



BLUEBIRD
LAND VENTURES

OFFERING MEMORANDUM

MO – TANEY
APN 09-4.0-17-000-000-025.000

BY OWNER-AGENT. A principal(s) of BREG Land Holdings, LLC, dba Bluebird Land Ventures, is a MO real estate licensee, transacting solely on the company's behalf.

CURRENT AS OF 28 MAY 2024



28 May 2024

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. And, for a look at a real map of your property, the online listing at buybluebird.land has an interactive map that will show everything from city limits to flood zones. Moreover, we maintain an ownership interest in the properties we offer.

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 tailored to your plan.

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 and President

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

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PURCHASE OPTIONS

As part of our commitment to easy and transparent transactions, we are offering the following purchase options for this property:

PROPERTY DETAILS

APN: 09-4.0-17-000-000-025.000
Legal Description: Powersite Oak Hill Add Lt 5 Blk 6

OPTION 1 - CASH PURCHASE

Price = \$ 12,998.00

OPTION 2 - SELLER FINANCING A

Price =	\$	13,400.00
APR =		12.00%
Term (yrs) =		5
Down Payment =	\$	4,007.39
Loan Document Charge =	\$	300.00
Payment Due Date (day):		1st
Grace Period (# of days):		1
Monthly Servicing Fee:	\$	35.00
Late Fee:	\$	50.00
Return Check/Payment Fee:	\$	50.00
Annual Base/Property Taxes:	\$	57.22
Annual HOA/POA Fees:	\$	-

OPTION 3 - SELLER FINANCING B

Price =	\$	13,400.00
APR =		15.00%
Term (yrs) =		2
Down Payment =	\$	2,680.00
Loan Document Charge =	\$	300.00
Payment Due Date (day):		1st
Grace Period (# of days):		1
Monthly Servicing Fee:	\$	35.00
Late Fee:	\$	50.00
Return Check/Payment Fee:	\$	50.00
Annual Base/Property Taxes:	\$	57.22
Annual HOA/POA Fees:	\$	-

NOTE 1: Our seller financing options come with no prepayment penalty and a fixed interest rate. Both options are amortized over 30 years with a balloon payment required at the end of the term. A sample Amortization Schedule for each of the above options is included in the offering memorandum for reference only. The financing terms herein are draft and, in all cases, the final terms will only be contained in the final Promissory Note. All financing offered by Bluebird Land Ventures is done in a private capacity only, and private loans made by the company will be secured via Deed of Trust or other similar legal instrument. Loan Document Charge is due at closing. Buyer will be responsible for the payment of all post-purchase taxes and fees, including HOA/POA fees, upon conveyance of the property.

NOTE 2: Taxes and any assessments for the current year, as well as all closing costs/fees, shall be paid by the Buyer. The Buyer shall also be responsible for obtaining/paying for their own title insurance. (A useful estimate assumption is \$500 for closing costs/fees and \$1000 for title insurance.)

Balloon Loan Amortization Schedule

Loan Date: Jun 19, 2024
Principal: \$9,392.61
of Payments: 60
Interest Rate: 12.00%
Monthly Payment: \$96.61
Balloon Payment: \$9,173.13

