

HARTMAN REAL ESTATE
COMMERCIAL • INDUSTRIAL • ACREAGE

4209 SW HIGH MEADOWS AVENUE
PALM CITY, FL 34990
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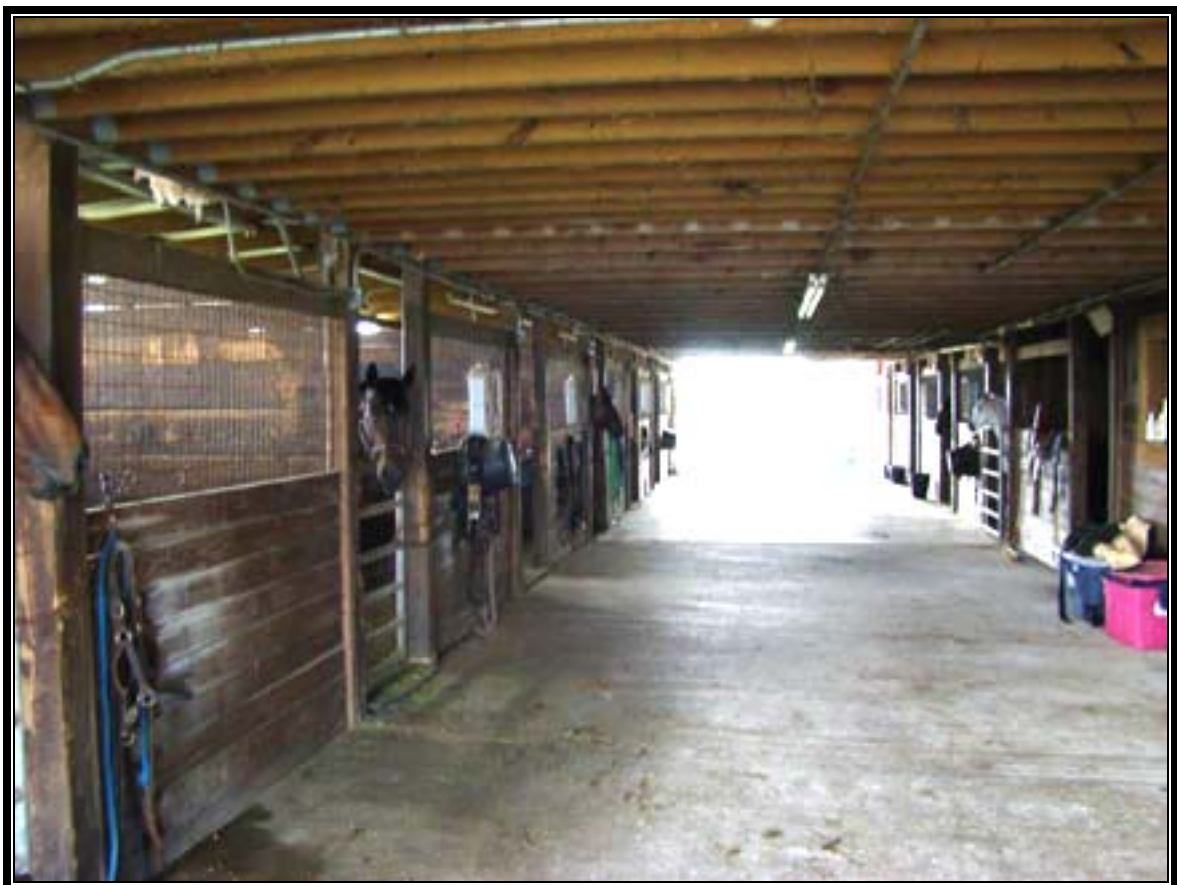
161+/- ACRE
POLO FACILITY
INDIANTOWN, FL



