30 others, as well as apartments in the works by 2023.”

For renters, income verification will occur periodically, to ensure that Moab workers most in need of housing are served. The homes are viewed as “starter” housing, where renters may eventually qualify for home ownership.

On the fun side, neighborhood design is friendly and in harmony with nature. The board created smaller footprint homes than other developments, with less emphasis on garages and more on people and porches. According to Graham, “Our priority is building shelter for people, not vehicles.” Energy efficiency is built in, and passive and active solar are encouraged. Street lighting is minimized and down-lighted to emphasize our Dark Sky designation. There is a community garden in the works. TerraSophia is developing inviting open spaces and will have a perimeter trail for public use, as well as a children’s play area with natural play items and shade trees. Together with Grand County there is a section of bike trail along Spanish Valley Drive, which will hopefully encourage bike use and decrease traffic impacts along that road.

“I am so excited to be working with Head Start towards an on-site childcare facility,” says Graham, who works with parents, babies and toddlers for a living. The plan also calls for two other community-oriented commercial spaces to fill the needs of this development, as well as for nearby Spanish Valley residents.

The goal is to create for Moab residents energy efficient, comfortable, and inviting homes to raise families, retire, and enjoy all that Moab has to offer at a price that allows for growth and well-being for locals.

For more information go to www.Moabclt.org

Affordable Housing at Arroyo Crossing  
by Audrey Graham, MACLT, President
Rarni Schultz
Branch Manager - NMLS #414150
Cell: (435) 210-0744
rschultz@primeres.com
www.prmimoab.com
435-259-0259
285 S 400 E Suite 212
Moab, UT 84532

FOR LONG-TERM LEASE
One 4,000 sq.ft. Warehouse with office space, two 14’x 14’ pull through doors, office door, windows, outdoor lighting, gas, heat and refrigerated air, well insulated. Call or email Tom 435-220-0830 or tomhinmoab@gmail.com

Call or Text Tom 435-220-0830
Email: tomhinmoab@gmail.com
Live the good life on Easy St. Over 5 sprawling acres with a substantial 2-story home. 5 bed 2 ½ bath.

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

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

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

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

Two homes on 4.13 acres across the road from the Golf Course.

Over 3300 sqft, one level, 5 bed 3 bath Manufactured Home on one acre. Roomy & completely renovated.
Southeast Utah Real Estate Happenings

ANTHONY MASON
Associate Broker
435.260.8883
moabanthony@gmail.com

DOUG MCELHANEY
Associate Broker
435.260.2684
doug4moab@yahoo.com

LUDEAN MERRITT
Realtor, GRI
435.719.6567
LudeanRealtor@gmail.com

JESSICA NORTON
Realtor
435.260.1688
jnorton8484@gmail.com

KELLY STELTER
Realtor
435.260.8011
kellysteltermoab@gmail.com

MELODY ADAMS
Office Manager
435.259.5021
info@moabrealestate.com

● #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.

● #1652932 ● $399,500
GONZO INN two units for one price. 2 bed 2 bath. Units 206 & 207 lockable adjoining doors.

● #1641935 ● $369,000
Nightly Rental, Turn-Key, 3-bed 2-bath Redcliff Condo. Ground Floor, upgraded amenities, highly desirable unit.

● #1714832 ● $380,000
Nightly Rental, Turn-Key, 3-bed 2-bath Redcliff Condo. Ground Floor, beautifully decorated fully furnished unit.

● #1710633 ● $189,000
Off grid, secluded & move in ready! 2 Yurts, each measure approx. 900 sqft, on 12 acres north of Monticello.

● #1524620 ● $250,000
1926 Italian Brick bldg., has 2-car garage, shed with basement, built needs TLC.

● #1709362 ● $85,000
Move in Ready—3 bed 2 bath, 1600 sqft, 1997 Manufactured Home. Corner lot with nice shade tree.

● #1715894 ● $105,000
Low Priced, fixer upper in Blanding. Cosmetic upgrades could turn this 3 bed 1 bath home into a charmer!

