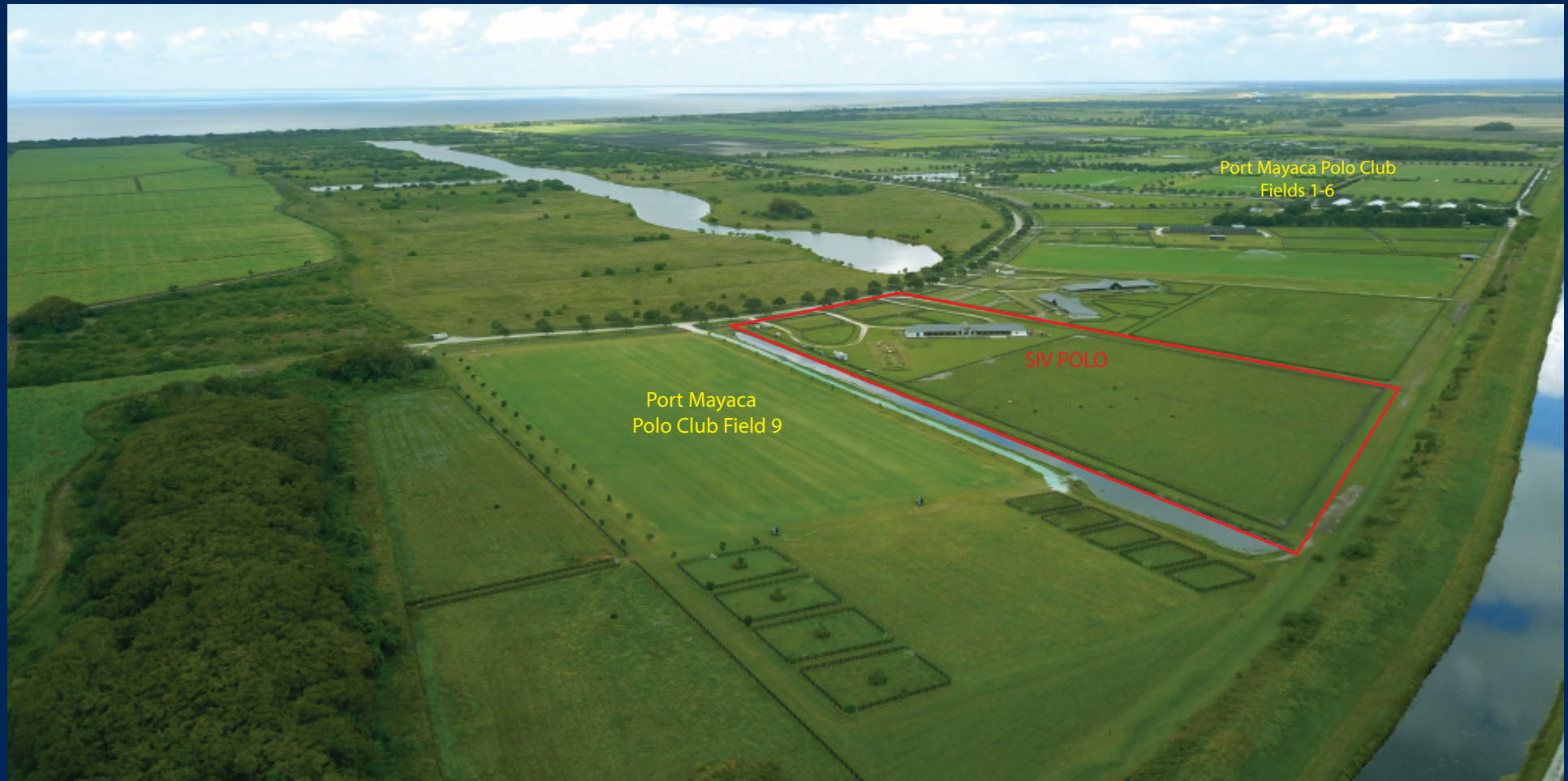


FOR SALE

SIV POLO COMPLEX

PORT MAYACA POLO CLUB, MARTIN COUNTY, FLORIDA



Atlantic Western is pleased to exclusively offer for sale the SIV Polo Complex at Port Mayaca Polo Club in Martin County, Florida. This turn-key, 20 acre polo facility offers a recently constructed 20 stall barn, with 3 tackrooms, a 3 bedroom/3 bath groom's residence, separate 2 bedroom/2 bath owner's lounge/apartment, extensive paddocks, and POA approvals and pad ready to construct an additional 20 stalls, together with club membership within the immediately adjacent Port Mayaca Polo Club; where no other properties are currently available for sale. The Property offers well designed improvements favorably priced at below current replacement cost, attributes not otherwise currently available in the S. Florida market, at a small fraction of Wellington pricing.

