



**BLUEBIRD**  
LAND VENTURES

# OFFERING MEMORANDUM

AZ - PINAL  
APN 103-13-005C

BY OWNER-AGENT. A principal(s) of Bluebird Land Ventures is a MO real estate licensee, transacting solely on the company's behalf. No agency representation exists nor is implied. The company is not a real estate brokerage and negotiates on behalf of its subsidiaries.

CAVEAT EMPTOR. Buyer bears responsibility for verifying all information on the Property. Seller has the legal right to sell the Property, either through ownership or an existing purchase agreement.

CURRENT AS OF 10 JAN 2025



10 January 2025

Dear Sir/Madam

Thank you for considering Bluebird Land Ventures as your partner in real estate! As a **private, veteran-owned real estate investment company**, we take pride in our commitment to integrity, community, and service.

### Why Choose Bluebird Land Ventures?

1. **Integrity:** Our offering memorandum is meticulously crafted to provide you with all the essential information upfront. No hidden traps, no secret passages—just straightforward details to empower your decision-making process.
2. **Community:** We believe in the strength of community. Whether you're envisioning a cozy cabin, a sprawling ranch, or a serene plot of land, we're here to help you find your nest. Our goal isn't just to sell properties; it's to promote thriving communities where you'll feel right at home.
3. **Service:** As a veteran-owned company, we understand the value of service. Our team stands ready to assist you every step of the way. Have questions? Curiosities? We've got your six. And to respect your time, we've made our offering memorandum comprehensive, so you won't need a lengthy discovery call.

### What's Inside the Offering Memorandum?

- **Complete Transparency:** From property specifications to neighborhood insights, we've left no stone unturned. Consider it your real estate roadmap—no need to play detective! Moreover, we maintain the legal right to sell all properties that we offer, either through ownership or an existing purchase agreement.

### Two Paths to Your Dream Property

1. **Cash Option:** The express route for those ready to fly away with this deal. Cash in hand, deed in pocket— let's make it happen swiftly.
2. **Seller Financing Option:** Choose from two flexible financing options (*available on most offerings*).

We are excited about the opportunity to work with you. Feel free to follow the specific contact instructions for this listing to speak with a member of our team about getting your purchase started!

With warm regards,

Josh Travis  
Founder

3 Attachments:  
Purchase Options  
Sample Seller Financing Amortization and Payment Schedule Full  
Property Due Diligence Report

*CAVEAT EMPTOR. Bluebird Land Ventures cannot and does not make any guarantees as to the accuracy of the data/information provided herein. In all cases, the buyer is responsible for conducting their own research and caveat emptor shall prevail.*

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## Property Details

Presented By:	Bluebird Land Ventures
Assessor's Parcel Number:	103-13-005C
Property Address:	Apache Junction, AZ, 85119
County, State:	Pinal, AZ
Subdivision:	N/A
Lot Number:	N/A
Legal Description:	E 317.00' Of W 342.00' N1/2 Nw Ne Nw Sec 25 1 N 8 E Exc The N 40 Per Dkt 174 Pg 538, 91930.00 Sq Ft, 2.110 Ac (2)
TRS:	T1N R8E SEC 25
Parcel Size:	2.11 acres
Terrain Type:	Desert / Brush
Lot Dimensions:	320 ft x 290 ft
Elevation:	1800 ft
Flood Zone / Wetlands:	No
Notes:	<b>See deed attached for complete legal description</b>

## Property Location & Access

Google Map Link:	<a href="https://maps.app.goo.gl/5nZGAyZA6QYV9tsA8">https://maps.app.goo.gl/5nZGAyZA6QYV9tsA8</a>
GPS Coordinates (Center):	33.40735, -111.48921

GPS Coordinates (4 corners):	33.4078, -111.4887 NE 33.407, -111.4887 SE 33.407, -111.4897 SW 33.4078, -111.4897 NW
City or County Limits:	County
School District:	Apache Junction Unified District
Access To Property:	E Broadway Ave / S Val Vista Rd
Road Type:	Paved / Dirt
Who Maintains Roads:	County
Closest Highways:	HWY-60 / AZ-202 / I-10
Closest Major City:	Phoenix, Arizona, 41 min (39.6 miles)
Closest Small Town:	Apache Junction, Arizona, 9 min (4.1 miles)
Closest Gas Station:	Chevron, 3265 S Goldfield Rd, Apache Junction, AZ 85219, 6 min (2.9 miles)
Nearby Attractions:	The Cougar's Shadow Viewing Site, 1334 S Goldfield Rd, Apache Junction, AZ 85119, 3 min (1.6 miles) Superstition Mountain - Lost Dutchman Museum, 4087 E Apache Trail, Apache Junction, AZ 85119, 6 min (3.3 miles) Goldfield Ghost Town and Mine Tours Inc., 4650 N Mammoth Mine Rd, Apache Junction, AZ 85119, 8 min (4.2 miles) Arizona Museum of Natural History, 53 N Macdonald, Mesa, AZ 85201, 27 min (23.7 miles) Desert Botanical Garden, 1201 N Galvin Pkwy, Phoenix, AZ 85008, 34 min (34.1 miles)
Notes:	N/A
<b>Property Tax Information</b>	
Assessed Taxable Value:	ASSESSED FCV: \$26,369.00 ASSESSED LPV: \$14,059.71
Assessed Actual Value:	FULL CASH VALUE (FCV): \$175,795.00 LIMITED VALUE (LVP): \$93,731.00
Back Taxes Owed? If so amount owed:	No
Tax Liens? If so amount owed:	No
Annual Property Taxes:	\$1,864.36
Notes:	Taxes are current through 2023. Taxes for 2024 are due.