PROPERTY INFORMATION

LOCATION:	30003 SW Martin Highway Indiantown, FL 12± miles Northwest of Indiantown 23± miles West of Stuart 1± mile East of State Road #710 & Okeechobee County line
SIZE:	161± Acres Access is via a 50 foot easement running from SW Martin Highway to the property. This easement continues North to the St. Lucie County line.
IMPROVEMENTS:	Polo Field- 18 Acres Training Track- 3/4± mile 5- Horse Paddocks (near barn) 5- Pastures fenced and cross fenced (3/4" PVC water line to back pastures) Barn- with tack room, feed room, laundry room, 11- 12' x 12' stalls, and second floor office. Machine shed 100' x 50' with 8- 9' x 11' stalls.
ZONING:	A-2, Agriculture
LAND USE:	Agriculture
UTILITIES:	Well & Septic System
TAXES:	\$2,757.42 (2010)
PRICE:	\$1,118,950.00 (\$6,950.00/ Acre)
COMMENTS:	This property is set up for the polo player with a championship polo field and plenty of room for parking. The east end of the property has abundant wildlife and is truly "Native Florida".



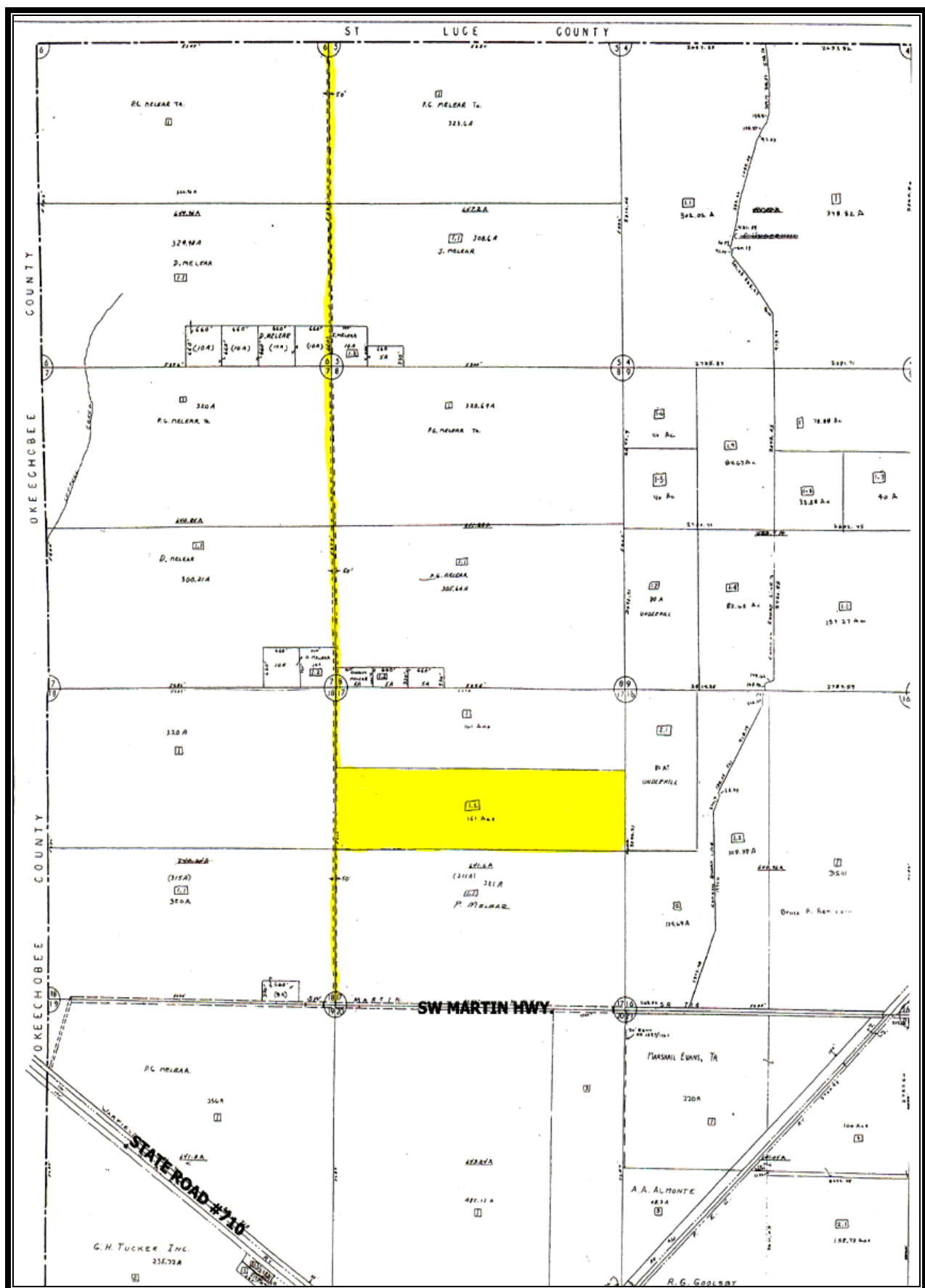






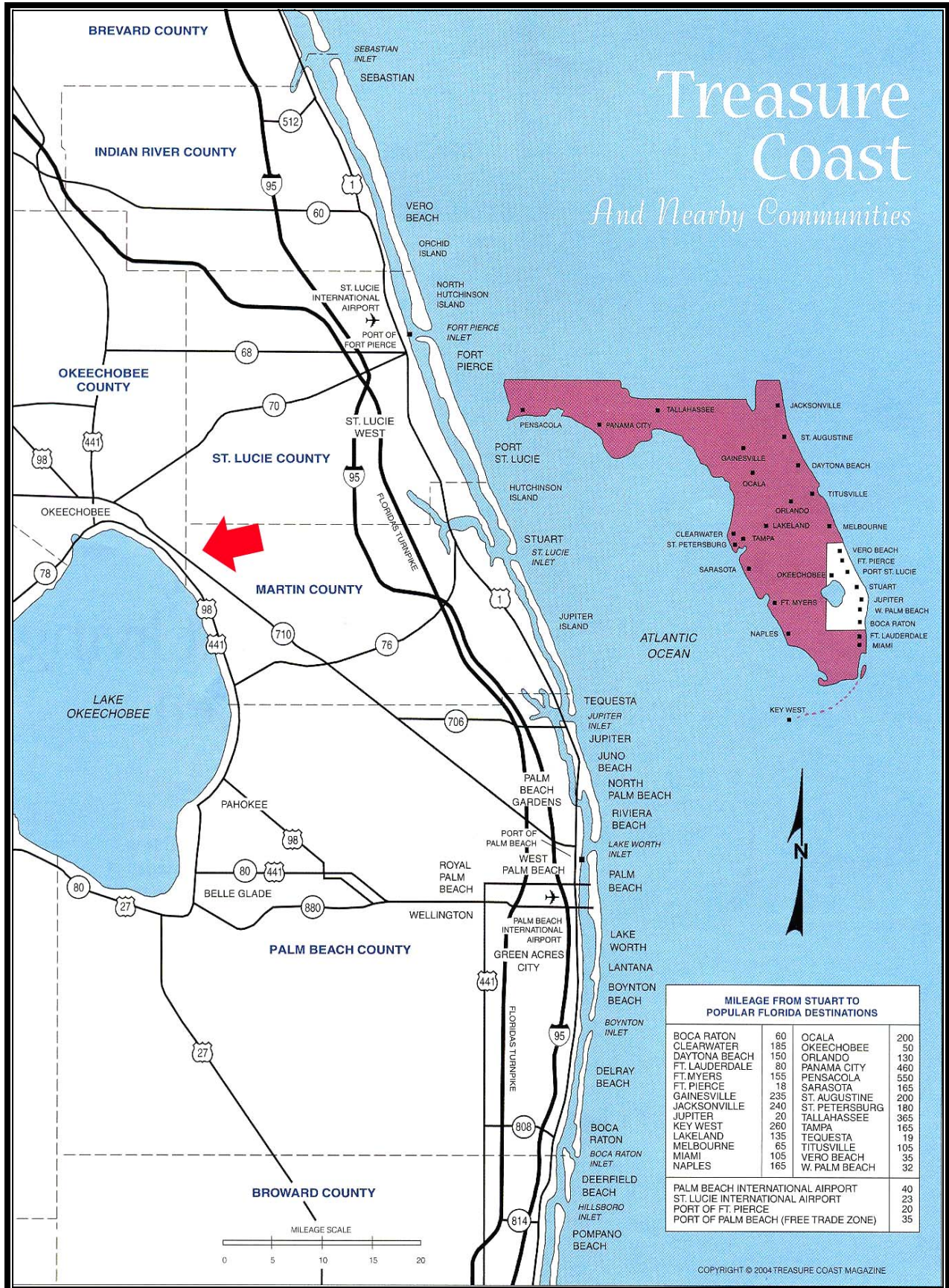






Treasure Coast

And Nearby Communities



Sec. 3.412. A-2 Agricultural District.

3.412.A. *Uses permitted.* In this district, a building or structure or land shall be used for only the following purposes, subject to any additional limitations pursuant to section 3.402:

1. Any use permitted in the A-1 and A-1A Districts.
