Committed to the Real Estate industry for over 30 years!

See pages 4-5 for info on this property and others offered by Moab Premier Properties

Professional Service Directory

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YOUR MILLCREEK CANYON
MLS 1434478 Offered at $2,800,000

2.95 DOWNTOWN ACRES!
MLS 1540211 Offered at $1,999,000

VACATION RENTAL COMPLEX
MLS 1511526 Offered at $1,700,000

HIGHWAY ACRE
MLS 1519745 Offered at $1,500,000

HERE IT IS! 12.47 ACRES
MLS 1562896 Offered at $1,500,000

360 DEGREE VIEWS
MLS 1377302 Offered at $1,275,000

STUNNING LOCATION
MLS 1463584 Offered at $795,000

DOWNTOWN DEVELOPMENT LAND
MLS 1518237 $1,100,000

LIMITED RED ROCKS
MLS 1520726 Offered at $1,275,000

ECOLOGICAL SANCTUARY
MLS 1325867 Offered at $646,000

HIGHWAY ACRE
MLS 1519745 Offered at $1,500,000

STUNNING LOCATION
MLS 1463584 $795,000

PERFECTION IN THE DETAILS
MLS 1553945 $747,000

SOUTHWEST SOLITUDE
MLS 1527029 $595,000

BLUFF RETREAT
MLS 1562252 Offered at $550,000

CASTLE VALLEY PERFECTION
MLS 1536566 Offered at $539,000

At Home or on the Go, Search Far & Wide, Explore Moab, View Featured Listings, Share Your Favorites, Create & Save Custom MLS Searches, Only at:

www.MoabReCo.com

Moab, Utah 2 www.moabhappenings.com/realestate
Moab’s Real Estate Source:
www.MoabReCo.com

**NEW**
- **RARE DESERT OASIS**
  - MLS 1475356 $495,000
- **BEAUTIALLY UPDATED**
  - MLS 1545661 $445,000
- **PERCHED BELOW PIPE DREAM**
  - MLS 1539586 $357,000
- **UNIQUE RETREAT**
  - MLS 1436947 $349,000

- **FRESH START**
  - MLS 1556321 $330,000
- **PARK GEM**
  - MLS 1544665 $325,000
- **HISTORIC MOAB**
  - MLS 1498416 $325,000
- **SIMPLE COUNTRY LIVING**
  - MLS 1492668 $295,000

- **OFF GRID ESCAPE**
  - MLS 1547874 $290,000
- **PRIVACY & VIEWS**
  - MLS 1386941 $278,000
- **TURN-KEY RENTAL HOME**
  - MLS 1555088 $275,000
- **EMPLOYEE HOUSING**
  - MLS 1537251 $249,900

**WHITE HORSE**

**YOUR ISLAND IN THE SKY** 3.23 acre Kayenta Heights 1260380 $189,900

**CASTLE VALLEY CLASSIC** 4.62 acre corner lot, easy to build! 1520632 $105,000

**SECLUDED BEAUTY** Excellent 2.39 acre lot in a lovely location! 1302613 $222,777

**GORGEOUS VISTAS!** Kayenta Hts 2.5 ac lot w/ well 1555004 $265,000

**LA SAL PEAKS** 10 acres in beautiful Old La Sal 1524238 $127,500

**STEMAR SETTING** 3.88 beautiful acres with perfect views! 1541071 $299,000

**CUSTOM HOMESITES** from $134,000 | Floorplans | Architect/Builder Available

**HIGH DESERT** 15.88 acre parcel in Flat Iron Mesa 1524056 $159,000

**CANYONLANDS ESTATE** Great 2.31 ac lot, minutes to town! 1548738 $210,000

**BEAUTIFUL BUILDING LOT** .50 ac with great setting 1494382 $125,000

**RARE DOUBLE LOT** 2.61 ac double lot at Wilson Arch 1316168 $95,000

**MOUNTAIN VIEWS** 9.5 acre Deer Haven Park parcel 1524230 $115,000

**ABSOLUTELY STUNNING** 3.66 acres perched above Moab 1346908 $250,000

**WRAY MESA** Gorgeous mountain setting just past Old La Sal, remote feel with easy access. Power & water to most lots! Parcels sized 2.59 - 38+ acres. Perfect for retreat cabin, RV site, biker’s getaway, horse camp, more! Priced From $57,000

**RARE ESTATE SITE** Beautiful 24.51 acres, close to town! Amazing views toward the Moab Rim. 1537406 $490,000

**WOODLANDS ACREAGE** Fabulous offering of 79.82 acres of gorgeous mountain property! Power, wells w/ deeded rights. 1525289 $678,000

**Moab, beautiful Moab, the small town we have chosen to call home...**
**Custom Built Bed and Breakfast.**

Custom designed construction with many unique features in a Western theme. Beautiful furnished, turn-key, 5 Bed 5 Bath with a detached 1 bed 1 bath dwelling. 