Schedule of Payments					
Payment	Date	Principal	Interest	Payment	Balance
1	Jul 19, 2024	\$2.69	\$93.92	\$96.61	\$9,389.92
2	Aug 19, 2024	\$2.71	\$93.90	\$96.61	\$9,387.21
3	Sep 19, 2024	\$2.74	\$93.87	\$96.61	\$9,384.47
4	Oct 19, 2024	\$2.77	\$93.84	\$96.61	\$9,381.70
5	Nov 19, 2024	\$2.79	\$93.82	\$96.61	\$9,378.91
6	Dec 19, 2024	\$2.82	\$93.79	\$96.61	\$9,376.09
Year	2024	\$16.52	\$563.15	\$579.67	\$9,376.09
7	Jan 19, 2025	\$2.85	\$93.76	\$96.61	\$9,373.24
8	Feb 19, 2025	\$2.88	\$93.73	\$96.61	\$9,370.36
9	Mar 19, 2025	\$2.91	\$93.70	\$96.61	\$9,367.45
10	Apr 19, 2025	\$2.94	\$93.67	\$96.61	\$9,364.51
11	May 19, 2025	\$2.97	\$93.64	\$96.61	\$9,361.54
12	Jun 19, 2025	\$3.00	\$93.61	\$96.61	\$9,358.54
13	Jul 19, 2025	\$3.03	\$93.58	\$96.61	\$9,355.51
14	Aug 19, 2025	\$3.06	\$93.55	\$96.61	\$9,352.45
15	Sep 19, 2025	\$3.09	\$93.52	\$96.61	\$9,349.36
16	Oct 19, 2025	\$3.12	\$93.49	\$96.61	\$9,346.24
17	Nov 19, 2025	\$3.15	\$93.46	\$96.61	\$9,343.09
18	Dec 19, 2025	\$3.18	\$93.43	\$96.61	\$9,339.91
Year	2025	\$36.18	\$1,123.16	\$1,159.34	\$9,339.91
19	Jan 19, 2026	\$3.21	\$93.40	\$96.61	\$9,336.70
20	Feb 19, 2026	\$3.24	\$93.37	\$96.61	\$9,333.46
21	Mar 19, 2026	\$3.28	\$93.33	\$96.61	\$9,330.18
22	Apr 19, 2026	\$3.31	\$93.30	\$96.61	\$9,326.87
23	May 19, 2026	\$3.34	\$93.27	\$96.61	\$9,323.53
24	Jun 19, 2026	\$3.38	\$93.23	\$96.61	\$9,320.15
25	Jul 19, 2026	\$3.41	\$93.20	\$96.61	\$9,316.74
26	Aug 19, 2026	\$3.44	\$93.17	\$96.61	\$9,313.30
27	Sep 19, 2026	\$3.48	\$93.13	\$96.61	\$9,309.82
28	Oct 19, 2026	\$3.51	\$93.10	\$96.61	\$9,306.31
29	Nov 19, 2026	\$3.55	\$93.06	\$96.61	\$9,302.76
30	Dec 19, 2026	\$3.58	\$93.03	\$96.61	\$9,299.18
Year	2026	\$40.73	\$1,118.61	\$1,159.34	\$9,299.18
31	Jan 19, 2027	\$3.62	\$92.99	\$96.61	\$9,295.56
32	Feb 19, 2027	\$3.66	\$92.95	\$96.61	\$9,291.90

33	Mar 19, 2027	\$3.69	\$92.92	\$96.61	\$9,288.21
34	Apr 19, 2027	\$3.73	\$92.88	\$96.61	\$9,284.48
35	May 19, 2027	\$3.77	\$92.84	\$96.61	\$9,280.71
36	Jun 19, 2027	\$3.80	\$92.81	\$96.61	\$9,276.91
37	Jul 19, 2027	\$3.84	\$92.77	\$96.61	\$9,273.07
38	Aug 19, 2027	\$3.88	\$92.73	\$96.61	\$9,269.19
39	Sep 19, 2027	\$3.92	\$92.69	\$96.61	\$9,265.27
40	Oct 19, 2027	\$3.96	\$92.65	\$96.61	\$9,261.31
41	Nov 19, 2027	\$4.00	\$92.61	\$96.61	\$9,257.31
42	Dec 19, 2027	\$4.04	\$92.57	\$96.61	\$9,253.27
Year	2027	\$45.91	\$1,113.43	\$1,159.34	\$9,253.27
43	Jan 19, 2028	\$4.08	\$92.53	\$96.61	\$9,249.19
44	Feb 19, 2028	\$4.12	\$92.49	\$96.61	\$9,245.07
45	Mar 19, 2028	\$4.16	\$92.45	\$96.61	\$9,240.91
46	Apr 19, 2028	\$4.20	\$92.41	\$96.61	\$9,236.71
47	May 19, 2028	\$4.24	\$92.37	\$96.61	\$9,232.47
48	Jun 19, 2028	\$4.29	\$92.32	\$96.61	\$9,228.18
49	Jul 19, 2028	\$4.33	\$92.28	\$96.61	\$9,223.85
50	Aug 19, 2028	\$4.37	\$92.24	\$96.61	\$9,219.48
51	Sep 19, 2028	\$4.42	\$92.19	\$96.61	\$9,215.06
52	Oct 19, 2028	\$4.46	\$92.15	\$96.61	\$9,210.60
53	Nov 19, 2028	\$4.51	\$92.10	\$96.61	\$9,206.09
54	Dec 19, 2028	\$4.55	\$92.06	\$96.61	\$9,201.54
Year	2028	\$51.73	\$1,107.61	\$1,159.34	\$9,201.54
55	Jan 19, 2029	\$4.60	\$92.01	\$96.61	\$9,196.94
56	Feb 19, 2029	\$4.64	\$91.97	\$96.61	\$9,192.30
57	Mar 19, 2029	\$4.69	\$91.92	\$96.61	\$9,187.61
58	Apr 19, 2029	\$4.74	\$91.87	\$96.61	\$9,182.87
59	May 19, 2029	\$4.78	\$91.83	\$96.61	\$9,178.09
60	Jun 19, 2029	\$4.96	\$91.78	\$96.74	\$9,173.13
Year	2029	\$28.41	\$551.39	\$579.80	\$9,173.13
Totals		\$219.48	\$5,577.33	\$5,796.81	\$9,173.13

