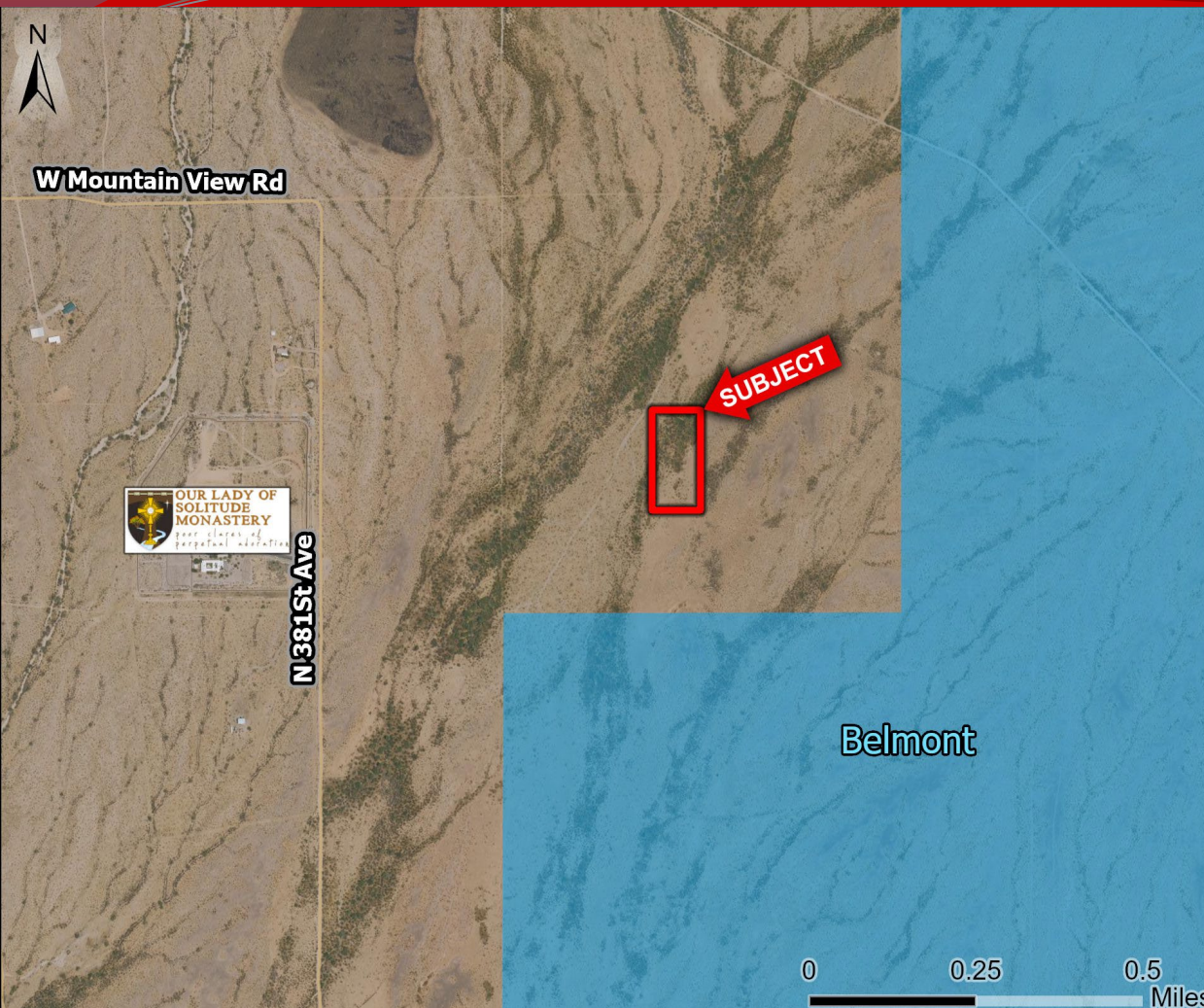




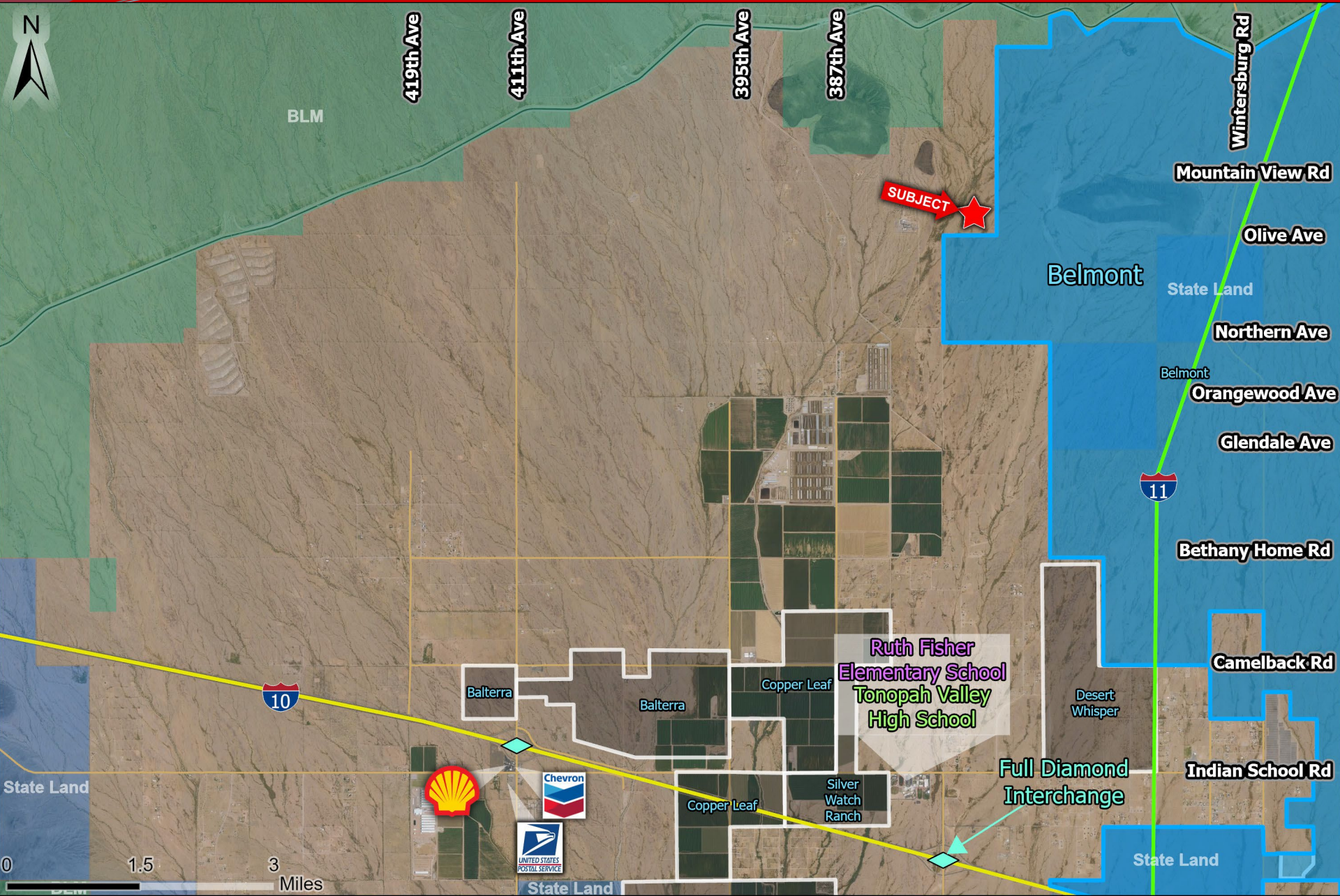
- **Size:** 5 Acres
- **Zoning:** RU-190 (Min. 4.36 Acre lots)
- **Asking:** \$34,900 (\$6,980/Acre)
- **Comments:**
 - Unique opportunity to own 5 acre property for extremely low cost basis.
 - Walking distance to Belmont, the 25,000 acre master planned “Smart City”, as well as Our Lady of Solitude Monastery.
 - Recently surveyed with newly graded road constructed to property.
 - Great future potential. Benefit from increasing demand for land in the rapidly growing Phoenix Metro as residential, industrial, and infrastructure projects continue moving west.
 - Seller willing to carry.

