

FOR SALE
POSTAGE STAMP POLO FARM
PORT MAYACA POLO CLUB, MARTIN COUNTY, FLORIDA



Atlantic Western Realty Corporation is proud to exclusively offer for sale the prestigious Postage Stamp Polo Farm at Port Mayaca Polo Club in Martin County, Florida. This turn-key, newly constructed 40 acre polo facility offers the unique combination of a private-tournament grade polo field, together with the highest quality equestrian improvements including a 28 stall barn, separate 3 bedroom groom's residence, Honomobo clubhouse/lounge overlooking the polo field, extensive paddocks, as well as club membership within the immediately adjacent Port Mayaca Polo Club; where no other properties are currently available for sale.

Favorably priced at below current replacement cost, the Property offers exceptional newly built improvements with a private polo field; attributes not otherwise currently available in the S. Florida market, at a small fraction of Wellington price points.

ATLANTIC WESTERN REALTY CORPORATION
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Overview:

Situated on two abutting and separately platted 20 acre lots, totaling 40 acres, the Postage Stamp Polo Farm is the most prestigious facility at Port Mayaca Polo Club. The Property is newly constructed; offering an unusual combination of a private tournament polo field, turn-key equestrian improvements all with direct access to and membership in the Club and its extensive facilities; including direct equestrian access to and use of the Club's extensive equestrian track and riding areas, as well as polo fields.

Property and Description Detail:

The Postage Stamp Polo Farm features a meticulously maintained, regulation size, Tiff-Tuff Polo field, constructed with elevated viewing berm, separate visitor entrance, above ground irrigation equipment, extensive drainage and maintenance facility.

The stable complex which adjoins the polo field was constructed in 2022 by Five Star Builders one of Wellington's highest quality, and most trusted equestrian contractors. Key Features include:

- CBS constructed, center aisle stable with 28 stalls, and vaulted ceilings; storm-protected and enclosed with roll down doors, impact glass and storm shutters.
- Owner's and team meeting room – fully air conditioned with large windows overlooking grounds.
- 2 air-conditioned tackrooms, laundry room with private bath, 4 feed/storage rooms all with exterior access doors for easy deliveries.
- Interior wash stall with hot water, and external washracks on each barn end with interlocking rubber pavers throughout barn aisles and wash racks.
- Potable water is supplied by well with 1800 gallon capacity softening and reverse osmosis system. The Property is wired with high-speed fiber.
- A three bedroom groom's residence is adjacent to the barn with full kitchen, 2 living rooms, and three bathrooms.
- A trendy and newly built Honomobo modular building overlooks the Polo field, serving as an entertainment lounge including a private office, bathroom with shower, galley kitchen, entertainment area with extensive glass and wrap around exterior deck.



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

- The Property is improved with six large paddocks and four larger pastures all constructed with four-board black fencing.
- Offered turn-key with all furniture, fixtures and equipment including mowing and polo field maintenance equipment subject to mutually agreeable terms approved by Owner.

Exclusive Polo Club Membership

The Property is included in the Port Mayaca Polo Club Membership program where every lot owner is a Club Member with special privileges and guarantees designed to maintain a long lasting connection and participation with the Port Mayaca Polo Club. Highlights include:

- Each Farm/Parcel owner receives the first opportunity to acquire up to 3 greens fees for seasonal polo club play with a credit for annual Membership Dues paid.
- A guarantee of continued Polo Club operations supported by a refundable membership deposit and a first right to purchase the club in the event of the Polo Club's sale or discontinuation.
- Special privileges for Members including availability of Club polo fields for private use and discounts on tournament entry fees.

Additional information on Port Mayaca Polo Club can be found at:

www.portmayacapoloclub.com
www.portmayacapolofarms.com

Offering Terms:

The Postage Stamp Polo Farm is offered at **\$4,900,000** which price includes the buyer's obligatory Port Mayaca Polo Club Membership Deposit for the two lots that comprise the Property.

Note: The Property may be under a seasonal lease/use basis by equestrian tenant(s), which leases are typically from November to April. Depending on the timing of sale, the Property may be encumbered by such lease(s) for the duration of the 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:* Atlantic Western Realty Corp**

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