

LONGFIELD POLO FACILITY

SOUTH FORTY POLO CLUB, WELLINGTON, FLORIDA



This turn-key polo facility is located within the exclusive South Forty Polo Club in Wellington, Florida, and includes a 26 stall barn with 2 apartments and equine support facilities, situated on 4.3 acres with a private lake and mature Ficus trees.

South Forty and this property's location is virtually centered among all of Wellington's famed equestrian venues including the International Polo Club, Winter Equestrian Festival International Showgrounds, and is within riding distance to many of Wellington's private polo clubs and only minutes from Gulfstream Polo.



South Forty Polo Club is an 11 member, private equity owned polo club and equestrian facility which offers world class equestrian and polo training facilities, and seasonal medium-high goal polo for its members.

Properties in the South Forty Polo Club rarely become available and the current offering provides the rare opportunity to acquire a turn-key stable facility previously owned by some of polo's most well known high-goal sponsors, with equity membership in the private South Forty Polo Club.

ATLANTIC WESTERN REALTY CORPORATION
3500 FAIRLANE FARMS ROAD, SUITE 9, WELLINGTON, FL 33414

561-832-3400

www.atlantic-western.com

NOTE: This offering subject to errors, omissions, prior sale or withdrawal without notice.

Property

Consisting of 4.3 acres located just inside the 50th St. entrance to South Forty Polo Club, this facility enjoys exclusive privacy, immediately adjacent to the club's stick & ball field and exercise area, and within easy riding distance to the main polo field and track. Key features include:

- ◆ 26 Stall center-aisle and shedrow barn
- ◆ 3 tack rooms, medicine room, laundry room and feed room.
- ◆ 2 Grooms' Apartment
- ◆ Owner's Lounge with kitchen, bath and shower
- ◆ Truck and trailer storage
- ◆ Nine separate, well drained, irrigated turnout paddocks
- ◆ Wash Racks/Tie Lines
- ◆ Extensively landscaped with mature Ficus trees



Property Address:

Tract 3 of the unrecorded South Forty plat
4924 Pelham Circle, Wellington, FL

2011 Property Taxes:

PCN 73-41-44-28-00-000-5010

Assessment: \$188,143 * **Taxes:** \$5,613 *

(* reflects Agricultural Classification)

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South Forty Polo Club

Originally created in 1981 by USPA Hall of Fame member Norman Brinker, this private equity polo club is the only one of its kind in the entire United States. Owned entirely by its exclusive 11 equity members, this facility boasts world class equestrian and polo training and playing facilities for its members including:

- ◆ Tournament grade regulation, Bermuda Polo Field – arguably one of the best fields in all of S. Florida.
- ◆ 5/8 mile exercise training track with all weather surface
- ◆ 3 acre short-work & schooling exercise area
- ◆ 7 acre Bermuda Stick & Ball Field

The facilities are owned and operated by the South Forty Property Owners Association which is comprised only of the 11 property owners/members that own stable properties within the club. Annual dues consist of fees to cover all facility maintenance and club operations, currently levied at approximately \$16,000 p/yr, per member. Owners have access to the facilities year round (weather and conditions permitting) and seasonal polo matches are organized from December thru April exclusively for the members, typically ranging between 12 to 26 goals with games played 3 times per week. These features distinguish South Forty as the best polo "value" in all of South Florida.



Notable current South Forty owners/members include USPA Hall of Fame inductees Lester "Red Armour" & Bart Evans (both former 9 goals), Nick Manifold (5 goals) & Mariano Aguerre (10 goals), Peter Orthwein owner of the Airstream Polo Team, Ted Moore (former 5 goal pro), and Marc & Melissa Ganzi, owners of the Audi Polo Team & Grand Champions Polo.

A portion of the Subject Property, like all other S. Forty properties, is encumbered by an equestrian easement including some portions of the club common areas including the Polo Field, track, stick & ball field, drainage and/or road system, which benefit the other members of the club. The sale of this Property and admission into the South Forty Polo Club is subject to membership approval.

Offering Price:

\$1,600,000

Owner's Representative:

Brad Scherer, President
Atlantic Western Realty Corp.



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Located in Wellington's exclusive Equestrian Preservation Area, the Subject Property is within close proximity to some of the most notable luxury equestrian estates and major clubs/venues in S. Florida, including the International Polo Club, the International Horse Show Complex and the Winter Equestrian Festival site. This location on prominent South Shore Blvd. allows for easy access to all of these amenities including close proximity to the major shopping and commerce centers of Wellington.

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