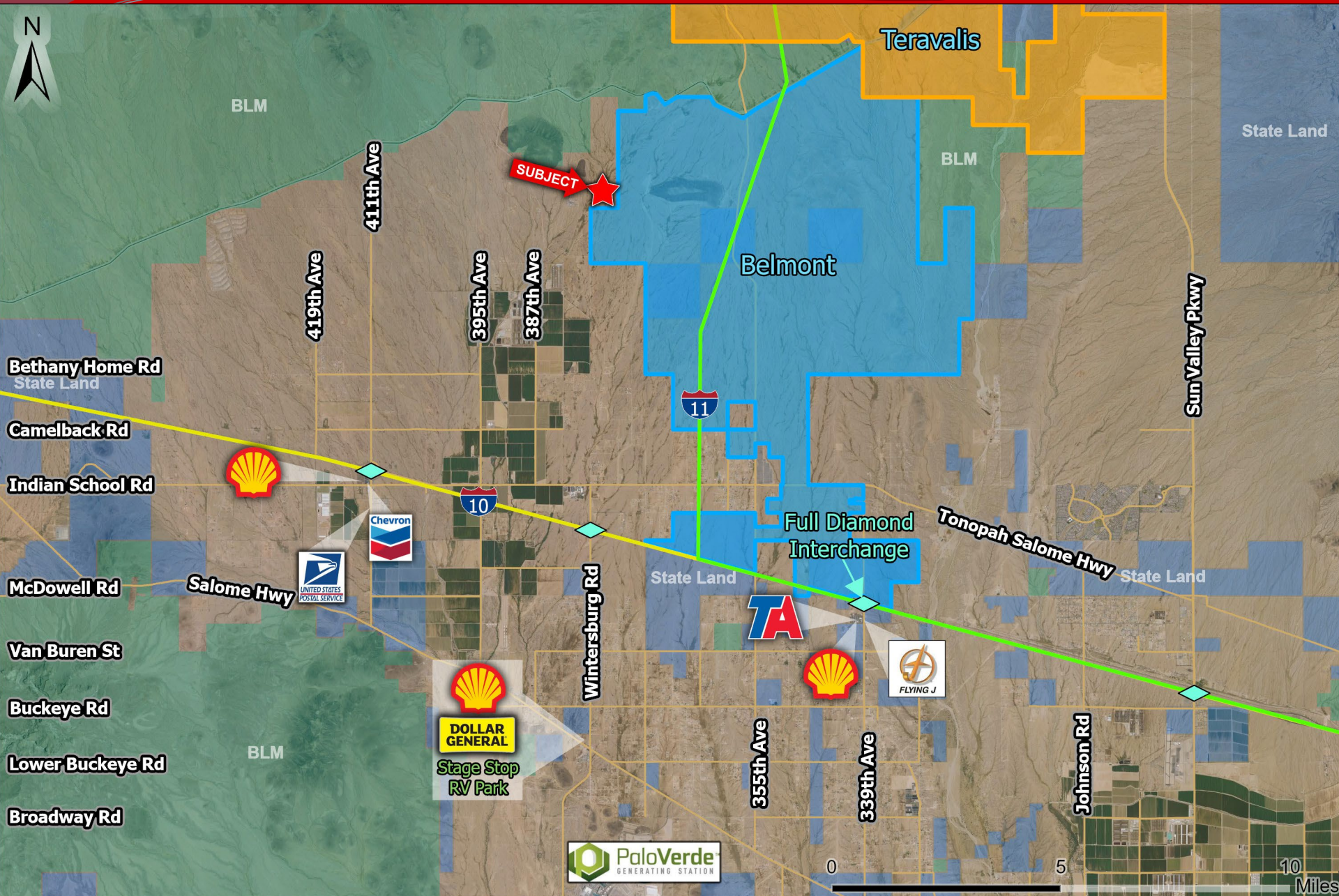
Great Investment Opportunity | Exclusively Available

