

# FOR SALE

## AIRSTREAM POLO FACILITY

### SOUTH FORTY POLO CLUB - WELLINGTON, FLORIDA



Offered for the first time in over 30 years, this turn-key polo facility is located within the exclusive South Forty Polo Club in Wellington, Florida, and includes two barns with a total of 24 stalls, 2 tackrooms, utility room, feed and hay room, and a 2 bedroom, 1 bath apartment, situated on 5.1 acres improved with 5 well landscaped paddocks.

South Forty is centrally located with close proximity to all of Wellington's famed equestrian venues including the International Polo Club, WEF-International Showgrounds, and all of Wellington's private polo clubs including Santa Rita and Grand Champions Polo.

South Forty Polo Club is currently the oldest continually operating polo club in Wellington and the only fractional equity polo club in the entire United States; offering world class facilities and hosting seasonal medium – high goal polo exclusively for its members.



**ATLANTIC WESTERN REALTY CORPORATION**  
3500 FAIRLANE FARMS ROAD, SUITE 9, WELLINGTON, FL 33414  
**561-832-3400**  
[www.atlantic-western.com](http://www.atlantic-western.com)



## Property

Consisting of 5.1 acres located in South Forty Polo Club, this facility enjoys exclusive privacy, with direct access to the exercise track and main polo field and easy riding distance to the club's short-work area and stick and ball field. Key features include:

- ◆ Main Barn: Shedrow, CBS construction, with 18 stalls with substantial recent upgrades including a new metal roof in 2005.
- ◆ 2 tack rooms, laundry room, bathroom, and feed/hay room.
- ◆ Grooms' Apartment with 2 bedrooms, living room, full kitchen and bathroom.
- ◆ Annex Barn: Shedrow wood-frame construction with 6 stalls.
- ◆ 4 large paddocks with covered storm shelters plus one large turn-out pasture.
- ◆ Wash Racks/Tie Lines
- ◆ Private setting, landscaped with mature Live Oak and Eucalyptus trees.



### Property Address:

Tract 5 of the unrecorded South Forty Plat  
4772 Pelham Circle, Wellington, FL

### 2016 Property Taxes:

PCN: 73-41-44-28-000005210

**Assessment:** \$377,490\* **Taxes:** \$9,204\*

(\* reflects Agricultural Classification)

## 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 property owners/members, this facility boasts world class equestrian and polo training and playing facilities for its members including:

- ◆ Tournament 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 – completely resurfaced in 2016
- ◆ 3 acre short-work & schooling exercise area
- ◆ 7 acre Bermuda Stick & Ball Field
- ◆ Complete drainage and irrigation system
- ◆ Perimeter landscaping

These facilities are owned and operated by the South Forty Property Owners Association which is comprised only of the 11 property owners/members that own properties within the club. Annual dues consist of fees to cover all facility maintenance and club operations, currently levied at approximately \$24,000 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 20 goals with games played 3 times per week. These features distinguish South Forty as the best polo “value” in all of South Florida.