Balloon Loan Amortization Schedule

Loan Date: Jun 19, 2024
Principal: \$10,720.00
of Payments: 24
Interest Rate: 15.00%
Monthly Payment: \$135.55
Balloon Payment: \$10,676.97

Schedule of Payments					
Payment	Date	Principal	Interest	Payment	Balance
1	Jul 19, 2024	\$1.55	\$134.00	\$135.55	\$10,718.45
2	Aug 19, 2024	\$1.57	\$133.98	\$135.55	\$10,716.88
3	Sep 19, 2024	\$1.59	\$133.96	\$135.55	\$10,715.29
4	Oct 19, 2024	\$1.61	\$133.94	\$135.55	\$10,713.68
5	Nov 19, 2024	\$1.63	\$133.92	\$135.55	\$10,712.05
6	Dec 19, 2024	\$1.65	\$133.90	\$135.55	\$10,710.40
Year	2024	\$9.60	\$803.71	\$813.31	\$10,710.40
7	Jan 19, 2025	\$1.67	\$133.88	\$135.55	\$10,708.73
8	Feb 19, 2025	\$1.69	\$133.86	\$135.55	\$10,707.04
9	Mar 19, 2025	\$1.71	\$133.84	\$135.55	\$10,705.33
10	Apr 19, 2025	\$1.74	\$133.81	\$135.55	\$10,703.59
11	May 19, 2025	\$1.76	\$133.79	\$135.55	\$10,701.83
12	Jun 19, 2025	\$1.78	\$133.77	\$135.55	\$10,700.05
13	Jul 19, 2025	\$1.80	\$133.75	\$135.55	\$10,698.25
14	Aug 19, 2025	\$1.82	\$133.73	\$135.55	\$10,696.43
15	Sep 19, 2025	\$1.85	\$133.70	\$135.55	\$10,694.58
16	Oct 19, 2025	\$1.87	\$133.68	\$135.55	\$10,692.71
17	Nov 19, 2025	\$1.89	\$133.66	\$135.55	\$10,690.82
18	Dec 19, 2025	\$1.92	\$133.63	\$135.55	\$10,688.90
Year	2025	\$21.50	\$1,605.13	\$1,626.63	\$10,688.90
19	Jan 19, 2026	\$1.94	\$133.61	\$135.55	\$10,686.96
20	Feb 19, 2026	\$1.97	\$133.58	\$135.55	\$10,684.99
21	Mar 19, 2026	\$1.99	\$133.56	\$135.55	\$10,683.00
22	Apr 19, 2026	\$2.01	\$133.54	\$135.55	\$10,680.99
23	May 19, 2026	\$2.04	\$133.51	\$135.55	\$10,678.95
24	Jun 19, 2026	\$1.98	\$133.48	\$135.46	\$10,676.97
Year	2026	\$11.93	\$801.29	\$813.22	\$10,676.97
Totals		\$43.03	\$3,210.13	\$3,253.16	\$10,676.97



Property Details

Owner Name:	COULTER MARVIN & DOROTHY C/O CARLEEN DEAN
Assessor's Parcel Number:	09-4.0-17-000-000-025.000
Property Address:	Belland Rd, Powersite, MO 65731
County, State:	Taney County, MO
Subdivision:	OAK HILL ADD POWERSITE
Lot Number:	5
Legal Description:	POWERSITE - OAK HILL ADD POWERSITE - OAK HILL ADD LT 5 BLK 6
TRS:	T23N R20W SEC 17
Parcel Size:	0.47 Acres
Terrain Type:	Wooded / Slope
Lot Dimensions:	125.22 feet North 163.91 feet East 124.88 feet South 165.03 feet West
Elevation:	300.7 m or 986.7 feet
Flood Zone / Wetlands:	No
Notes:	N/A

Property Location & Access

Google Map Link:	https://maps.app.goo.gl/MAR7csGFqEFZhs1A
GPS Coordinates (Center):	36.650400, -93.126300