MLS #1559352. $829,900.

Call Byron at 435-260-1699

---

**DOWNTOWN MOAB C-3 CENTRAL COMMERCIAL BUILDING LOT**

at 141 E. 100 S. with frontage of 91 ft. and depth of 115.5 ft. Will accommodate building of 9 possible vacation rentals for which I have schematics available upon request.

Price: $600,000. #1499132.

Call Janie 435-260-1572 for info or showing

---

**EXQUISITE VIEWS** of Behind the Rocks and the La Sal Mountains from Lot 33 at Bridger Jack Mesa. This premier lot is 13.34 acres and has power transformer at cul de sac adjacent to East border. Driveway roughed in. Just incredible!

MLS #1549699. Price: $325,000.

Call Janie at 435-260-1572

---

**Manufactured home (3 bd & 2 ba.)** on its own lot (0.21 ac.) with great garden space and mature trees. Nice redwood, covered deck on front and back porch. Includes 12’ X 8’ sturdy shed. Completely deer fenced. Well insulated home with natural gas heat and evaporative cooling. #1560404. Price: $239,000.00.

Call Janie at 435-260-1572.

---

**BEAUTIFUL HOME** well kept 4 bed 2 bath home in a great location. 

MLS #1529196 $325,900

This could be yours.

Call Byron today 435-260-1699

---

**Developable 80 acres** off Thompson Exit. Ideal site for Commercial and or Industrial project.

Owner financing possible. Owner agent. $159,000. Call Byron 435-260-1699
Our name says it all!

Moab Premier Properties has a proven track record in high-end residential and large commercial development parcels.

GET AWAY from the crowds, and enjoy the calm and quiet at this 83.43 acres at Sunrise Country in San Juan County. County maintained roads get you to this area, and the school bus even runs by here. The views of several surrounding mountain ranges are visible from this awesome vantage point. Off the grid! Portions of this property dry land farmed by neighbor. MLS # 1548410. Price: $115,000. Call Janie at 435-260-1572

SUNRISE COUNTRY AT DEER NECK MESA; acreage of 20.83 acres with great views from it’s high vantage point with views of many mountain ranges, and off the grid with lots of solar potential. Roads on 3 sides. Owner/Agent. MLS # 1544106. Price: $30,000. Call Janie for showing at 435-260-1572

LOVELY LEVEL BUILDING LOT at the end of the street with mature shade trees on Westerly side. 1062 E. Bonita St. in Valley View Subd. Close to town. Last lot left. Utilities stubbed at front. No short term rents. MLS#1539604. Price: $120,000. Call Janie at 435-260-1572

GET AWAY from the crowds, and enjoy the calm and quiet at this 83.43 acres at Sunrise Country in San Juan County. County maintained roads get you to this area, and the school bus even runs by here. The views of several surrounding mountain ranges are visible from this awesome vantage point. Off the grid! Portions of this property dry land farmed by neighbor. MLS # 1548410. Price: $115,000. Call Janie at 435-260-1572

A VERY NICE LOCATION IN A RURAL AREA OF SPANISH VALLEY. Has possible partition into 3, 1 acre lots. Property has 2 small homes on the 3.62 acres; One with approx 738 sq ft- 2 bedroom 1 bath and the other has 528 sq ft 1 bedroom 1 bath with 340 sq ft office or shop space. Priced at $649,000 Call Bryon Today! 435-260-1699

BRYON WALSTON has lived in Moab for 55 years plus. After retiring from UPS after 29 years of delivering packages to Moab residents, he began marketing those homes for Moab’s residents in 2007, acquired Moab Premier Properties from Tom in 2013 and became a Broker in 2015. Bryon prides himself in offering a “no pressure”, “ no hassle” Real Estate agency committed to Service. 435-260-1699 mbwalston@hotmail.com Broker Owner

TOM SHELLENBERGER has been a licensed agent since 1987 and active in real estate and development in Moab since 1993. Tom retains his post as a Fire District commissioner for the past 25 years. He is an officer in the Grand County Sheriff’s Search and Rescue team. He served for 6 years as a member of the Grand County Planning and Zoning commission. Tom knows Moab. 435-260-1018 moabtom@yahoo.com Associate Broker