2. Airports and landing fields. Airplane landing fields and accessory facilities for private or public use, including flight strips, provided runways and flight patterns are so oriented as not to constitute a nuisance to any established or planned residential areas as delineated in the comprehensive plan of the County.
3. Cemeteries, crematories and mausoleums. Graves shall not be closer than 25 feet from the property line.
4. Stock raising, stables and dog kennels; provided stables, kennels and dog runways are not less than 50 feet to the property line.
5. Agricultural packinghouses, sawmills and planning mills, turpentine stills and other operations utilizing the natural resources of the region; provided, however, no such operation shall be established or conducted within 600 feet of the nearest highway right-of-way or within 50 feet of the property line.
6. Public works and public utility facilities and service facilities.
7. Fishing camps, including boat docks and service facilities generally used in connection with sport fishing, and boat slips, piers and boathouses for the docking of private boats.
8. Public structures owned and operated by governmental agencies and used for public purposes.
9. Trailers. The minimum lot size for a trailer shall be 20 acres and there shall be no more than one trailer on any lot. The trailer shall not be located within 100 feet of any property line. The trailer shall be permitted to remain only so long as the principal use of the property is agricultural. The trailer shall only be used as a residence. The trailer shall be screened from view of abutting lots and public streets to a height of six feet, for example, by means of an opaque fence or landscape buffer.