● #1662963 ● $48,000
Grand Oasis 2 bed 1.5 bath, 1997 Manufactured Home with shed. Turn-key home, all furniture included.

● #1714583 ● $149,900
Need a place to ranch, farm, escape or recreate. This 150 acre off grid parcel is the place, West Summit area.

● #1714584 ● $170,000
Wonderful horse property! 6.61 Acres, ready to build, triple sized lot at Pacheco Meadows in Blanding.

● #1714994 ● $42,500
AFFORDABLE BUILDERS presents Sunset Meadows Subd. in Blanding. Large lots located east of town.

● #1609790 ● $399,500
Nightly Rental, Turn-Key, 2 bed 2 bath. Units 206 & 207 lockable adjoining doors.

● #1641935 ● $369,000
Nightly Rental, Turn-Key, 3-bed 2-bath Redcliff Condo. Ground Floor, upgraded amenities, highly desirable unit.
Land

• #1681326 • $195,000
5.06 Acres—close to Equestrian Center. Fenced yard with 2 water wells. Views of the La Sal Mts & Redrocks. Wake Up & Retire with this amazing view that this 5 acres has to offer. Nice building sites.

• #1688480 • $50,000
4.62 AC with outbldg. in Castle Valley. Well, power & septic in place & connected on the property.

• #1686812 • $242,500
2.13 Acres Corner Lot—flat, easy to build. Close to the Moab Golf Course. Has CC&Rs, zoned RR.

• #1483912 • $33,500
4.16 Acres in Blanding. Serene views from this beautiful parcel. Just a few blocks to the Third Reservoir for great fishing.

• #1669404 • $15,000
Just 12 miles from Bull Frog. Enjoy Lake Powell more often. Build your dream vacation home. 0.38 acre lot.

• #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.

• #1651383 • $1,400,000
5.06 Acres—close to Equestrian Center. Fenced yard with 2 water wells. Views of the La Sal Mts & Redrocks.

• #1658060 • $185,000
1 Acre Land at the base of Thompson & Sego Canyon, Thompson Springs. 35 miles from Moab with great views.

• #1664198 • $695,000
A creek runs through it. 2.25 AC flat, buildable land in town. Planning & zoning has approved 9 townhomes.

• #1603069 • $67,500
1.20 acre lot in Bluff. CC&RS in place. 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.

• #1640391 • $32,500
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.
Our customers are the reason we are in business. We only prosper if we continue to provide honest, compassionate & knowledgeable service to those looking to us for help in the real estate experience.

Moab Premier Properties
1075 S. Hwy 191, Suite B, Moab UT 84532 (in JR’s Desert Inn Building)
(435) 259-7337 moaboffice@gmail.com www.moabpremierproperties.com

Moab Premier Properties
1075 S. Hwy 191, Suite B, Moab UT 84532 (in JR’s Desert Inn Building)
(435) 259-7337 moaboffice@gmail.com www.moabpremierproperties.com
AVERAGE TEMPERATURE & RAINFALL

<table>
<thead>
<tr>
<th>MONTH</th>
<th>HIGH/LOW</th>
<th>RAINFALL</th>
</tr>
</thead>
<tbody>
<tr>
<td>JANUARY</td>
<td>49/18</td>
<td>0.53</td>
</tr>
<tr>
<td>FEBRUARY</td>
<td>50/25</td>
<td>0.62</td>
</tr>
<tr>
<td>MARCH</td>
<td>60/34</td>
<td>0.71</td>
</tr>
<tr>
<td>APRIL</td>
<td>72/41</td>
<td>0.79</td>
</tr>
<tr>
<td>MAY</td>
<td>82/50</td>
<td>0.57</td>
</tr>
<tr>
<td>JUNE</td>
<td>92/57</td>
<td>0.45</td>
</tr>
<tr>
<td>JULY</td>
<td>99/64</td>
<td>0.49</td>
</tr>
<tr>
<td>AUGUST</td>
<td>95/62</td>
<td>0.87</td>
</tr>
<tr>
<td>SEPTEMBER</td>
<td>87/52</td>
<td>0.83</td>
</tr>
<tr>
<td>OCTOBER</td>
<td>73/40</td>
<td>1.16</td>
</tr>
<tr>
<td>NOVEMBER</td>
<td>56/30</td>
<td>0.60</td>
</tr>
<tr>
<td>DECEMBER</td>
<td>45/21</td>
<td>0.64</td>
</tr>
</tbody>
</table>

Look for...