THE ATLANTIC WESTERN REALTY CORPORATION

3500 Fairlane Farms Road, Suite 9, Wellington, Florida 33414 | 561-832-3400 | www.atlantic-western.com

Overview:

Situated on a platted 20.09 acre farm parcel within Port Mayaca Plantation, the recently constructed SIV Polo Complex is situated with convenient access and membership in the Port Mayaca Polo Club and its extensive facilities; including direct equestrian access to and use of the club's extensive equestrian track, riding areas, and polo fields; one of which (Field 9) is immediately adjacent to the Property.

Property Description:

Lot 23, Port Mayaca Plantation Phase 2
26585 SW Port Mayaca Dr., Martin County, Florida

Property Detail:

The SIV Polo Complex was recently constructed in 2023-4

Key features include:

- A shedrow stable with 20, 12*12 stalls, metal roof, vaulted ceilings, extra wide aiseways, fly spray system, and external wash racks.
- An Owner's lounge/apartment with two bedrooms and two baths (one in-suite), large living area with vaulted ceilings and full kitchen with large windows overlooking the property's paddocks and landscaping.
- A three bedroom/ three bath (all in-suite) groom's apartment is situated on the east end of the barn with full kitchen, living room and laundry facilities.
- 3 tack rooms and feed/storage room with laundry and icemaker.
- Potable water is supplied by well with softening and filtration system serving the entire barn and residential apartments. The Property is wired with high-speed fiber.
- The Property is improved with five large irrigated paddocks and one 10 acre turn-out pasture all constructed with four-board black fencing.
- Offered turn-key with all furniture, fixtures and equipment including 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 an obligatory 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 purchase up to 3 seasonal greens fees for polo club play with discounts depending on handicaps and credit for annual Club Membership Dues paid.
- A guarantee of continued Polo Club operations supported by a refundable Polo Club Membership Deposit. Club Members enjoy a first right to purchase the Polo Club in the event of the Polo Club's sale or discontinuation. Other special privileges for Club Members include 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.portmayacapolocub.com & www.portmayacapolofarms.com

Real Estate Taxes & POA Costs:

PCN: 27-39-37-002-000-00230-0

2025 Assessed Value: \$1,275,993/RET: \$7,938 (1)

(1) Reflects Agricultural Classification

PMPOA Assessments: \$1,150 p/Qtr

PMPC Club Membership Dues: \$10,500 p/yr (2)

(2) Does not include Seasonal Greens Fees

Offering Terms:

The SIV Polo Complex is offered at \$2,500,000 which price includes a buyer's required \$150,000 Port Mayaca Polo Refundable Club Membership Deposit. Showings of the Property arranged by prior appointment.

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, portions of 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.

Contact: Atlantic Western Realty Corp

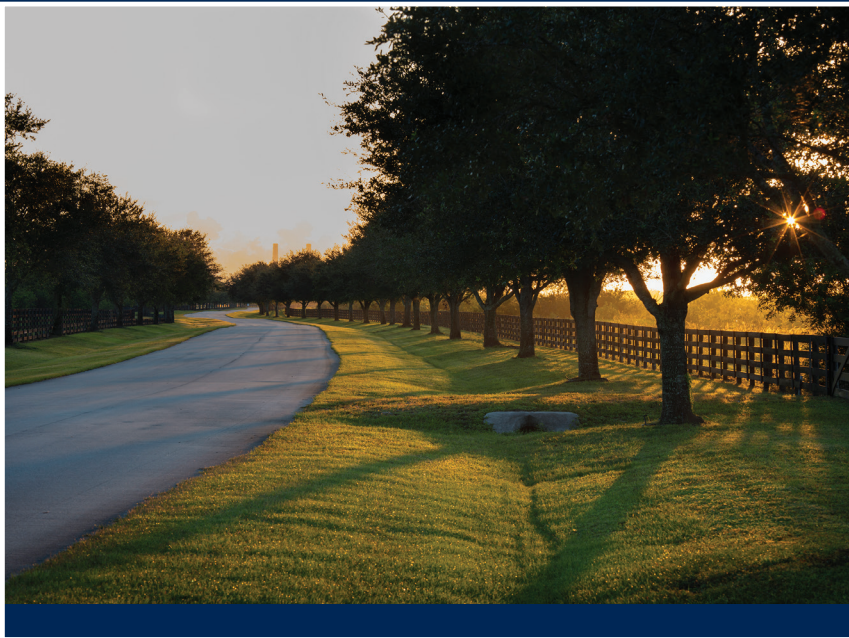
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