GPS Coordinates (4 corners):	36.6506,-93.1261 NE 36.6502,-93.1261 SE 36.6502,-93.1265 SW 36.6506,-93.1265 NW
City or County Limits:	County
School District:	Kirbyville R-VI School District
Access To Property:	Direct road access appears limited via Belland Rd (Per GIS). You may need to pass through the neighboring parcel to the north or east to gain access. Unable to confirm if easements are present as there are fees involved to obtain the deed. Would recommend further review.
Road Type:	Paved
Who Maintains Roads:	County
Closest Highways:	MO-76
Closest Major City:	Springfield, Missouri (59 min (52.9 miles)
Closest Small Town:	Powersite, Missouri 65731 (2 min (0.7 mile)
Closest Gas Station:	Cenex, 134 State Hwy MM, Kirbyville, MO 65679 (7 min (2.1 miles)
Nearby Attractions:	Branson Scenic Railway, 206 E Main St, Branson, MO 65616 (14 min (8.6 miles) Parakeet Pete's Steampunk Balloon, 1113 Branson Landing Blvd, Branson, MO 65616 (15 min (8.9 miles) Fritz's Adventure, 1425 W 76 Country Blvd, Branson, MO 65616 (18 min (10.5 miles)
Notes:	N/A
Property Tax Information	
Assessed Taxable Value:	\$1,140.00
Assessed Actual Value:	\$5,993.00
Back Taxes Owed? If so amount owed:	Yes, \$168.46
Tax Liens? If so amount owed:	No
Annual Property Taxes:	\$57.22
Notes:	Taxes are due since 2022

Zoning & Restriction Information

Zoning / Property Use Code:	SINGLE FAMILY RESIDENTIAL - (R-1)
What can be built on the property?	Single family dwelling - See the ordinance attached
Time limit to build?	Permit is good for one year but it can be extended.
Is camping allowed?	Per county, Yes
Camping restrictions if any:	Per County, No restrictions
Are RV's allowed?	Per county, Yes
RV restrictions if any:	Per county, You can reside in an RV for 180 days, for more than 180 days you would need a permit.
Are mobile homes allowed?	Per county, Yes
Mobile home restrictions if any:	Per county, would have to follow building code. Would need to make sure sewer connection is available.
Are tiny homes allowed?	Per county, Yes
Tiny home restrictions if any:	Per county, would have to follow building code. Would need to make sure sewer connection is available.
Are short term vacation rentals allowed?	Per county, No
Vacation rental restrictions if any:	N/A
Is property part of an HOA / POA?	County does not possess any information regarding associations and no relevant information could be found online. It would be advisable to verify with the property owner.
HOA / POA dues, if any:	N/A
Subdivision CC&R Availability:	Unable to locate, if any
CC&R Information:	N/A
Deed Availability:	There is a cost of \$1 per page to get the deed copy.
Deed Information:	Book/ Page: 317/9263
Notes:	This parcel is outside the city limits. The information above is based on county restrictions, unable to locate subdivision CC&R's or Deed Restrictions, if any.

Utility Information

Water?	Would have to contact Taney County Public Water Supply District #2 (417-334-8010) or drill a well
Sewer / Septic?	Would have to contact Taney County Public Water Supply District #2 (417-334-8010) or install a septic.
Electric?	Would have to contact White River Electric Coop (417) 335-9335.
Gas?	Would have to contact Ferrellgas (+14175463879), AmeriGas Propane (+14173345111), etc.
Waste?	Would have to contact Raintree Disposal LLC (+14175465174), etc.
Notes:	According to Taney County Public Water Supply District #2, they do serve nearby areas. However, water/sewer lines may need to be extend, which could be costly. They recommend filling out a form to confirm availability. Otherwise, well and septic system may be required. Based on comp research, the developed area to the NE on St Hwy VV has water and sewer availability, but this area seems to be on well and septic.

County Contact Information

County Website:	https://www.taneycounty.org/
Assessor Website:	https://www.taneycounty.org/index.php?section=departments&department=2
Treasurer Website:	https://www.taneycounty.org/index.php?section=departments&department=22
Recorder Website:	https://www.taneycounty.org/index.php?section=departments&department=18
GIS Website:	https://beacon.schneidercorp.com/Application.aspx?AppID=26&LayerID=155&PageTypeID=1&PageID=960&KeyValue=09-4.0-17-000-000-025.000
Zoning Link:	https://www.taneycounty.org/index.php?section=departments&department=15
Phone number for Planning Dept:	(417) 546-7225
Phone number for Recorder:	(417) 546-7234
Phone number for Treasurer:	(417) 546-7207
Phone number for Assessor:	(417) 546-7240
City Website:	N/A
Phone number for City:	N/A
Notes:	N/A

ARTICLE 010.000 R-1 SINGLE-FAMILY RESIDENTIAL DISTRICT

SECTION 010.001 STATEMENT OF INTENT

The R-1 Single-Family Residential District is intended to provide for detached single-family residential development on lots two acres or less in size at a density not to exceed one (1) dwelling unit per approved lot.

