

Southeast Utah REAL ESTATE Happenings

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Vol 32 Number 06

December 2020 - January 2021

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

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RESIDENTIAL PROPERTIES



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**



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**



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. MLS#1706034 **CALL AARON 435-260-8209**



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**



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**



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RESIDENTIAL PROPERTIES



Price Reduced

INVESTMENT PROPERTY - 2 HOMES

3 Bed | 1.75 Baths each | Moab

2 homes on large (.81 acre) lot close to town. Each home has 3B/ 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**



Sale Pending

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**



Price Reduced

**3/4 acres in-town
Investment Property**

INVESTMENT OPPORTUNITY in OLD TOWN

4 Bed | 3 Bath | 3401 sq.ft. | Moab

Amazing .76 acre lot with Historic Home & large garage/shop (27'x 40'). 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. \$785,000. MLS#1600429 **CALL SUE 435-260-8090**



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**



Sale Pending

3 Bed | 2 Bath | 1384 sq.ft. | Moab
MLS#1592451 | \$355,000.
CALL KRISTIE 435-260-1020



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 DAVID 801-209-9611



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



Beautiful lot in Elk Meadows
 MLS#1690977 | \$69,800.
CALL KRISTIE 435-260-1020



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



MOUNTAIN PROPERTY near Buckeye
 160 acres | MLS#1672220 | \$999,000.
CALL RANDY 435-260-1388



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



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



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

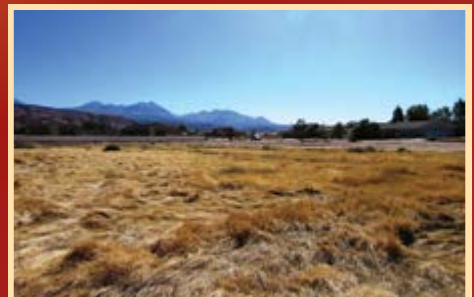


ONLY 2 LOTS REMAIN

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



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



GREAT VIEW LOT of Red Rocks & Mtns | Moab
 1 acre | MLS#1634573 | \$180,000
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LAND



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



Sale Pending

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



PROPERTY W/LOTS OF POTENTIAL | Monticello
 MLS#1590864 | \$200,000.
CALL DAVID 801-209-9611



ENJOY WIDE OPEN SPACES 14.01 acres
 BLM on 2 sides | 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**

COMMERCIAL AND INVESTMENT OPPORTUNITIES



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



Sale Pending

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



Sale Pending

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**



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Rick Lamb,
Assoc. Broker
435-260-2599
rick@moabrealty.com



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!



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New Listing

1677748: 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



SOLD - List With Us

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



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

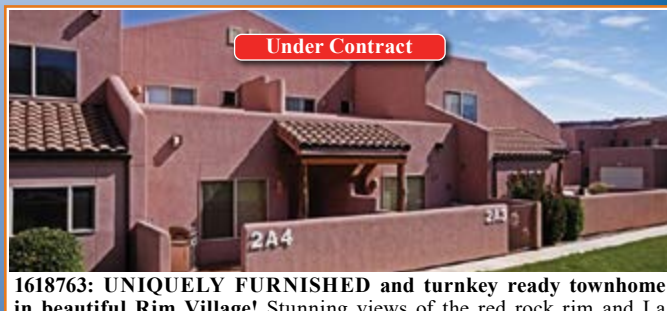


1688989: ENJOY THE CONVENIENCE OF LIVING DOWNTOWN - close to K-6 elementary school, park and recreation & aquatics center. This home is not to be missed! Spacious, open living room/kitchen/dining room area walks out to a secluded backyard with a patio and gas bbq hookup. Master bedroom boast a large, 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 estimate only and were obtained from County Tax Roll Master Record. Buyer is advised to obtain an independent measurement. \$429,000



Under Contract

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



Under Contract

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 1/2 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



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 1/2 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

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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!



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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.



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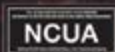


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Six bedrooms and 3 baths in this 3750 S.F. two level home, which has been well maintained at 4056 S. Beeman Rd. The vaulted ceiling in the great room is tongue and groove pine for a lovely ambiance and lofty feeling. Lots of natural light. Basement 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

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Community Connector Column

Lenore Beeson: Yes, she's a well known local realtor, but she's much more than that.

by Krista Guss

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."