10. Farmer's markets, as defined in Division 2 and pursuant to the requirements set forth in section 3.71.1 of the Land Development Regulations.

3.412.B. *Required lot area.* The required lot area shall not be less than five acres; provided, however, that in the old recorded subdivisions known as Palm City Farms (Plat Book 6, page 42, Palm Beach County), St. Lucie Inlet Farms (Plat Book 1, page 98, Palm Beach County), and St. Lucie Gardens (Plat Book 1, page 35, St. Lucie County), each full (as opposed to fractional) tract shown on said plats shall for purposes of lot area requirements be considered to be ten acres, and one-half of any such tract shall for purposes of lot area requirements be considered to be five acres; and provided further, however, that the existence of road rights-of-way and road easements (other than that of the Sunshine State Parkway, also known as Florida Turnpike) shall be disregarded for purposes of lot area requirements.

3.412.C. *Minimum yards required.*

1. *Front:* 25 feet.
2. *Rear and side:* 25 feet.
3. No structure shall be built within 50 feet of the center line of any public platted right-of-way not a designated through-traffic highway.
4. No structure shall be built within 65 feet of the center line of a designated through-traffic highway.
5. No setback or yard shall be required adjacent to water frontage.

(Ord. No. 608, pt. 1, 3-19-2002; Ord. No. 633, pt. 1, 9-2-2003; Ord. No. 669, pt. 1, 6-28-2005)