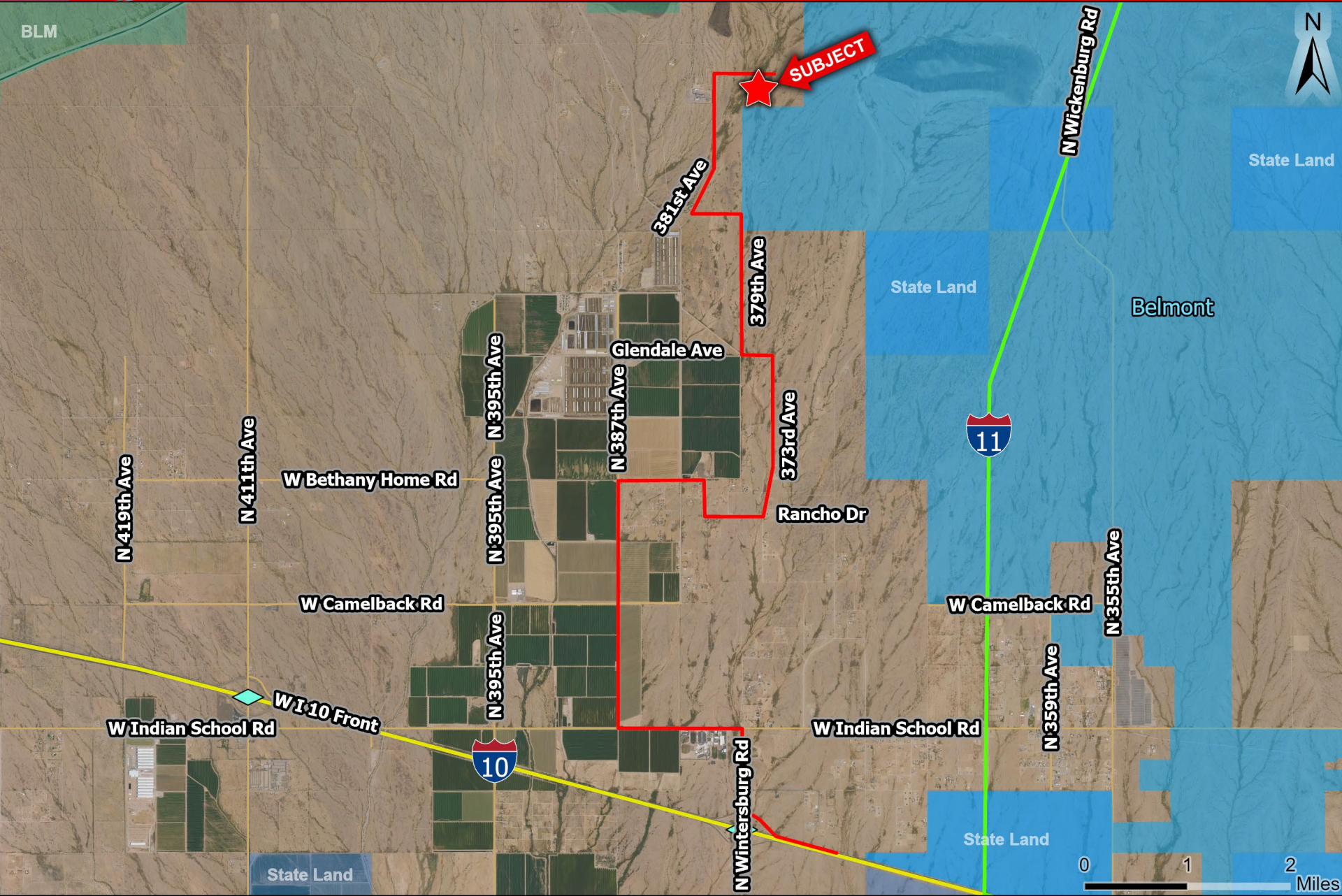
Insight Land & Investments
7400 E McDonald Dr, Ste 121
Scottsdale, Arizona 85250
602.385.1535
www.insightland.com

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is subject to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

JOE WERNER
Direct: 602-385-0567
jwerner@insightland.com







LEGEND

- Set 1/2" Rebar W/ Cap L.S. 31020 (unless otherwise noted)
- Property Line
- Find Survey Monument (See Monument Table)
- (R) Record
- (M) Measured

PARCEL DESCRIPTION

PARCEL 1:
The West 330.30 feet of the North half of the Southwest quarter of the Southwest quarter of Section 27, Township 3 North, Range 5 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

PARCEL 2:
The East 330.30 feet of the West 660.60 feet of the North half of the Southwest quarter of the Southwest quarter of Section 27, Township 3 North, Range 5 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

PARCEL 3:
The East 330.30 feet of the West 990.90 feet of the North half of the Southwest quarter of the Southwest quarter of Section 27, Township 3 North, Range 5 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

PARCEL 4:
The North half of the Southwest quarter of the Southwest quarter of Section 27, Township 3 North, Range 5 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

EXCEPT THE WEST 990.90 FEET THEREOF.

PARCEL 5:
The South half of the Southwest quarter of the Southwest quarter of Section 27, Township 3 North, Range 5 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

LAND DIVISION SURVEY

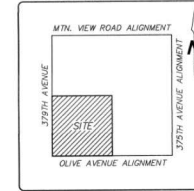
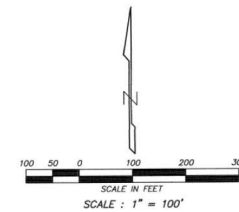
A PORTION OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 3 NORTH, RANGE 6 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

PARENT PARCEL DESCRIPTION

The Southwest quarter of the Southwest quarter of Section 27, Township 3 North, Range 6 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

SURVEY NOTES

- This survey and the description used are based on a Commitment for Title Insurance issued by American Title Service Agency, as agent for First American Title Insurance Company, Commitment Number: 307623-58, dated July 23, 2026.
- BASIS OF BEARING: The South line of the Southwest quarter of Section 27, using a bearing of South 89 degrees 55 minutes 24 seconds West, per the First of VERMA L, recorded in Book 549, Page 9, M.C.R.
- The bearings and distances depicted indicate actual field or computed measurements performed during the course of this survey. This information may vary from documents of record used for this survey.