MOAB HAPPENINGS

VISITOR GUIDE AND ACTIVITY CALENDAR

AVAILABLE ALL OVER TOWN!

Complete Coverage of activities and events in Grand & San Juan Counties, up-to-date information on Restaurants, Lodging, Concerts and Visitor Activities.

PUBLISHED BY CANYONLANDS ADVERTISING

SOUTHEAST UTAH’S ONLY

FULL SERVICE MARKETING COMPANY

Serving the visitor and tourist industry.

CALL 435-259-8431 FOR MORE INFORMATION

Southeast Utah Real Estate Happenings 21

December 2020 - January 2021
Professional Directory

Take advantage of the very targeted distribution of Southeast Utah Real Estate Happenings.

Send your message to people with a specific interest in Real Estate.

A regular advertisement will reach newcomers, people looking for homes, or local homeowners interested in improving their own homes or property.

CALL & RESERVE YOUR AD TODAY!
Southeast Utah Real Estate Happenings
(435) 259-8431

YOUR BEST ADVERTISING OPPORTUNITY TO REACH THOUSANDS OF READERS!

ADS AS LOW AS $50 PER ISSUE

Handy Phone Numbers • when planning a move

Frontier Communications (phone co) ................................................................. 1-800-921-8101
Moab City (water/sewer/garbage) ........................................................................ 435-259-5123
Grand County Water Conservancy District ......................................................... 435-259-8121
San Juan Water Conservancy District .................................................................. 435-678-2596
Rocky Mountain Power ......(Moab)...435-259-5943 ......(San Juan County) ...1-888-221-7070
Empire Electric (Monticello) .................................................................................. 435-587-2421
Dominion Energy ..............................................719-2491 or 435-719-2490 or 800-323-5517
Monument Waste (Grand County) .................................................................... 435-259-6314
Emery Telcom ......(Moab)...435-259-8521 ..................................................(San Juan County) ... 888-749-1090

Moab, Utah
Professional Directory

Rick Hirschfeld
Licensed and Insured Plumbing Contractor
- Residential & Commercial
- Sewer & Drain Service
- New Construction
- Remodels

366 North 500 West
Moab, Utah 84532
(435) 259-8324

McClure Inspections
Residential - Commercial - Environmental

Services include:
- Asbestos
- Mold
- Radon
- Termite
- Thermal - IP
- Meth
- Pool and Spa

435-260-0354
smclureinspections.com
steve@smclureinspections.com

South Eastern Utah Title Company
Reflecting the Past, Protecting Your Future
Over 60 Years In Business
Grand, San Juan, Carbon & Emery Counties
- Title Insurance / Escrow Services
- Mineral Services
- State Water Transfers & Searches
- Abstracts / Reports

Julie Green / Owner
julie@southeasttitle.com
435-637-4455

Jane Lancaster / Owner
jane@southeasttitle.com
435-637-4455

Moab Office
teammoab@southeasttitle.com
435-259-7635

Cathy Hatch
Office Manager / Monticello
cathy@southeasttitle.com
435-587-2588

Petrea Oman
Office Manager / Castle Dale
petrea@southeasttitle.com
435-381-1105

Emery Telcom
Making the Most of Life
Fast. Reliable. Internet.
emerytelcom.com
(435) 259-8521

Southeast Utah Real Estate Happenings 23 December 2020 - January 2021
Professional Directory

Nelson's
HEATING & REFRIGERATION
1070 Bowling Alley Lane • Moab, Utah 84532
Phone: 435-259-5625 • FAX: 435-259-5083
- Licensed contractor
- Forced Air Heating & Air Conditioning
- Radiant Floor Heating
- Evaporative Cooling
- Commercial Refrigeration

It’s Hard To Stop A Trane.

