

# PREMIER POLO FACILITY SOUTH FORTY POLO CLUB, WELLINGTON, FLORIDA



This turn-key polo facility consisting of 2 barns, comprising 27 stalls, 4 apartments and equine support facilities is situated on 7.1 acres within the boundaries of the exclusive South Forty Polo Club in Wellington, Florida.

South Forty and this property's location is virtually centered among all of Wellington's famed equestrian venues including the International Polo Club, Winter Equestrian Festival and Stadium Jumping's International Showgrounds, and is within riding distance to both the Jan Pamela Polo Club and Everglades Polo Club, as well as minutes from Gulfstream Polo.



South Forty Polo Club is an 11 member, private equity owned polo club and equestrian facility which offers world class equestrian and polo training facilities, and seasonal medium-high goal polo for its members. Properties in the South Forty Polo Club rarely become available and the current offering provides the opportunity to acquire a property continuously owned for the past 20 years, and the opportunity for a qualified and approved buyer to obtain equity membership into the highly regarded, and exclusively private South Forty Polo Club.

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

Consisting of 7.1 acres located just inside the entrance to South Forty Polo Club, this facility boasts one of the largest and most complete farms within the South Forty Polo Club. Key features include:

### Main Barn

18 stall shedrow style barn with standing seam metal roof, designed in classic thoroughbred/polo style ("back to back stall") architecture with:

- ◆ 2 Bedroom/1 Bath Grooms' Apartment with full kitchen
- ◆ Two separate, One (1) bedroom/1 bath Groom efficiency apartments each with separate kitchen
- ◆ 2,000 sf + Owner's Lounge/Apartment with Bedroom/Office, Living Room and Full Kitchen
- ◆ Owner's enclosed, two car garage
- ◆ Truck and trailer storage
- ◆ Feed/medicine/storage room
- ◆ Tack Room
- ◆ Fly system installed
- ◆ Four separate, well drained, irrigated, grass turnout paddocks.



### Guest Barn

- ◆ 9 stall single-row shedrow style barn with:
- ◆ Feed/medicine/storage rooms
- ◆ Tack Room
- ◆ Fly system installed
- ◆ Wash Racks/Tie Lines

### Property Address:

Tract 3 of the unrecorded South Forty plat  
4988 Pelham Circle, Wellington, FL

### Property Taxes:

2009: Assessment: \$716,891 \* Taxes: \$16,712 \*  
(\* 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 equity members, this facility boasts world class equestrian and polo training and playing facilities for its members including:

- ◆ Tournament grade 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
- ◆ 3 acre short-work & schooling exercise area
- ◆ 7 acre Bermuda Stick & Ball Field

The facilities are owned and operated by the South Forty Property Owners Association which is comprised only of the 11 property owners/members that own stable properties within the club. Annual dues consist of fees to cover all facility maintenance and club operations, currently levied at approximately \$15,000 p/yr, per member. 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, typically ranging between 12 to 26 goals with games played 3 times per week. These features notably distinguish South Forty as the best polo "value" in all of South Florida.



Notable current South Forty owners/members include USPA Hall of Fame members Lester "Red Armour" & Bart Evans (both former 9 goals), Peter Orthwein owner of the Airstream Polo Team, Ted Moore (former 5 goal pro), and Marc & Melissa Ganzi, owners of the Audi Polo Team & Grand Champions Polo.

A portion of the Subject Property, like all other S. Forty properties, is encumbered by an equestrian easement including portions of the Polo Field and track, drainage and road system, benefiting the other members of the club. The sale of this Property and admission into the South Forty Polo Club by a new member is subject to membership approval.



### Offering:

~~\$3,900,000~~ **Reduced \$2,500,000**

### Owner's Representative:

Brad Scherer, President  
Lester "Red" Armour, Salesman  
Atlantic Western Realty Corp.

### Disclosure:

Certain affiliates of Owner's Representatives have ownership interest in the Subject Property. Property offered subject to occupancy by seasonal lessee(s) thru April 2008. Offering is subject to errors, omissions, withdrawal from market or prior sale without notice.



Located in Wellington's exclusive Equestrian Preservation Area, the Subject Property is within close proximity to some of the most notable luxury equestrian estates and major clubs/venues in S. Florida, including the International Polo Club, the new Stadium Jumping International Horse Show Complex, Littlewood Horse Show Complex and the Winter Equestrian Festival site. This location on prominent South Shore Blvd. allows for easy access to all of these amenities including close proximity to the major shopping and commerce centers of Wellington.

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