JANIE TUFT loves being in the real estate business, that she’s been active in for the last 30 years. She has lived in the Moab and Castle Valley area since 1954 and has a unique and extensive knowledge of the “lay of the land” with 15 years of experience in land surveying and records in greater Southeastern Utah. Janie loves giving back to our community, which at this time is mentoring at HMK School. Cell: 435-260-1572 Home: 435-259-8360 janietuft@gmail.com Associate Broker GRI

ROGER SCHMIDT discovered Moab in 1979 and found his way here in 2006. He earned his first Real Estate License in 1977 while living in Park City. Roger’s experience in guest relations in the ski industry for 20 years was a great match for satisfying the needs of buyers and sellers. Following his dream in Real Estate Sales and Marketing remains his most gratifying challenge for the past 10 years. Realtor® 435-901-2292 moabroger@gmail.com

NANCY FITZGERALD enjoyed a career as an elementary school teacher, but in her words flunked retirement. She has a master’s degree in Instructional Design Technology and remains a National Board Certified Teacher. She says that life in the Red Rocks is never dull with her husband and fellow real estate agent Kevin. 435-260-7327 nancymoab@gmail.com Realtor®

KEVIN FITZGERALD arrived in Moab in 1992 and began pursuing Real Estate sales and marketing soon after. Let’s see, that’s 25 years in this exciting business. Kevin is a professional guide for the Moab Adventure Center and knows Moab’s vast hiking and biking terrain like few others. 435-260-9890 kevinfitzmoab@gmail.com Realtor®
Arches Real Estate Group is a full service real estate office in Moab, featuring full sales & brokerage services, property management & project development.

Phone: 435.259.5021  Toll Free: 800.233.2417  info@moabrealestate.com

**WORLD-WIDE REACH - HOMETOWN TOUCH!**

- **#1537084**  $900,000  
  Highly Visible Hwy. Frontage on two streets. Bring your Thoughts & Dreams to this 0.97 Acre Hwy. Commercial Zoned Property. Vehicles are negotiable.

- **#1464139**  $1,500,000  
  5.06 Acres for Developers. Fenced yard with lots of water, 2 water wells. Zoned RR! Equestrian Center is close by. Views of the La Sal Mts & Redrocks.

- **#1562218**  $238,000  
  Feel like the King of the World on this spectacular lot above the Moab valley. Breathtaking views of Moab, Red Rocks & Mtns. Electricity & sewer lines are in the street.

- **#1527057**  $150,000  
  Enjoy starry nights & desert silence on this 13.84 AC property. Natural vegetation with beautiful views in every direction. Lot 34 Flat Iron Mesa.

- **#1557431**  $637,700  
  Over 4 Acres in LaSal with great views. Perfectly positioned for passive solar home. Power is on the NE corner of the lot, needs septic & well.

- **#1513269**  $659,900  
  Own a piece of the rock or the whole darn thing! 160 acres, mostly flat & great for camping. Enjoy the desert silence & the starry skies at night.

- **#1559462**  $252,000  
  2.13 Acres Corner Lot — flat, easy to build. Potential for solar. Close to the Moab Golf Course. Has CCRs, zoned RR, water & sewer taps are paid.

- **#1548859**  $204,000  

- **#1554303**  $59,000  
  Over 4 Acres in LaSal with great views. Perfectly positioned for passive solar home. Power is on the NE corner of the lot, needs septic & well.

- **#1505675**  $82,000  
  Affordable 1.48 acres Thompson Springs land. Beautiful views in every direction. Water meter & power on the property. 3 miles from Thompson & Sego Canyon.

- **#1515177**  $36,000  
  Best Deal in Bluff!! Vacant lot with electricity stubbed, Bluff Water Works, city water nearby. Buyer to install septic. No CCRs.

- **#1560899**  $8,900  
  0.29 acre lot in Green River. Could be a nice home sight of a recreational camp & spot to keep your toys. Sewer is close & culinary water is in the street.

- **#1397580**  $250,000  
  5.10 Acres in Kayenta Heights. Native vegetation, outcropping rock sculpture throughout, multiple private areas to build. UNDER CONTRACT!

- **#1422144**  $22,000  
  Low Priced, vacant land east of Monticello. Hwy frontage near MM 1 on Hwy 491. Suitable for farming, grazing & county living.

---

**Avikan Hills Subd.**

- From $32,500-$64,000  
  Spectacular Views of Bears Ears, Sleeping Ute, Abajo mountains. Room for horses. From 3.20 AC to 6.28 AC.

- **#1535107**  $110,900  
  Beautiful Views from this Castle Valley lot. 4.62 acres. Flat & easy to build and in the “good water” area of the valley.

---

**Pacheco Meadows, Blanding**

Building Lots for upscale rural living. Utilities, CCRs, and sweet water well in place. From $39,999 to $55,720. 2.01 Acres to 2.80 Acres.