Community Nursing Services
Home Health & Hospice
Experts in Home Care since 1928
Available Services:
- Home Health Care
- Hospice & Palliative Care
- Infusion Pharmacy Services
- Respiratory Services
- Specialty Services Including Senior Wish Program

CNS Cares

Canyonlands Copy Center
Check out our daily copy specials!

20¢ Tuesday
5¢ Friday

375 South Main (in front of City Market)
Moab, Utah 84532
(435) 259-8431 • (435) 259-2418 Fax • info@moabhappenings.com
Some restrictions apply.
Price includes 8 1/2 x 11 copies on 20lb. paper.

Some restrictions apply.
Price includes 8 1/2 x 11 copies on 20lb. paper.

CNS
1030 Bowling Alley Lane, Suite 1  Moab Area: (435) 259-0466  Corporate: 801-233-6100
Moab, Utah
If your walls could talk, they’d thank you.

Great home insurance.
Protect your home with the best. And do it at a price that will have your wallet saying “thanks” too. Like a good neighbor, State Farm is there.
CALL ME TODAY.

Brittney R Melton, Agent
30 W Center Street
Moab, UT 84532
Bus: 435-259-5161
brittney.melton.u5zp@statefarm.com

State Farm Fire and Casualty Company, State Farm General Insurance Company, Bloomington, IL
0901141.1

FIND OUR PRODUCTS 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 HOME GOODS
FURNITURE
KITCHEN UTENSILS
JEWELRY
DECOR
CUSTOM DESIGNS

DISCOUNTS FOR USABLE WOOD

CALL OR EMAIL FOR A FREE ESTIMATE
435-259-4912 | OFFICE@TRIASSICSTONE.COM
1801 SKYLINE BLVD

DIME A DOZEN
Window Cleaning
The family owned crew that brings the sparkle to you!

We’ll Beat Any Estimate!
MAKE YOUR HOME, BUSINESS OR NIGHTLY RENTAL
THE MOST SPLENDID IN TOWN!
CALL OR TEXT: 435-260-0385 EMAIL: dimeadozenwindows@gmail.com

Come See Our Expanded Carpet Lines:

Area Rugs
Ceramic Tile • Window Treatments
Hardwood & Laminate Flooring

Professional Installations

Bo & Laura Zufelt
259-8007 • 2471 S. Hwy 191 • Moab
Professional Directory

Embrace the Possibilities
Vacasa Vacation Rental Management makes the most of your Moab home investment with our industry-leading vacation rental management services.

- Rate optimization tool maximizes bookings
- Top-notch marketing and photography
- Comprehensive management services
- Local team at your fingertips 24/7

Contact us at 1.888.732.0233 to learn more!

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

Harrison’s specializes in all UNDERGROUND UTILITIES including but not limited to sewer, water and conduit.

We can PREPARE YOUR SITE for building, haul aggregate to your site, demo buildings or clear vegetation.

Harrison’s is LOCAL, licensed, insured and bondable.

Call us today for an estimate on your upcoming project.
(435) 259-6430 or hos.office@yahoo.com

435-259-6430  Fax 435-259-6432
2318 South Hwy 191  Moab, Utah  84532

Zoned Comfort Solutions
Find out which solution may be right for you!

435-260-7637
www.advancedairutah.com
11850 South Hwy 191 C-9
Moab, Utah 84532

Moab, Utah 26
Now Offering LARGE format printing

Print your blue prints for your new home at Canyonlands Copy Center. Our new large format printer allows you to scan, copy, and print plans up to 42" wide.