SECTION 010.010 USE REGULATIONS

The following table shows which uses are allowed in the R-1 district. For a summary of uses allowed in all Zoning Districts, see Article 007.000.

P = Permitted by-right; C= Allowed only if reviewed and approved as a Conditional Use (See Article 023.000)

Residential		
Single-Family Residence	P	
Group Home, Class I (Limited) < 8 Residents	C	
Group Home, Class I (General) 8-15 residents	C	
Manufactured/ Mobile Home	P	
Civic/Institutional		
Cemetery	C	Compliance with RSMo.214
Community Recreation, Private	P	
Day Care, Family (1-5 children/adults)	P	
Library	C	
Parks & Recreation	P	
Religious Assembly, Standard	P	See definition in Section 002.010
Residential Treatment Facility	C	
Safety Services	P	
School, Primary	P	
School, Secondary	C	
Utility Service, Major	C	
Utility Service, Minor	P	
Commercial		
Firearm Retail, Sales	C	
Agricultural and Other Uses		
Accessory Apartment	C	Subject to Section 003.080
Accessory Dwelling Units	C	Subject to Section 003.080
Accessory Security/ Guardhouse	P	
Accessory Structure	P	Subject to Section 040.080
Communications Antenna, Amateur	C	
Crop Production	P	
Home Occupations	P	Subject to Article 025.000

SECTION 010.020 DENSITY AND DIMENSIONAL STANDARDS

The following standards apply to all residential and nonresidential development in the R-1 District:

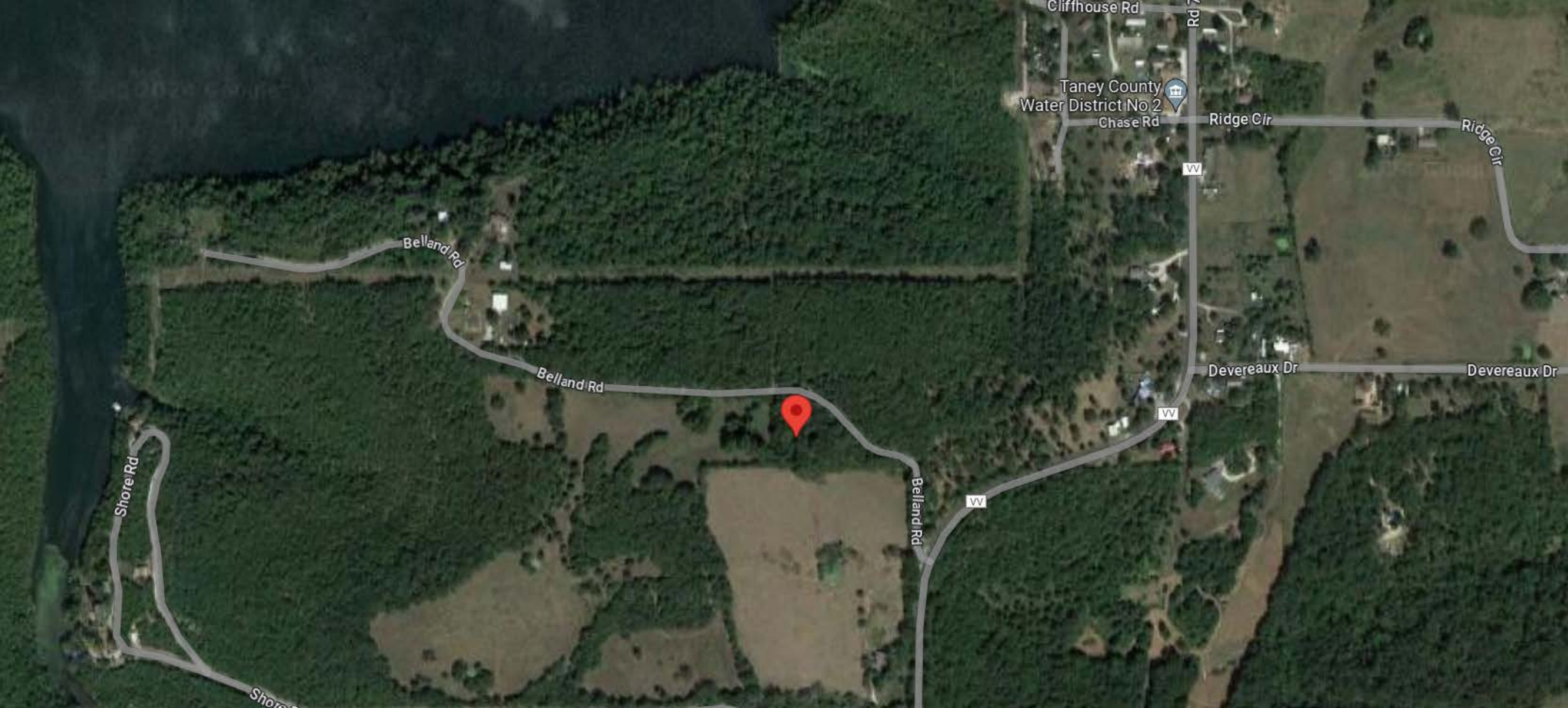
	Minimum Lot Area	Minimum Frontage	Max. Height	Front Setback County or Subdivision Road	Front Setback Numbered State or Federal Highway	Front Setback Lettered State or Federal Highway	Side Setback	Side Setback Corner Lot County or Subdivision Road	Side Setback Corner Lot State or Federal Highway	Rear Setback
Individual single-family dwelling served by a central or public sewer system	8,000 square feet	70 feet	2½ stories (35 feet)	25 feet	50 feet	35 feet	7 feet	12 ½ feet	25 feet	10 feet
Non-Inhabitable Accessory Structure on a lot served by a central or public sewer system	8,000 square feet	70 feet	50 feet	25 feet	50 feet	35 feet	7 feet	12 ½ feet	7 feet	5 feet
Individual single-family dwelling served by approved on-site sewage system	2 acres	70 feet	2 1/2 stories (35 feet)	25 feet	50 feet	35 feet	7 feet	12 ½ feet	25 feet	10 feet
Non-Inhabitable Accessory Structure on a lot served by approved on-site sewage system	2 acres	70 feet	50 feet	25 feet	50 feet	35 feet	7 feet	12 ½ feet	7 feet	5 feet





