

Buying a Wellington Equestrian Property

A parcel-first guide + practical buyer checklist

Ryan Beckett | Founder and Broker, BitRealty
Adjunct Instructor in Real Estate, Palm Beach Atlantic University

Start with the program the property must support. Define horse count, discipline, seasonal or year-round use, staff needs, arena and turnout requirements, access and planned improvements before comparing farms.

Define the property before comparing it

This guide covers parcels verified inside the **incorporated Village of Wellington**, not every Wellington postal address. An operating equestrian property has verified suitability for the intended horse use and meaningful existing horse infrastructure. Treat land awaiting a barn, arena or other improvements as a separate development proposition. This is an editorial definition, not an official zoning or MLS category.

Five findings that change the search

Parcel identity comes first. Match the legal description, Parcel Control Number, survey, municipality and every parcel included in the sale.

Zoning is only one layer. Verify the exact intended use, EOZD/EPA status, private restrictions and required approvals. Do not apply one rule throughout Wellington.

Existing is not the same as documented. Reconcile barns, arenas, staff spaces, fill, wells and drainage with permit records, inspections and finals.

Operational access must be real. Check recorded rights, gates, crossings and the actual route to the trail or venue; proximity alone proves little.

Usable land matters more than gross acreage. Inspect drainage, paddocks, footing, water supply, waste handling and year-round maintenance needs.

Public examples: keep asking and sale prices separate

Closed sale

2904 Appaloosa Trail

PBC property records: **\$3.30M** sale, May 15, 2026. Compared with the August 1, 2025 listing ask of \$3.60M, that is 91.7% of ask, or 8.3% below. Earlier listings asked more. One sale establishes no typical discount.

Asking-price snapshot

15380 46th Lane South

Public listing pages reviewed September 19, 2026: **\$3.65M asking**. County record: 4.33 acres, ER zoning, Single Family use code and a manure-bin feature. Listing markets an eight-stall barn and arena; availability and permitted capacity need verification.

The parcel-first checklist

Property / parcel(s): _____

☐ Write the operating brief

Horse count: _____ Discipline: _____ Season/year-round: _____
Staff, turnout, arena, access and planned improvements: _____

☐ Confirm the land and rights

Verify municipal boundary, all PCNs, deed/legal description, survey, acreage, easements and access rights. Reconcile every parcel before calculating price per acre.

☐ Ask about this parcel and this proposal

Review current Village rules, zoning, EOZD/EPA status and approvals with Planning & Zoning. Obtain HOA declarations, amendments and architectural standards where applicable; municipal permission does not settle private restrictions.

☐ Reconcile improvements and permits

Check barn, arena, staff-space, access, grading, fill and drainage records; confirm inspections, finals and code history. Have qualified professionals assess condition and proposed work.

☐ Test water, drainage and horse systems

Obtain flood/elevation and drainage history. Inspect footing, paddocks, fences, electrical systems and water capacity. Verify well/water-use approvals, septic records where applicable, and livestock-waste storage/removal arrangements.

☐ Turn inspection findings into decisions

Agree on inspection scope for the house, barn, staff areas and water systems. Separate inspected items, access limitations and specialist follow-up. Keep report references, written findings, itemized estimates, a responsible professional and a deadline for each open item.

☐ Inspect the actual route and ownership budget

Walk or ride the relevant route where allowed; confirm gates and crossings. Budget taxes, insurance, utilities, maintenance, waste removal and required improvements. Get property-specific insurance advice before deadlines.

☐ Resolve closing records and open questions

Complete the Village property assessment/lien process alongside title, survey, association and inspection work. Identify the responsible professional and deadline for every unresolved question.

Start with the source, then confirm the parcel

Village: [planning / current rules](#) · [GIS layers](#) · [engineering permits](#) · [flood information](#) · [lien search](#)
[Palm Beach County parcel records](#) · [SFWMD well permits](#)
All source links, property examples and methodology: [read the full BitRealty guide](#).

Discuss the property your horses need

Contact **Ryan Beckett of BitRealty** with your property or requirements, horse count, intended use, access needs and improvement plans.

rbeckett@bitrealty.com | [561.301.6337](tel:561.301.6337) | [BitRealty.com/contact](https://bitrealty.com/contact)

Educational information; not property-specific legal, land-use, engineering, environmental, tax or insurance advice. Rules, records and listing status can change. Verify the exact parcel and contemplated use with relevant authorities and qualified professionals. This resource is original synthesis, not a representative market study.