FOR SALE
STABLES WAY EQUESTRIAN FARM - 10 ACRES - PALM BEACH POINT EAST WELLINGTON, FLORIDA

This 10 acre equestrian farm and homestead is located in Palm Beach Point East in Wellington's Equestrian Preserve, and offers close proximity to the WEF International Horseshow Grounds. The Property includes an existing 4 bedroom single family home, multiple paddocks, riding ring, extensive landscaping, drainage infrastructure, and is site plan approved and building permit ready for new stable construction.

ATLANTIC WESTERN REALTY CORPORATION
3500 FAIRLANE FARMS ROAD, SUITE 9, WELLINGTON, FL 33414 | 561-832-3400 | www.atlantic-western.com

Location Overview:
Located in Palm Beach Point East, this ten acre homestead and farm is located at the northeast corner of Stables Way and 50th St. (aka South Rd.) just ½ mile west of South Shore Blvd. in the heart of Wellington's Equestrian Preserve Area. This strategic location offers close proximity to some of Wellington's most important Equestrian venues:

- Immediately adjacent to the "Dark Green Trail" allowing for direct equestrian access to all of Wellington's extensive Trail system and only a 1.5 mile hack to the WEF Showgrounds.

- This location also affords close proximity to the newly constructed vehicle and southern exhibitor entrance to the WEF Showgrounds off of Lake Worth Rd. aka Gracida Way, as well as uncongested access to SR 441 via South Rd.

Address: 4980 Stables Way, Wellington, Florida

Property Description:
This ten acre farm enjoys well planned equestrian and residential improvements including:

- A 4 bed, 3 bath, 4,500 sf residence with pool, garage and large patio areas for entertaining.

- Site plan approved and completed pad with utility work, ready for a permanent new barn – currently utilized with seasonal tent-stalls.

- Completely site engineered and permitted with an extensive underground- internal drainage system.

- Two vehicular entrances for both the residence and future barn area with internal driveways and parking areas.

- 200' * 130' irrigated sand jump ring and 7 grassed paddocks

- Automated Walker

- The entire farm perimeter is fenced, gated and thickly landscaped with mature indigenous oaks, sable & coconut palms, sea grapes & palmetto; providing extreme privacy.

NOTE: This offering subject to errors, omissions, withdrawal, prior sale

Utilities: : Power & phone service are supplied to the Property and supported by a 40kw on-site back-up generator, together with underground power with 400 amp service to barn pad.

A potable water well with reverse osmosis filtration system is in place which serves the entire Property.

Zoning: Zoned AR in the EZOD of Wellington, Florida

2019 Real Estate Taxes:
Assessed Value: $1,154,000 (1) PCN: 73414429010000010
Real Estate Tax: $ 25,991 (1)

(1) Reflects partial Agricultural Classification assessed on the southern tract

Offering Terms:
The Property has been reduced in price to $3,600,000 and is being offered completely turn-key with most furniture, fixtures and equipment in place.

The Property is leased on a seasonal basis by equestrian tenants, the duration of which leases are typically from November to April. Depending on the timing of sale, the Property may remain encumbered by such lease(s) for the duration of that season. In such event, a buyer closing prior to the lease termination will assume the remaining term of such leases and receive the prorated portion of rents paid thereunder. Showings of the Property will be arranged by prior appointment only

Contact: Brad Scherer, President, Atlantic Western Realty Corp.
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