- **#1510547**  $215,000  
  Pristine 5.22 acres in Kayenta Heights. Serene and beautiful with extraordinary 360 degree views. Paved road. CC&Rs.

---

**Ticaboo Lots**

Just 12 miles from Bull Frog. Enjoy Lake Powell more often. Build your dream vacation home. Lots 75 & 76, $18,000 each lot. Lot 48 for $16,900. Lot 45 for $21,000.

- **#1483912**  $33,500  
  4.16 Acres in Blanding. Serene views from this beautiful parcel. See Bears Ears buttes from the top of the lot. Just a few blocks to the Third Reservoir for great fishing.

---

**Moab Golf Course**

- $32,500-$64,000  
  Zoe to build. UNDER CONTRACT!

---

**Moab Valley Lot, 4.62 acres. Flat & easy from this Castle**

- **#1505675**  $82,000  
  Spectacular Views of the lot, needs septic & well.

---

**Moab Golf Course**

- $32,500-$64,000  
  Zoe to build. UNDER CONTRACT!

---

**Moab Valley Lot, 4.62 acres. Flat & easy from this Castle**

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**Moab Golf Course**

- $32,500-$64,000  
  Zoe to build. UNDER CONTRACT!
Southeast Utah Real Estate Happenings

7 November 2018


Anthoney Mason
Associate Broker
435.260.8883
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Associate Broker
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doug4moab@yahoo.com

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Norma Nunn
Realtor
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norma@moabrealestate.com

Kelly Stelter
Realtor
435.260.8011
kelly@moabrealestate.com

Melody Adams
Office Manager
435.259.5021
info@moabrealestate.com

View these and other MLS listings at www.MoabRealEstate.com.

- #1542088 $450,000
  Seller Motivated! Spacious 3 bed ½ bath on large lot. Close to school, aquatic center & park. One home owner, needs updating. Recently painted & new carpet in living room hallway & master bedroom.

- #1518553 $405,000
  Great Location with poolside amenities & club house. Over night rentals ok. 3 beds 2 baths, concrete floors. Large open kitchen & living room. 2-car garage.

- #1556420 $459,000
  Pack Creek Meadow House—Charming nightly 2 bed 2 bath log home. Tastefully furnished, stunning mountain views, access to common areas, pool, sauna & spa.

- #1548679 $269,000
  3 bed 2 bath manufactured home on 0.23 AC, corner lot with views of the redrocks & close to town. Attached single carport.

- #136734 $90,000
  Cute Home in Green River with nice open floor plan. 2 bed 1½ bath. Garage and huge shop. 1 share of irrigation water. Extra large lot included.

- #1538787 $475,000
  This Beautiful 3 Bed 2 Bath Home is nestled in the trees on the edge of mountain meadow. 2.15 acres with stunning views of Canyonslnds from this location in the LaSal mountains.

- #1501320 $682,000
  Excellent Development Opportunity! Two homes on 1.45 acres across the road from the Moab Golf Course. 2 bed 1 bath home plus 2 car garage with a studio apartment.

- #1501315 $1,650,000
  Excellent Development Opportunity! This 3.9 acre corner lot. 3 bed 2 bath manufactured home.

- #1553293 $149,500
  Once was a 10-bd room & manager apt. Motel. This 1926 Italian Brick building has 2-car garage, shed with basement, two 2,000 gal. septic tanks, propane heat. Building needs TLC.

- #1524620 $150,000
  Historical Building was a 10-room boarding house, 11-RV & 5-Tent Spaces on 10.99 acres. A 1,500 sqft Dance Hall/Bar/Café & Rock Shop. Lots of development potential.

- #1513258 $289,900
  It’s Going to be Gorgeous! New, 4 bed 3 bath home on 2.03 acre. Situated to take advantage of the fantastic mtn. views. New neighborhood. Near the Blanding City Limits.

- #1501320 $682,000
  Excellent Development Opportunity! This 3.9 acre corner lot. 3 bed 2 bath manufactured home.

- #1552933 $149,500
  Spacious Affordable Home in Blanding—4 bed 2 bath, master suite & bonus room. Carport, shed, water well, covered patio.

- #1551787 $95,000
  Awesome Views from huge covered deck in Green River. Large kitchen, 3 bed 1 bath. Lots of options for the unfinished basement.

- #15150416 $315,000
  Moab Business Park C-8. 14’x14’ garage door storage. 2,400 sqft, 2 bath, sleeps 10, master with en-suite bath & walk-in closet. 3 heat & AC zones. NEW LISTING!

- #1556734 $1,787,000
  Arches Drive B&B is the perfect combination. A 5 bed 5 bath turn-key business attached to a 5 bed 5 bath home with some of the best views in town.