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Affordable Housing at Arroyo Crossing

by Audrey Graham, MACLT, President

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-lighting 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



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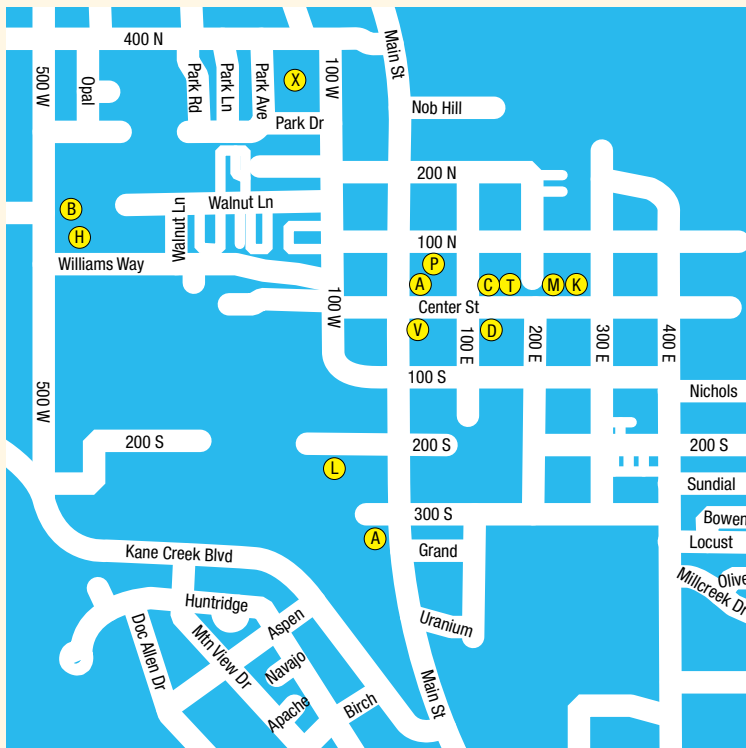
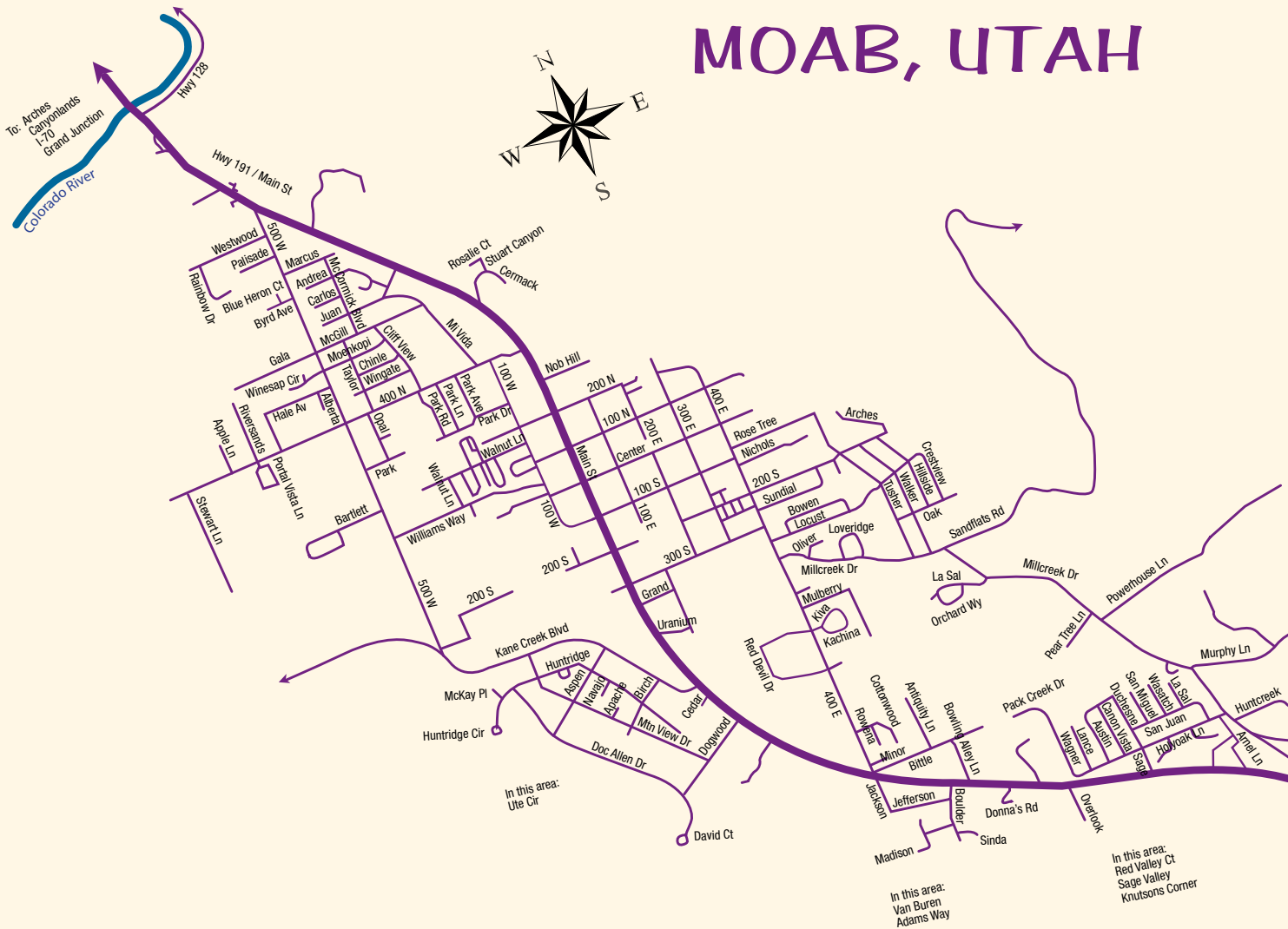
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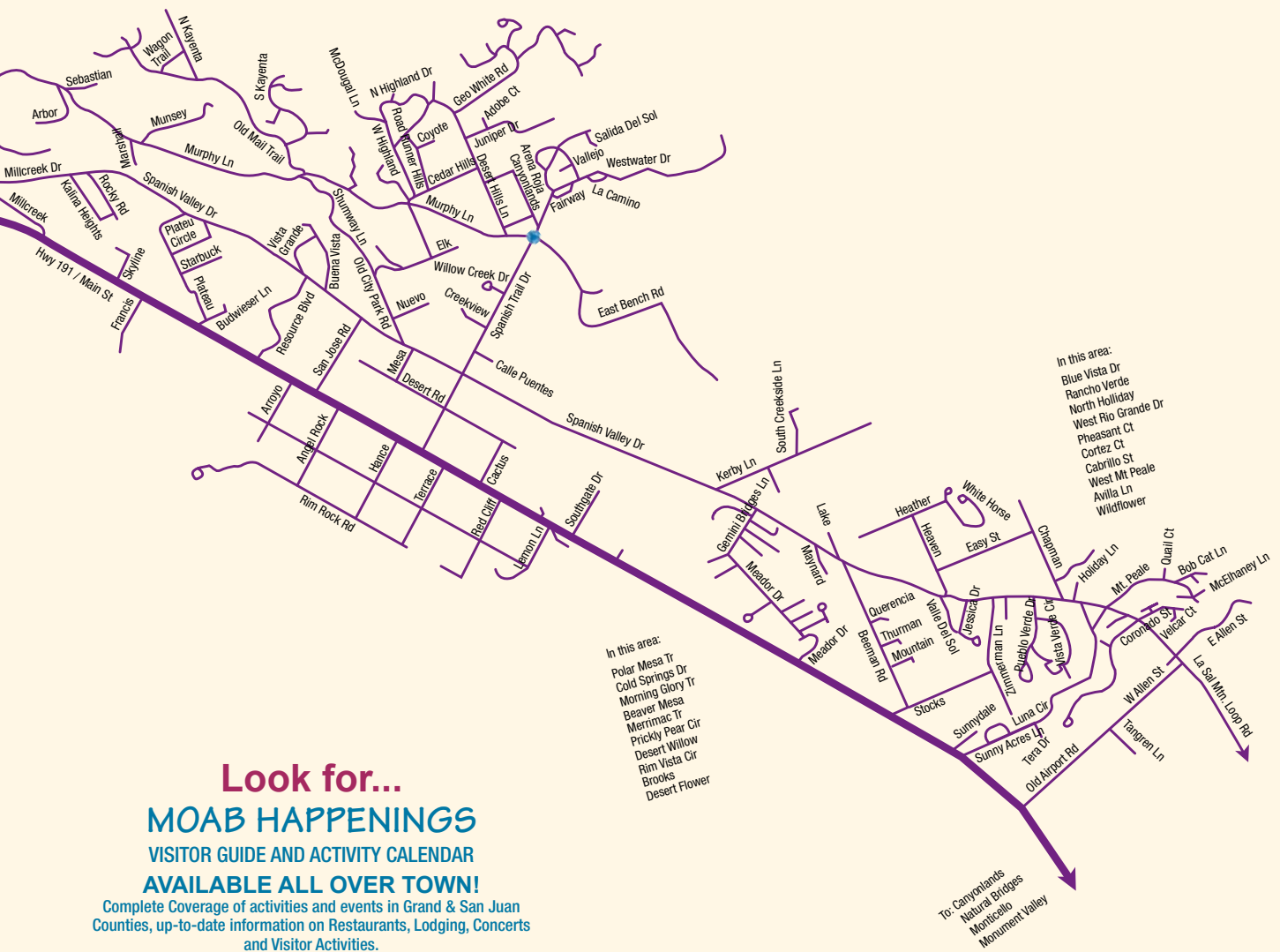
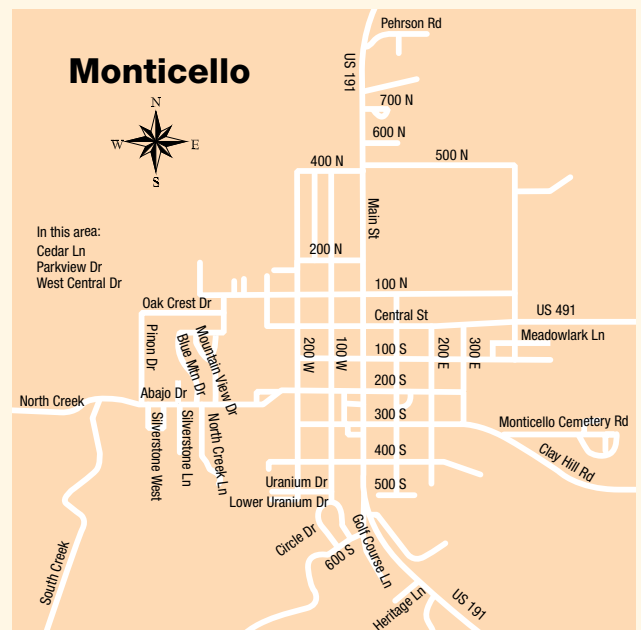
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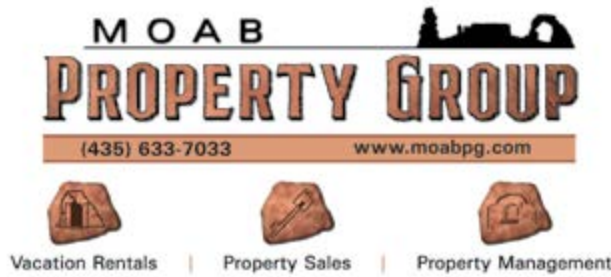


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Southeast Utah REAL ESTATE Happenings

Southeast Utah Real Estate Happenings is an 11-month real estate magazine published by Canyonlands Advertising, Inc. for the Utah real estate industry of Grand & San Juan Counties.

Distributed free to the public and available for viewing online at moabrealestatemagazine.com

Advertising rates available upon request.

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Publisher Theresa King
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ProductionSteve Budelier, Patrick Paul René,
Chris Pearce, Allyson Mathis, Weston Bartosh
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Southeast Utah Real Estate Happenings February 2021 Deadlines for Advertising

Ad Space Reservation - Tuesday, January 12
Ad Copy & Pictures Due - Thursday, January 14



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Southeastern Chapter of UCAR®
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