

FOR SALE
258 ACRE - PAYSON STUD FARM
MARTIN COUNTY, FLORIDA



Available now for only the first time in over 40 years, Atlantic Western Realty Corp. is pleased to exclusively offer for sale The Payson Stud Farm; one of the most iconic, and historically significant private equine facilities in S. Florida. Immediately adjacent to the famous Payson Park Thoroughbred Racing Training Center in Indiantown, Florida, this 258 acre horse farm is a turn-key breeding and boarding equine facility that offers the utmost in seclusion, privacy and natural beauty with extensive equine and agricultural improvements and supporting residences.



Overview:

Consisting of 258 acres mol, the Payson Stud Farm is a turn-key thoroughbred equine breeding and stabling/boarding facility with stabling, paddocks, residences and equine infrastructure.

Location and Access:

The Payson Stud Farm is located at 9702 Kanner Highway, Martin County, Florida, adjacent to and immediately south of the famous Payson Park Thoroughbred Training Center; situated on the strategically important Kanner Highway (SR 76) in Martin County, 10 miles west of Interstate 95 and 4 miles east of the Beeline Highway (SR 710) in Indiantown, Florida.

The Kanner Highway corridor is one of Martin County's key arteries on which land holdings are tightly controlled by some of the strongest owners in Martin County; including affiliates of the King Ranch, Box Ranch, Calusa Farm and the recent acquisition and planned development of the Three Lakes Golf Club.

The Payson Stud Farm offers extreme privacy and seclusion accessed by/from a 1 mile deeded driveway from a gated and secure entrance on Kanner Highway. The western border of the Property is the PB Heights/Palmar Area which, together with the adjacent Hungryland Wildlife Area, comprises over 20,000 acres of undeveloped natural habitat used for recreational hunting, camping, and hiking. The Property is bordered on the south and east by one of the largest privately owned cattle ranches in S. Florida.

History

Payson Park was originally built in the early 1950's by racing luminaries including Michael Phipps. Considered one of Florida's most prominent thoroughbred training centers, from 1980 until its sale in 2019, Payson Park was owned and operated by Virginia Kraft Payson, a dominant thoroughbred owner and breeder who resided at and based her breeding operation at the Subject Payson Stud Farm immediately adjacent to Payson Park.

Zoning:

The Payson Stud Farm is currently zoned A-2 Agricultural in Martin County, Florida.

2022 Real Estate Taxes:

Total Assessed Taxable Value: \$380,060 (1)

Total Real Estate Tax: \$6,597 (1)

PCN: 36-39-39-000-00040-2 (197 acres)

PCN: 12-40-39-000-00030-3 (61 acres)

(1) Reflects Agricultural Classification



Property and Description Detail:

Payson Stud Farm's extensive improvements include:

- 258 acres total, consisting of two contiguous tracts and an approximate 1 acre outparcel of land on the north side of Kanner Highway.
- The Primary Stable, a CBS horse barn with 12, 12*14 stalls, metal roof, 3 garages, feed, storage and tackrooms.
- Owner's apartment in the Primary Stable with sitting room, 2 kitchens, game room, 4 bedrooms/3 baths and screened swimming pool.
- 1 pool-side, 1 bed/1 bath apartment in the Primary Stable including full kitchen and living area.
- Separate 3 bed/2 bath, 1,200 sf manager's residence.
- Separate 6 stall quarantine horse stable.
- 17 small-medium sized fenced paddocks.
- 3 large fenced pastures and other open areas.
- Macadamia tree orchard.

Offering Terms:

Offered for the first time in over 40 years, the 258 acre Payson Stud Farm provides the unique opportunity to acquire one of the most private and historic horse farms in South Florida, managed and maintained by on-site resident employees.

The Property is being offered for \$5,100,000 - cash. No furniture, fixtures, or equipment is being offered with the Property. As a condition of sale, the Buyer will assume the existing employment contract and occupancy of on-site employees and retained legacy livestock. Showings of the Property will be arranged only by prior appointment. Note: existing fence lines do not necessarily correspond to legal surveyed boundaries.

Contact:

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