- #1510248 $330,000
  Picture Postcard Perfect Views from a huge, Trex wraparound deck! Deer fence & trees promote privacy on this 3.9 acre corner lot. 3 bed 2 bath manufactured home.

- #1551787 $95,000
  Arches Drive B&B is the perfect combination. A 5 bed 5 bath turn-key business attached to a 5 bed 5 bath home with some of the best views in town.

- #1520485 $300,000
  Orchard Villa 3 bed 2 bath, 2-car garage, move in ready, newly remodeled, fresh paint, new carpet, granite counter tops, patio, pool, free RV parking.

- #1554911 $380,000
  Below Market Price! 3 bed 2 bath custom home, in San Juan Co. near Moab. Short term rentals are OK here. One level living, highly energy efficient, 220 power in the oversized garage. One acre with lots of extra parking.

- #1513258 $289,900
  Excellent Development Opportunity! Two homes on 4.15 acres across the road from the Moab Golf Course. 2 bed 2 bath home plus 520 sqft studio apartment.

- #1524679 $499,000
  Historical Building was a 10-room boarding house, 11-RV & 5-Tent Spaces on 10.99 acres. A 1,500 sqft Dance Hall/Bar/Café & Rock Shop. Lots of development potential.
RESIDENTIAL PROPERTIES

**By The Creek**

- 4 Bed | 2 Bath | 1328 sq.ft. | Moab
- MLS#1561834 | $328,000.
- CALL SUE 435-260-8090

**SOLD List With Us**

- 5 Bed | 3 Bath | 3330 sq.ft. | Moab
- MLS#1555688 | $549,000.
- CALL GAIL 435-260-9996 (Owner/Agent)

**SOLD List With Us**

- 5 Bed | 2 Bath | 2548 sq.ft. | Moab
- MLS#1555367 | $339,000.
- CALL SUE 435-260-8090

**Sale Pending**

- 3 Bed | 3 Bath | 1991 sq.ft. | Moab
- MLS#1549803 | $389,000.
- CALL SUE 435-260-8090

**Sale Pending**

- 4 Bed | 2 Bath | 1680 sq.ft. | Moab
- MLS# 1545259 | $269,000.
- CALL RANDY 435-260-1388

**Includes 38 acres**

- 2 Bed | 2 Bath | 2200 sq.ft. | Monticello
- MLS# 1541984 | $375,000.
- CALL RANDY 435-260-1388

**Sale Pending**

- 2 Bed | 2 Bath | 2185 sq.ft. | Moab
- MLS#1540291 | $289,000.
- CALL SUE 435-260-8090

- 3 Bed | 2 Bath | 1848 sq.ft. | Moab
- MLS#1538676 | $72,000.
- CALL KRISTIE 435-260-1020

- 3 Bed | 2 bath | 1152 sq.ft. | Moab
- MLS#1530131 | $349,000.
- CALL KRISTIE 435-260-1020

Moab, Utah 8 www.moabhappenings.com/realestate
Beautiful Custom Home

3 Bed | 3 Bath | 2858 sq.ft. | Moab
MLS#1529121 | $875,000.
CALL RANDY 435-260-1388

Price Reduced

MLS# 1525396 | $360,000.
CALL KRISTIE 435-260-1020

Includes 7.15 acres

4 Bed | 2 Bath | 2000 sq.ft. | Blanding
MLS#1524102 | $340,000.
CALL DAVID 801-209-9611

2 Living Spaces

2 Bed | 2 Bath | 1440 sq.ft. | Bluff
MLS#1516646 | $350,000.
CALL DAVID 801-209-9611

Includes 250 acres of Open Space

3 Bed | 3 Bath | 1692 sq.ft. | La Sal Mtn.
MLS# 1514709 | $1,250,000. (10 acres)
CALL RANDY 435-260-1388

Open floor plan | 3000 sq.ft. | Bluff
MLS#1510574 | $480,000.
CALL RANDY 435-260-1388