## Zoning & Restriction Information

Zoning / Property Use Code:	CR-1A
What can be built on the property?	One-family dwelling unit, conventional construction. See details attached.
Time limit to build?	Permits are valid for 180 days
Is camping allowed?	Per County, Not Allowed
Camping restrictions if any:	N/A
Are RV's allowed?	Per County, Not Allowed
RV restrictions if any:	RV's may only be occupied during construction for up to 90 days, permit required.
Are mobile homes allowed?	Per County, Not Allowed
Mobile home restrictions if any:	N/A
Are tiny homes allowed?	Per County, Yes
Tiny home restrictions if any:	Would have to follow setbacks of zoning ordinance.
Are short term vacation rentals allowed?	Per County, they have no restrictions
Vacation rental restrictions if any:	N/A
Is property part of an HOA / POA?	Unable to locate, if any
HOA / POA dues, if any:	N/A
Subdivision CC&R Availability:	Unable to locate, if any
CC&R Information:	N/A
Deed Availability:	See attached.
Deed Information:	2019-007220
Notes:	<b>Information above is based on County restrictions. Unable to locate CC&amp;R's or Deed restrictions, if any.</b>

## Utility Information

Water?	Water is available, contact Arizona Water Co (480) 982-2201
Sewer / Septic?	Would have to install a septic system
Electric?	Would have to contact Salt River Project Power (602) 236-8888
Gas?	Would have to contact Diamondback Propane (480) 982-8072, Arizona Propane (480) 990-2245
Waste?	Would have to contact Republic Services Apache Junction (602) 237-2078
Notes:	N/A

## County Contact Information

County Website:	<a href="https://www.pinal.gov/">https://www.pinal.gov/</a>
Assessor Website:	<a href="https://www.pinal.gov/486/Assessor">https://www.pinal.gov/486/Assessor</a>
Treasurer Website:	<a href="https://treasurer.pinal.gov/">https://treasurer.pinal.gov/</a>
Recorder Website:	<a href="https://www.pinal.gov/810/Recorder">https://www.pinal.gov/810/Recorder</a>
GIS Website:	<a href="https://www.pinal.gov/630/GIS">https://www.pinal.gov/630/GIS</a>
Zoning Link:	<a href="https://www.pinal.gov/547/Planning-Zoning-Commission">https://www.pinal.gov/547/Planning-Zoning-Commission</a>
Phone number for Planning Dept:	(520) 866-6452
Phone number for Recorder:	(520) 866-6830
Phone number for Treasurer:	(888) 431-1311
Phone number for Assessor:	(520) 866-6361
City Website:	N/A
Phone number for City:	N/A
Notes:	N/A













S MOUNTAIN VIEW RD

S VAL VISTA RD

E 6TH AVE

S GERONIMO RD

E EL CAMINO QUINTO

S MARLOW RD

S SUN RD

S SIXSHOOTER RD

S MOON RD

E BROADWAY AVE

E BROADWAY AVE

E BROADWAY AVE

E BROADWAY AVE

S MOUNTAIN VIEW RD

S VAL VISTA RD

S GERONIMO RD

E 10TH AVE

E 10TH AVE

E 10TH AVE

E 10TH AVE

S MOUNTAIN VIEW RD

S GERONIMO RD





Youngberg

Apache Junction

Gold Canyon

Phoenix

Scottsdale

Tempe

Mesa

Gilbert

Chandler

Queen Creek

Chandler Heights

Magnolia Grove

San Tan Valley

Queen Valley

Reymert

Superior

Top-Of-The-World

Bellevue

Ray

Cochran

Troy

Pinal Peak

Willow

Roosevelt

Tortilla Flat

Superstition Mountains

Rio Verde

Fort McDowell

Fountain Hills

Paradise Valley

Windsong

Sonoran Preserve  
-Desert Vista Trailhead

GILA RIVER  
INDIAN  
RESERVATION

Bapchule  
Casa Blanca

San Tan  
Mountain  
Regional Park

Maricopa

Sacaton

Kearny

South  
Mountain Park  
and Preserve