# FOR SALE - FARM PARCEL 9

PORT MAYACA
POLO CLUB

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| DESCRIPTION: | Farm Parcel /Lot 9, Port Mayaca Plantation Phase 2 |
| ADDRESS: | 10825 SW Polo Club Ln, Martin County, FL |
| IMPROVEMENTS: | Improved pasture, partial perimeter fencing. |
| PCN: | 27-39-37-002-000-0009-0 |
| GROSS ACREAGE: | 20.05 acres |
| NET BUILDABLE AREA: | 8.71 acres |
| EASEMENTS: | Subject to recorded terms and conditions of Port Mayaca Property Owners Associations (POAs), drainage, bridle path and other easements. |
| POA ASSESSMENTS: | 2020 POA assessments are estimated at $4,000 per year. |
| REAL ESTATE TAXES: | 2020 RET estimated at $340 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 $10,000 with a refundable membership deposit of $150,000 included in the Farm Parcel purchase price. |
| ZONING: | Lot 9 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: | All Farm Parcels will be provided with single phase electricity service. Potable water wells and on-site septic systems must be separately permitted and constructed. High speed internet/fiber is available with no drop charge subject to subscription with ITS, the service provider. |
| PRICE: | Prices and Due Diligence Materials Available Upon Request. |
| CONTACT: | Brad Scherer, President, Atlantic Western Realty Corporation<br>bscherer@atlantic-western.com / www.portmayacapolofarms.com |

**ATLANTIC WESTERN REALTY CORPORATION**
**3500 FAIRLANE FARMS RD., SUITE 9, WELLINGTON, FLORIDA 33414/561-832-3400**

NOTE: This offering subject to errors, omissions, prior sale or withdrawal without notice. Printed by NML 1-800-327-5770

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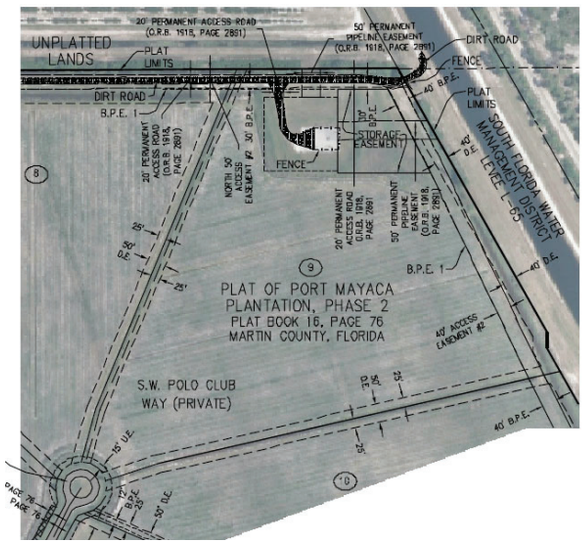

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