Development Potential 3.9 acres

3 Bed | 2 Bath | 1708 sq.ft. | Creek | Moab
3.9 acres | MLS#1499121 | $695,000.
CALL RANDY 435-260-1388

Includes 160 acres

3 Bed | 3 Bath | 3000 sq.ft. | Monticello
MLS#1454397 | $124,000.
CALL RANDY 435-260-1388

Price Reduced

4 Bed | 3 Bath | 4000 sq.ft. | Hanksville
MLS#1465144 | $527,500.
CALL KRISTIE 435-260-1020

Includes 160 acres

2 Bed | 2 Bath | 1440 sq.ft | Eastland
MLS#1434697 | $799,000.
CALL RANDY 435-260-1388

Sale Pending

2 Bed|2 Bath|1440 sq.ft. | Bluff
MLS#1516646 | $350,000.
CALL DAVID 801-209-9611

Price Reduced

16.51 Acres| 300 sq.ft. Outbuilding| Bridger Jack
MLS#1441170 | $359,000.
CALL KRISTIE 435-260-1020

Price Reduced

2 Bed | 2 Bath | 1440 sq.ft | Eastland
MLS#1434697 | $799,000.
CALL RANDY 435-260-1388

Southeast Utah Real Estate Happenings

November 2018
SEVERAL LOTS AVAILABLE in LA SAL
1.22 to 5.52 acres | $30,000.-$60,000.
CALL FOR COMPLETE LIST 435-259-7488

140.59 ac of pave grade gravel
Along the Green River | MLS#1479686
$969,000. | CALL RANDY 435-260-1388

140.59 ac of pave grade gravel
Along the Green River | MLS#1525529
CALL KRISTIE 435-260-1020

53.47 acre with Green River Frontage
Untouched land | MLS#1548761
$300,000. | CALL NICOLE 435-260-2692

AMAZING MOUNTAIN VIEWS in La Sal
2 acres | MLS#1541628 | $32,000.
CALL NICOLE 435-260-2692

Price Reduced
FAA APPROVED AIR STRIP on 132.10 acres with Red Rock Cliffs on Colorado River
MLS#1525529 CALL KRISTIE 435-260-1020

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

ENJOY WIDE OPEN SPACES 14.01 acres
BLM on 2 sides | MLS#1520719 | $115,000
CALL SUE 435-260-8090

BEAUTIFUL HORSE PROPERTY
8.66 acres | MLS#1514976 | $125,000.
CALL RANDY 435-260-1388

COMMERCIAL LOT JUST S. OF MOAB
4.89 acres | 600+ ft. of HWY frontage | $449,000,
MLS#1512078 | CALL KRISTIE 435-260-1020

Over 1 acre GREEN RIVER frontage
91.60 acres | MLS#1508792 | $399,000.
CALL RANDY 435-260-1388

NEXT TO NATIONAL FOREST LAND
23.61 ac. In Old La Sal | MLS#1478326 | $119,000.
CALL SUE 435-260-8090

LAND

PRIME PROPERTY READY TO DEVELOP
4+ ac in Green River | MLS#1551871
$60,000. | CALL RANDY 435-260-1388

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

Price Reduced
FAA APPROVED AIR STRIP on 132.10 acres with Red Rock Cliffs on Colorado River
MLS#1525529 CALL KRISTIE 435-260-1020

ENJOY WIDE OPEN SPACES 14.01 acres
BLM on 2 sides | MLS#1520719 | $115,000
CALL SUE 435-260-8090

BEAUTIFUL HORSE PROPERTY
8.66 acres | MLS#1514976 | $125,000.
CALL RANDY 435-260-1388

COMMERCIAL LOT JUST S. OF MOAB
4.89 acres | 600+ ft. of HWY frontage | $449,000,
MLS#1512078 | CALL KRISTIE 435-260-1020

Over 1 acre GREEN RIVER frontage
91.60 acres | MLS#1508792 | $399,000.
CALL RANDY 435-260-1388

NEXT TO NATIONAL FOREST LAND
23.61 ac. In Old La Sal | MLS#1478326 | $119,000.
CALL SUE 435-260-8090

Moab, Utah 10 www.moabhappenings.com/realestate
**LAND**

**AMAZING VIEWS IN ALL DIRECTIONS**
5.48 acres near Monticello | MLS#1442476
$75,000. | CALL DAVID 801-209-9611

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

**GATEWAY TO CANYONLANDS**
Corner of HWY 191 & 211 | MLS#1367313
$699,900. | CALL KRISTIE 435-260-1020

**STUNNING ACREAGE near Lion’s back | Moab**
29.32 acres | MLS#1285124 | $1,400,000. | CALL SUE 435-260-8090

**202 ACRES of RECREATION PROPERTY**
1 mile Green River Frontage | MLS#1447571
$606,000. | CALL RANDY 435-260-1388

**PRICE REDUCED**
Zoned Commercial
3.03 acres with endless possibilities | MLS#1526981
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**WORLD FAMOUS WOODYS BAR**
Heart of Moab’s Main St. on .58 acres
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**GREAT MONTICELLO MAIN STREET LOCATION**
Many business possibility options. MLS#1529156
$325,000 | CALL KRISTIE 435-260-1020