Belland Road





Taney County
Water District No 2

Rd 7

Chase Rd

Ridge Cir

Ridge Cir

Belland Rd

Belland Rd

W

Devereaux Dr

Devereaux Dr

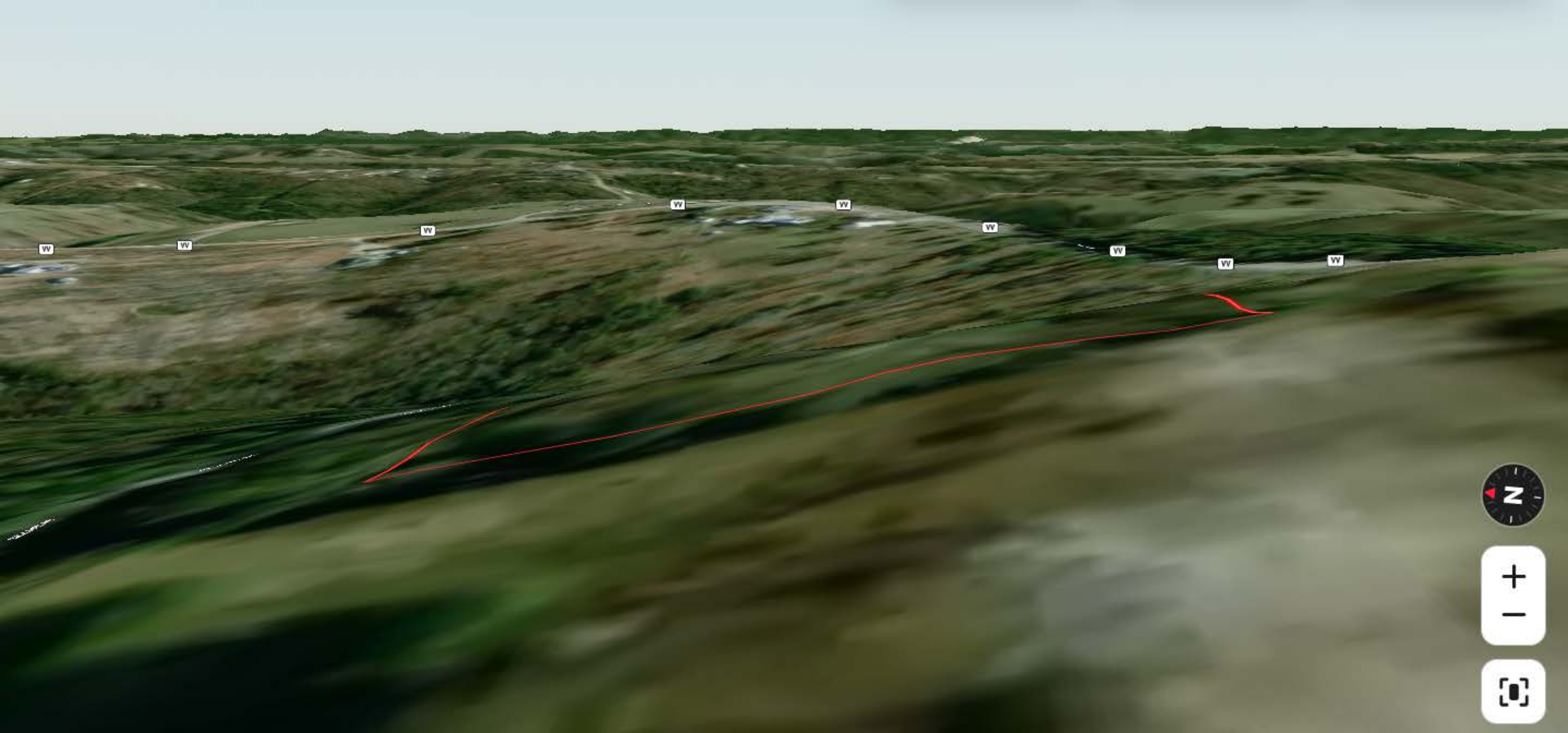
Belland Rd

