

FOR SALE - FARM PARCEL 10



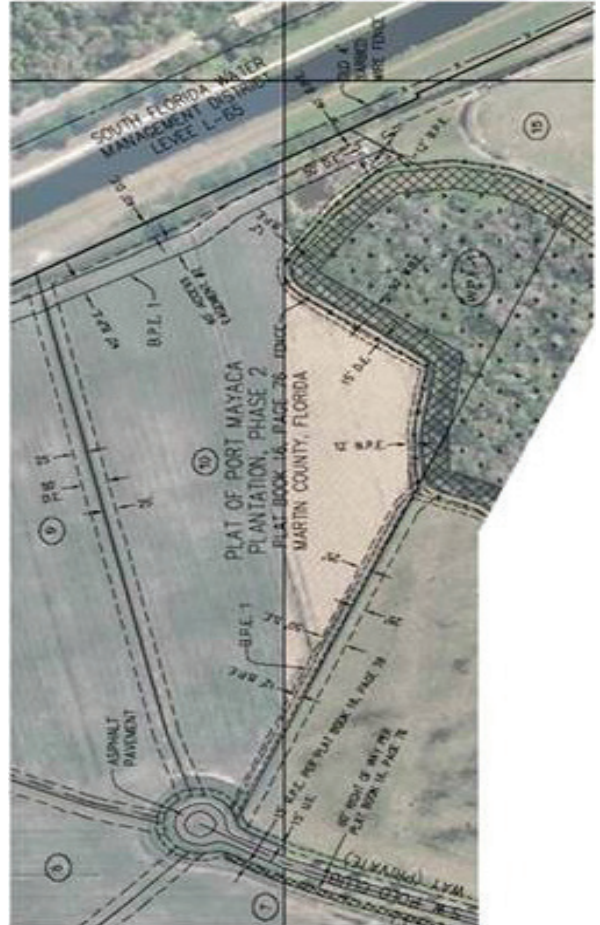
DESCRIPTION:	Farm Parcel /Lot 10, Port Mayaca Plantation Phase 2
ADDRESS:	10965 SW Polo Club Ln, Martin County, FL
IMPROVEMENTS:	Improved pasture, partial perimeter fencing.
PCN:	27-39-37-002-000-00100-0
GROSS ACREAGE:	20.02 acres
NET BUILDABLE AREA:	8.83 acres
EASEMENTS:	Subject to recorded terms and conditions of Port Mayaca Property Owners Associations (POAs), drainage, wetland, access, and bridle path easements.
POA ASSESSMENTS:	2024 POA assessments are estimated at \$4,000 per year.
REAL ESTATE TAXES:	2023 RET estimated at \$320 reflecting AG Classification.
POA CLUB MEMBERSHIP:	Lot Ownership requires Membership in the Port Mayaca Polo Club pursuant to Club Membership Terms and Conditions, which includes annual club dues of \$10,500 with a refundable membership deposit of \$150,000 included in the Farm Parcel purchase price.
ZONING:	Lot 10 is fully certified by South Florida Water Management (SFWMD) and Martin County to be eligible for building permits for permitted uses including stables, grooms' apartments and single family residences as dictated by Martin County zoning and ordinances. The POAs have specific design, architectural, construction and landscaping requirements set forth and administered by the POAs to insure high standards are maintained.
UTILITIES:	Lot 10 has an existing transformer and electrical service supplied to the property together with an agricultural well for water use, which can be converted for potable use subject to regulations and testing. High speed internet/fiber is available subject to a mandatory \$5,000 drop charge and subscription with the service provider.
PRICE:	\$650,000. Cash. Due Diligence Materials Available Upon Request.
CONTACT:	Brad Scherer, President, Atlantic Western Realty Corporation bscherer@atlantic-western.com / www.portmayacapolofarms.com Laura Linfoot, Salesperson, 772-228-0115

ATLANTIC WESTERN REALTY CORPORATION

3500 FAIRLANE FARMS RD., SUITE 9, WELLINGTON, FLORIDA 33414/561-832-3400

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