**COMMERCIAL PROPERTY zoned C-5 in Moab**
Home could be boutique business MLS#1535435
$399,000 | CALL RANDY 435-260-1388

**GREAT MONTICELLO CAMP PARK near GOLF COURSE**
28 spaces | Large Home | #1511524
MLS#1511524 | $729,000 |
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**Zoned Commercial**

**TURN KEY Restaurant in Monticello**
Great Location | MLS# 1321973
$210,000. | CALL KRISTIE 435-260-1020

Southeast Utah Real Estate Happenings 11 November 2018
1556080 CASTLE VALLEY LOG CABIN ORIGINAL 1450 sq ft, 2bd1 bath. Located in the lower end CV with 2 shares of surface irrigation water and orchard. Property features a large secluded meadow area, dotted with large cottonwoods just above Castle Creek. Behind the house are detached garage, storage sheds, plus 380 sq ft. fully insulated studio/shop space. $439,000 Call Rick 435-260-2599

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

1553451 LIVE YOUR DREAM in Moab with this income producing property. Home is a duplex with additional studio apartment. The 2 bedroom rents for $1550/month, the one bedroom rents for $1100/month and the studio rents for $700/month. Rents include utilities. Each unit has separate entrance and patio/yard space. Property also features a two car garage and upgraded appliances and finishes throughout. $779,000 Call Danette for more information or a showing at 435-260-0130

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

1558215 GREAT INVESTMENT PROPERTY WITH AMAZING VIEWS! Townhome is a corner unit and has three bedrooms, loft, two full bathrooms and one-half bathroom along with a spacious garage for all your toys! Breathtaking views all throughout the home and outside patios. Guests can enjoy the cozy fireplace while relaxing in this beautiful townhome after a long day of activities. On-Site amenities include: tennis/basketball court, hot tub, pool, pavilion, and playground. $430,000. Call Dave for more information or a showing at 435-260-1968

1530636 NEAR KEN’S LAKE, just off the La Sal Mountain Loop Road. 2052 sq. ft, 4-bedroom, 2.5 Bath on 1.1 acres. 360-degree views of the Red Rock and La Sal Mountains. There is a large shop that will meet any mechanics needs or is a great place to store your toys. $319,000. Call Stephanie 435-260-8023 for more information.

1529932 UNIQUE PROPERTY ON 5.85 ACRES Flat and great water, this is a fantastic opportunity to own this remarkable Castle Valley property. $675,000. Call Becky for more information at 435-260-2401

1518678 DON’T MISS OUT – Nightly Rental or your own vacation home! Fully furnished townhome in Rim Vistas. Amenities include tennis/basketball court, pool, hot tub, pavilion, and playground. $425,000. Call Danette 435-260-0130

1537105 CASTLE CREEK runs through this private and secluded property. 3 bed / 2 bath with lots of living area and an incredible wrap around deck to relax, enjoy and soak in the unparalleled views. More than ample storage for all your toys and equipment. $549,000. Call Danette for more information or a showing at 435-260-0130
RESIDENTIAL LAND LISTINGS

**1215877. 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

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

**1512628 BEAUTIFUL OFF GRID LIVING.** 16.49 acre lot in Old La Sal. This semi-remote lot at the end of a gravel road will make someone a great off-grid cabin site. Near HWY 46 but far enough away to give you a quite secluded hide-away with spectacular views. $70,000. Call Dave 435-260-1968

**1532759 SPECTACULAR VIEWS from this developed lot in Deer Haven.** 41.0 acre lot in Old La Sal. Power and water to Lot with shared well. Located at the base of the La Sals this property has an abundance of wildlife. $59,000. Call Dave for more Info: 435-260-1968

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

**1458893 An Incredibly SPECIAL Property** with endless possibilities. Off grid-farming, raising animals, solitude, hunting, hiking, abundant wildlife, privacy, retreat...most anything you can imagine. Plenty of water (springs & wells) for gardens and irrigation. Swimming pond for fun and memories. Mature fruit trees. Over 25 acres (10 usable acres) at the base of the LaSal Mountains. Culinary water, septic system, propane, solar system, generator, on demand water heater, workshop, green house, chicken coop and yurt in place on property. $250,000 Danette 435-260-0130

**1519453, 1520062 BRUMLEY RIDGE LOTS. LA SAL MOUNTAINS OVER MOAB WITH POWER AND WATER INCLUDED.** At an elevation of 7500 ft, 3 lots ranging from 3.5 to 6.2 acres in the La Sal Mountains above the city of Moab, offering sweeping views of mountain ranges, red rock, lush valleys, and canyons—including Canyonlands National Park. Directly accessible from La Sal Mtn Loop Rd, site is bordered by undeveloped BLM land and includes access to over 50 acres held in common with other property owners. Beautiful and Build Ready. $225,000 each. Call for details Rick, 435-260-2599