VICINITY MAP
NOT TO SCALE

GRANT OF EASEMENTS

BLOOMFIELD CAPITAL, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER OF THE HEREIN SURVEYED PROPERTY DO HEREBY GRANT THE EASEMENTS SHOWN HEREON FOR THE FOLLOWING PURPOSES:
A PRIVATE EASEMENT FOR ACCESS AND EGRESS FOR THE USE AND BENEFIT OF PARCELS 1 THROUGH 4 AS SHOWN HEREON;
EASEMENTS FOR UTILITIES, PUBLIC OR PRIVATE, FOR THE USE AND BENEFIT OF PARCELS 1 THROUGH 4 AS SHOWN HEREON.

BY: Barry Werner 10/21/26 DATE
BARRY WERNER, MANAGER
BLOOMFIELD CAPITAL, LLC
AN ARIZONA LIMITED LIABILITY COMPANY

ACKNOWLEDGEMENT

STATE OF ARIZONA)
COUNTY OF MARICOPA) S.S.

ON THIS 21st DAY OF October, 2026, BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED, BARRY WERNER, WHO ACKNOWLEDGED HIMSELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.
IN WITNESS WHEREOF, I HERETO SET MY HAND AND OFFICIAL SEAL.

BY: Justin Head April 16, 2029
JUSTIN HEAD, SURVEYOR
OFF COMMISSION EXPIRES

REFERENCE DOCUMENTS

- (R) DEED 2026-0507500, M.C.R.
- (R1) PLAT PER BOOK 549, PAGE 9, M.C.R.
- (R2) R.O.S. PER BOOK 1636, PAGE 1, M.C.R.
- (R3) ALTA SURVEY 01053007-4
- (R4) PLAT PER BOOK 444, PAGE 4, M.C.R.

SITE INFORMATION

OWNER: BLOOMFIELD CAPITAL, LLC, AN ARIZONA LIMITED LIABILITY COMPANY
A.P.N.: 506-38-0044
DEED: 2026-0507500, M.C.R.

SURVEYOR'S STATEMENT

I, G. Bryon Goetzberger, hereby state that I am a registered land surveyor in the State of Arizona and that the survey shown hereon was completed under my direct supervision during the month of September, 2026, and is correct to the best of my knowledge and the monuments shown actually exist.

G. Bryon Goetzberger
R.L.S. 31020



A.P.N. 506-38-060
2000-0664766, M.C.R.
ARDELEAN AUREL / DANIELA

PARCEL 5
20.837 ACRES
872,827 SQ. FT.

MONUMENT TABLE	
1	SW COR. SEC. 27 - FND G.L.O. BRASS CAP
2	W 1/4 COR. SEC. 27 - FND G.L.O. BRASS CAP
3	NW COR. SEC. 27 - FND G.L.O. BRASS CAP
4	N 1/4 COR. SEC. 27 - FND G.L.O. BRASS CAP
5	NE COR. SEC. 27 - FND G.L.O. BRASS CAP
6	E 1/4 COR. SEC. 27 - FND 1/2" REBAR W/NO I.D. AS SHOWN ON (R2)
7	SE COR. SEC. 27 - FND G.L.O. BRASS CAP
8	S 1/4 COR. SEC. 27 - FND G.L.O. BRASS CAP
9	CEN. OF SEC. 27 - FND 1/2" REBAR W/NO I.D. CAP
10	FND 1/2" REBAR W/CAP L.S. 15336 - ACCEPTED AS SE COR. SW 1/4, SW 1/4, SEC. 27
11	FND 1/2" REBAR W/CAP L.S. 26404 PER (R4) - ACCEPTED AS NW COR. SW 1/4, SW 1/4, SEC. 27
12	FND 1/2" REBAR W/CAP L.S. 15336 - ACCEPTED AS NE COR. SW 1/4, SW 1/4, SEC. 27

OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
JUSTIN HEAD
20260612142 10/22/2026 01:09
BOOK 1947 PAGE 11
ELECTRONIC RECORDING

260821-1-1-1-M-
Hoyf

LAND DIVISION SURVEY

ALLIANCE
LAND SURVEYING, LLC
7800 N. 7TH AVENUE, SUITE 104 Phone (602) 972-2200
GLANDALE, AZ 85303 contact@allianceland.com
www.alliancelandsurveying.com