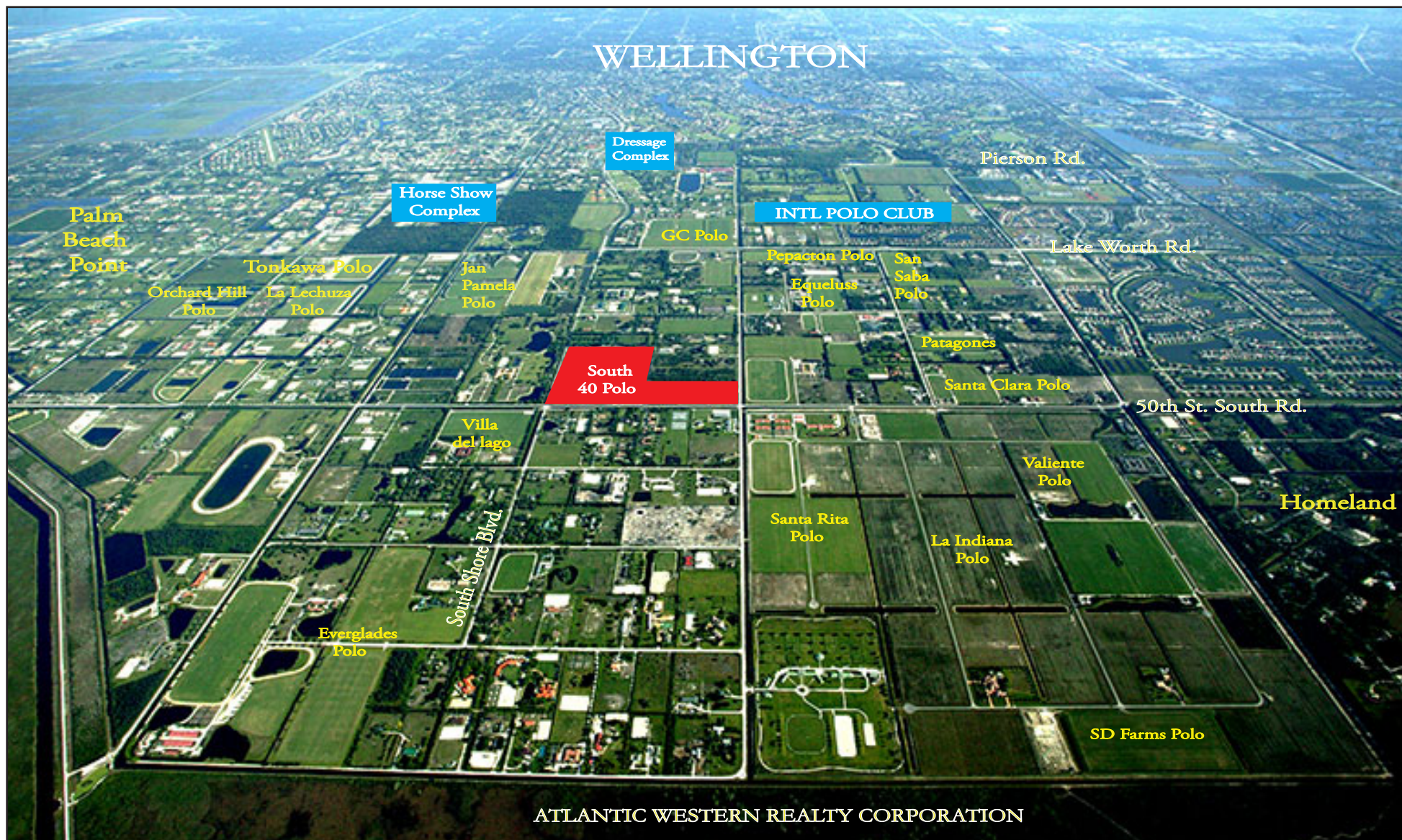
A portion of the Subject Property, like all other South Forty properties, is encumbered by an equestrian easement including some portions of the club common areas including the polo field, track, drainage and/or road system, which benefit the other members of the club. The sale of this Property and admission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

**Offering Price:**           **\$2,500,000**

**Owner's  
Representative:**       Brad Scherer  
                                  President  
                                  Cell: 561-308-2746  
                                  bscherer@atlantic-western.com







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 Winter Equestrian Festival site. This location on prominent South Shore Blvd. allows for easy access to all of these amenities and the major shopping and commerce centers of Wellington.

**ATLANTIC WESTERN REALTY CORPORATION**  
 3500 FAIRLANE FARMS ROAD, SUITE 9, WELLINGTON, FL 33414  
 561-832-3400  
[www.atlantic-western.com](http://www.atlantic-western.com)

NOTE: This offering subject to errors, omissions, prior sale or withdrawal without notice. Printed by NML 1-800-327-5770 NML 216966-X