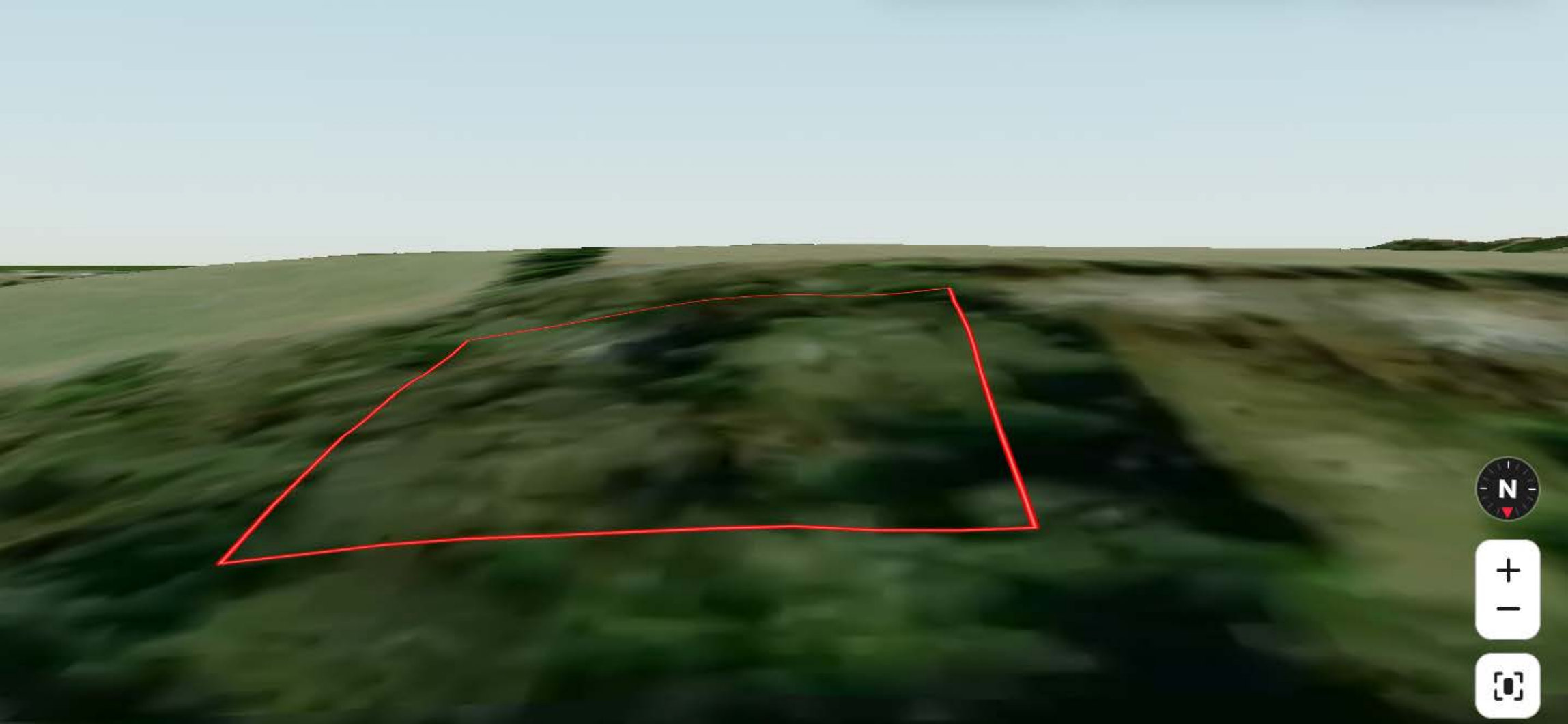
W

Shore Rd

Shore Rd









BELLAND RD

BELLAND RD



Saved Distances



Feet

Miles

125.22 feet



163.91 feet



124.88 feet

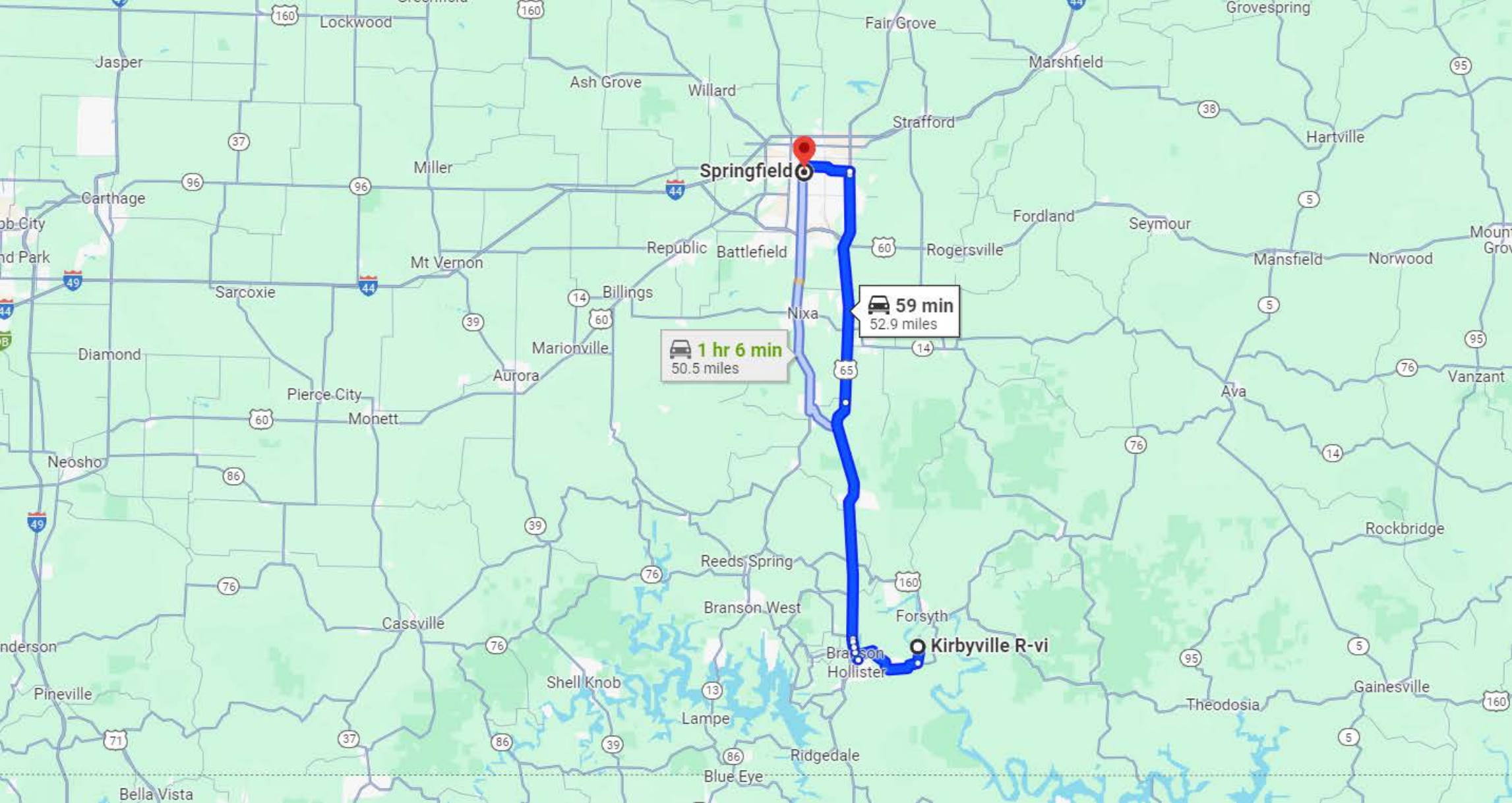


165.03 feet



BELLAND RD





Springfield

59 min
52.9 miles

1 hr 6 min
50.5 miles

Kirbyville R-vi

←

State Hwy VV

Powersite, Missouri

 Google Street View

Jun 2023 [See more dates](#)