**1486734: 2.40 ACRE HWY COMMERCIAL PROPERTY** with combined retail and warehouse space of 14,456 sq ft. There is an additional 3,255 sq ft of covered outdoor storage. Located on Hwy 191, directly across from the proposed USU campus, this property has great visibility with ample customer parking. Owners are selling property and buildings only. $2,500,000. Call Dave at 435-260-1968

**1277149 ACROSS FROM DINOSAUR PARK.** On Hwy 313 & 191, 9.57 acres in the special resort district zone. One of the last unused available private parcels in this area. $467,500. Rick 435-260-2599

COMMERCIAL LISTINGS

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

Under Contract Accepting Backups

Southeast Utah Real Estate Happenings 13 November 2018
RESIDENTIAL LISTINGS

1548210 DON’T MISS OUT ON THIS AMAZING INVESTMENT OPPORTUNITY! Townhome is fully furnished and has never been in the rental pool. Corner unit close to the pool and tennis courts. Unit has a spacious garage for all your toys and spectacular views of the red rocks and La Sal mountains. $415,000 Call Stephanie for more information or a showing at 435-260-8023

1504918 RIM VISTA TOWNHOME This 3BR/2.5BA townhome is being sold as a turnkey rental. Owner has taken great pride in this property. Recently touched up all paint, including repainting garage. This unit faces the La Sal Mountains and has easy access to the pool and tennis/basketball court. $425,000 Call Dave 435-260-1968

1498151 NIGHTLY RENTAL INVESTMENT OPPORTUNITY! Don’t miss this fully furnished nightly rental with 2018 rents already in place. $415,000 Call Stephanie for more a showing or more information at 435-260-8023

1516786, 1561930, 1561929, 1561928 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. $299,900 Call Dave 435-260-1968 for more information.

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It’s time to save the date for the revamped Moab Business Summit, with a new date, new location, and exciting new sessions! The summit will be held on February 11th, 2019 at Moab’s Springhill Suites. The event will kick off Moab’s 2019 season with new strategies and new knowledge for a successful year.

The keynote speaker this year is Peter Metcalf, Founder and former CEO of Black Diamond Equipment. Metcalf brings with him knowledge of how to grow a company and handle crisis, having bought the assets of Black Diamond from his former employer that was going through bankruptcy, and growing it to the point that it is now publicly traded. In addition, due to his role within the outdoor recreation industry, Metcalf has been actively involved in public land preservation and brings keen insight on how to manage economic growth while maintaining natural surroundings.

A representative from the University of Utah’s Kem C. Gardner Policy Institute will present on demographic trends across the country, state, and local area. These trends, in how many and what people live here, have great potential to impact the local real estate markets, and this presentation will provide terrific insight into how to prepare for and capitalize on such changes. Local government representatives will also present on the economic development initiatives being undertaken locally (many of which hold particular relevance to the real estate community) and how businesses can benefit from these efforts, including, but not limited to, the Community Reinvestment Area, UDOT Recreation Hotspot funding, and USU Moab’s expansion.
Economic Development News continued

For the first time, the Summit will offer sessions into for- and non-profit tracks, allowing these two important facets of our local community to learn content relevant to their needs and experiences. In the for-profit track, Rhiana Medina, Moab Valley Multicultural Center’s Executive Director, will talk to businesses about how business owners and managers can gain cultural awareness for our increasingly diverse local workforce and how this awareness can lead to more productive interactions with employees and a more successful workforce. Government entities and business partners will also provide updates on recent public-private partnerships in the area, how such partnerships could benefit their business, and other opportunities for state business grants.

In addition to the programed presentations, attendees will be provided ample opportunities for networking, allowing business leaders to build connections within and across industries. Service providers, including DWS and the Small Business Development Center, will also be present to answer questions and inform businesses on how their services can be used.

The summit will run from 8AM to 2PM. Tickets are $25 for pre-registration and $30 at the door. A continental breakfast and hot lunch will be provided. Anyone interested in registering to attend, to sponsor the event, or with any other questions can contact the Grand County Community and Economic Development Department at 125 E. Center Street, 435-259-1343, or kmyers@grandcountyutah.net.

The public hearings on the assured housing policy and high density housing overlay will both take place at the county council meeting on Wednesday, November 7th (delayed from the normal Tuesday meeting time due to the election) at 4PM. This is the last opportunity for in-person public comment on these policies, so we encourage our partners in the real estate community to contact our office with questions, and make their voices heard on these policies, whether at the meeting or through emailing council@grandcountyutah.net.

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