FOR SALE
TRAVIESO POLO FACILTY
SOUTH FORTY POLO CLUB - WELLINGTON, FLORIDA

Formally listed for the first time in over 20 years, this turn-key polo facility is the largest and highest capacity farm within the exclusive South Forty Polo Club in Wellington, Florida, and includes three barns with a total of 45 stalls, 4 tackrooms, vet room, utility room, feed and hay room, and 4 apartments totaling 7 beds, 4 baths and 3 kitchens; all situated on 7.5 acres improved with 22 well landscaped paddocks.

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

South Forty Polo Club is 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 11 owners/members.

ATLANTIC WESTERN REALTY CORPORATION
3500 FAIRLANE FARMS ROAD, SUITE 9, WELLINGTON, FL 33414
561-832-3400
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Property Description

The Travieso Polo Facility is the largest and most improved polo farm within the South Forty Polo Club, enjoying grandfathered approvals for its 45 stalls, where all other South Forty properties are limited to 30 stalls. The Property is situated on 7.5 acres that offers exclusive privacy in the center of the community, with direct access and frontage on the club's superior exercise track and main polo field, and is within easy riding distance to the club's short-work area and stick and ball field. Key features include:

- **Main Barn:** Shedrow, concrete construction, with 16 - 12*12 stalls, 2 tackrooms, vet room/office, feed room, and laundry facilities.
  - Entertainment/BBQ deck.
  - 4 grooms' apartments that sleep 7, with 4 bathrooms and 3 kitchen facilities; all with new HVAC system and upgraded appliances.
  - Icemaker, Fly Spray System & RO Water Treatment Equipment.

- **Annex Barn 1:** Shedrow & centeraisle woodframe construction with 20 - 12*12 stalls, 1 tackroom and fly spray system.
- **Annex Barn 2:** Center-aisle woodframe construction with 9 - 12*12 stalls, 1 tackroom and fly spray system.

- **Paddocks:** 22 irrigated paddocks with 9 storm shelters.
- **Site Improvements:**
  - Wash Racks/Tie Lines.
  - Trailer parking and roadways improved with crushed asphalt and underground drainage system.
  - Extensively landscaped with mature Ficus trees.

Property Address:
Tract 5 of the unrecorded South Forty Plat
4880 Pelham Circle, Wellington, FL 33414

2018 Property Taxes:
PCN: 73-41-44-28-00-000-5180
Assessment: $744,157* **Taxes:** $16,843*
(* 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 at significant expense.
- 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 (SFPOA) which is comprised exclusively of the 11 property owners/members that own properties within the club. Annual dues cover all common amenity maintenance and club operations, which for the Travieso Polo Farm are currently levied at approximately $8,400 per quarter and include a reserve for periodic capital expenditures. 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 and their guests/tenants, 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 South Forty properties, is encumbered by easements in favor of the SFPOA for portions of the club common areas including the polo field, track, drainage and/or road system, which benefit the other owners in the club. The sale of this Property and admission into the South Forty Polo Club is subject to SFPOA approval.

~~**Offering Price: $3,700,000**~~ **Reduced to $3,400,000**

Owner's Representative:

Brad Scherer, President
Atlantic Western Realty Corp.
561-832-3400/561-308-2746
bscherer@atlantic-western.com

Located on prominent South Shore Blvd. in Wellington's exclusive Equestrian Preservation Area, South Forty Polo Club and the Travieso Farm are within close proximity to 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 and allowing for easy access to all the major shopping and commerce centers of Wellington.

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NOTE: This offering subject to errors, omissions, prior sale or withdrawal without notice. Printed by MMP 314158