375 S. Main • Moab Utah
Monday - Friday 8am - 6pm • Saturday 9am - 5pm
(435) 259-8431 • info@moabhappenings.com

Photography Elevated

Show Your Properties Safely with 3D Tours

The Future of Real Estate Marketing
Property Viewing with Safe Social Distancing

Chosen as a Google Street View Trusted Photographer!
Invite millions INSIDE your business or nightly rental for a 3D Walkthrough with Google Street View technology.

Perpetual Images
Combining Cutting-Edge Technology with Stunning Photographic Images
www.perpetual-images.com 435-259-6919

Your home is a big investment. Protect it.

If you need home coverage, I can help.
I live and work right here in our community. I know what the homes are like in the area. So I can offer advice you can trust to help you get the protection that fits your needs.

If you’re ready to talk home insurance or need some advice about protecting all that’s important to you, call me today.

Central Utah Insurance
435-259-5981
23 S. 100 W.
Moab, Utah

© 2015 Allstate Insurance Co.
Moab Appraisal Service

We are here to assist you, by providing valuation and consultation services in this quickly changing market.

Contact the Moab Appraisal Team for your valuation solutions

435-259-5068

RESIDENTIAL APPRAISERS

Moab Appraisal Service

Current market conditions demand reliable and accurate valuation services. Moab Appraisal Service, with its team of professional appraisers, offers you the quality and expertise you need. Whether you need a personal appraiser for a divorce, a property estimate for estate purposes, or a pre-listing consultation, we are here to help.

- Personal
- Divorce
- Estate
- Pre-Listing
- PMI Removal
- Taxation Appeals

Moab, Utah

River Canyon Wireless

611 S. Main • Moab, UT 84532
435.259.8319 • Toll Free: 855.729.6622
www.rivercanyonwireless.com

No long term contracts - Month-to-month service.
NO DATA CAPS

<table>
<thead>
<tr>
<th>Package</th>
<th>Monthly Fee</th>
</tr>
</thead>
<tbody>
<tr>
<td>2 Mbps - Basic web browsing, Web browsing only, Video streaming will pause and buffer.</td>
<td>$29.99</td>
</tr>
<tr>
<td>6 Mbps - Basic video streaming and gaming.</td>
<td>$39.99</td>
</tr>
<tr>
<td>8 Mbps - Advanced video streaming and gaming.</td>
<td>$49.99</td>
</tr>
<tr>
<td>12 Mbps - Basic multi-user.</td>
<td>$59.99</td>
</tr>
<tr>
<td>15 Mbps - Advanced multi-user.</td>
<td>$69.99</td>
</tr>
</tbody>
</table>

One Time Start-Up Fee of $54.99

All speeds are advertised in bits per second. A bit is 1/8th of a byte. All packages and speeds are best effort. Not all packages are available in all areas. Use of River Canyon Wireless services is subject to acceptance of Wireless Internet Service Agreement and Acceptable Use policy available at www.rivercanyonwireless.com

Walker’s True Value

START RIGHT. START HERE.

Special Internet Orders Welcome

(435) 259-8258 (VALU)

260 S. Main Street • Moab, Utah

Moab, Utah
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 floor plans 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
Need a Moab Mailing Address? Private, Secure MAILBOXES FOR RENT! Small • Medium • Large
24 Hour Mailbox Access

MOAB MAILING CENTER
375 South Main • In front of City Market
Open Monday - Friday 8 a.m. to 6 p.m.
Saturday 9 a.m. to 5 p.m.
435-259-8431
LET US HELP YOU MAKE THE MORTGAGE LOAN PROCESS AS EASY AS POSSIBLE

We’re here to support you EVERY STEP OF THE WAY!

fidelity
MORTGAGE
A DIVISION OF BAY EQUITY HOME LOANS
PURCHASE OR REFINANCE

435.719.4100
FidelityMTG.com

Licensed in multiple states!
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 Tamalpais Drive, Suite 207, Corte Madera, CA 94925; NMLS ID#76988. Utah DRE Mortgage Entity #7953347. NMLS consumer access: www.nmlsconsumeraccess.org BECH-201120-3.0