



Mayer Ranch Polo

Cross Roads, TX | 111+/- AC



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Property Description

The prestigious Mayer Ranch Polo is, without a doubt, one of the most spectacular equestrian properties to come on the market in years. At more than 111 acres, it encompasses an immaculate polo field, a covered arena, various barns, nearly 60 stalls and a helicopter pad and hangar, all in view from the beautiful, custom-built owners' home — pristine and updated, and of the highest quality — and the property's separate office/studio. Less than one hour by car from the bustling Dallas-Fort Worth metroplex, this is a legacy opportunity like no other.

- 111 acres improved for equestrian use with easy access to 380, Dallas North Tollway, and I-35
- Outdoor polo field (regulation size) with viewing area
- Indoor polo arena (250 ft x 130 ft)
- 54 covered/indoor stalls, 3 birthing stalls, 4 tack rooms, 5 wash racks, hay barn, equipment barn
- Multiple fenced paddocks and large open areas that can accommodate livestock or act as riding areas
- Nearly 6,000 +/- SF main residence
- 1,600 +/- SF office/studio
- Staff accommodations and housing
- Helicopter Hanger and Heli-pad
- Paved road access on Naylor Road and Historic Lane
- Gated entrance and paved driveway to main residence
- Current home to Mens and Womens SMU Polo teams
- Minutes from Lake Lewisville

Property History

Polo History: Lobo Polo & Cattle first created the polo field and barn in the mid 1980s. The property was transformed when William (Bill) Steding built a full polo facility and the house, used as his own, until he sold it in 2016.

The polo played in North Texas in the late 1980s and 1990s is the type called high-goal — polo played at the highest level and by the best players in the world — with large crowds at the Willow Bend Polo Club in Plano, where The Shops at Willow Bend mall now sits. (The Willow Bend Polo Club is in Little Elm, today.) Steding was one of the major patrons at the time and played high-goal polo at Willow Bend. Most of the polo players used polo fields and farms in the Cross Roads/Oak Point area, where they kept their horses and trained and bred them. Ken Mayer, of Mayer Ranch Polo, even played a match on Steding's field in 1993.

Ken Mayer/Mayer Ranch Polo acquired the facility from Steding (in 2016) and started further development and expansion of the property, turning it into the premier polo facility in the Dallas-Fort Worth area. The United States Polo Association (USPA) has used the indoor arena for several interscholastic and Intercollegiate polo competitions, and is hosting the Texas College Polo Championship in November 2023 there, with plans to do so again in 2024.



Mayer Ranch Polo is one of the cornerstones of the DFW Polo Association and Ken Mayer is its current president. By the end of 2023, there will have been 12 USPA tournaments run by this association, with most of the finals being played on the Mayer Ranch polo field.

Improvements

Residential Improvements: First impressions are key to a breathtaking ranch — and the Mayer Ranch Polo makes a stunning one. Driving through the beautiful, gated entrance at 1600 Historic Lane, with its lush oak-tree canopy, and up the long, 900-foot driveway to the house sets the stage. Along the way, a picturesque pond and horse pasture are on one side and a heavily wooded area is on the other. A welcoming circular drive and large covered porch announce the nearly 6,000-square-foot, custom-built home, designed in a Transitional contemporary style. The home was built in 1990 and extensively remodeled approximately five years ago.

Large, custom double metal and glass doors invite you into the home, which is expansive and full of natural light — thanks to tall ceilings and the open floor plan — yet remarkably cozy, too. The home is well laid out, with various living areas both overlooking and accessing the pristine pool and patio areas. The living room, an adjacent sitting room and the dining room are at the front of the house and open to the large kitchen, den and bar. A hallway off the sitting room and kitchen leads to the fitness and laundry rooms, the garage and a back staircase that leads to an upstairs apartment. The large main suite has dual bathrooms and closets as well as a private sitting area and office, all overlooking the pool and backyard. There are two guest bedrooms on the first floor, and a second-floor apartment offers three bedrooms, a small kitchen and a private deck overlooking the polo field and pool.

The pool and large patio area, both covered and uncovered, are overlooked by and accessed from most rooms in the house. The lawn and gardens that are inside pipe-and-cable fencing are fully irrigated using economical well water. The large, attached three-car garage has ample space and storage.

Office/Studio: This Contemporary-style building is located a few hundred feet behind the house. At approximately 1,600 square feet, it offers a living area, woodburning fireplace, full kitchen and full bath.

Helicopter Pad and Hangar: The private concrete pad and metal hangar have been designated since 2002 as a Federal Aviation Administration (FAA) heliport.

Equestrian Improvements: The beautiful and gated entrance at 3800 Historic Lane leads you past a pond (with year-round geese) and pastures of coastal Bermuda grass to the polo field, covered arena, various barns, turnout for horses and on-site employee housing.

The regulation-size polo field is adjacent to the 250' x 130' covered arena, which currently is home to the Southern Methodist University (SMU) polo team. The arena has viewing decks, a scoreboard, 20 stalls, two tack rooms, three wash racks and covered parking for trailers and equipment. Three additional barns have 36 stalls total, with three birthing stalls, four tack rooms, three wash areas and an additional hay barn and storage area.



The polo field has an elevated viewing area, practice field, exercise track and polo hitting cage. There is an equipment barn, shop and covered equipment area. There are three buildings, with a total of six separate units for staff.

Location

The property is situated in the town of Cross Roads, Texas, in eastern Denton County. There is easy access to all parts of the North Texas area, including Dallas and Fort Worth, thanks to the ranch's ideal location between Interstate 35 and the Dallas North Tollway, and less than a mile south of U.S. Route 380. (The downtowns of Dallas and Fort Worth are just 40 to 45 minutes away.) There are two impressive and gated entrances to the property: 1600 Historic Lane, which leads to the main house; and 3800 Historic Lane, which leads to the polo field, arena and barns. The property has road frontage of almost 900 feet on Historic Lane, 435 feet on Naylor Road and has access to Pottershop Road through a deeded easement. The Shops at Legacy, in Frisco Texas home of F.C. Dallas are just 15 to 20 minutes away from the property with a nearly endless supply of restaurants and almost everything you could need to supply your family and ranch.

Land

At the center of the 111.41-acre property is a pristine polo field, plus pastures and turnouts. In addition to the regulation-size polo field, there are 15 paddocks with loafing sheds and three 15- to 20-acre pastures.

Overall, the land is gently rolling, with primarily open pastures and fields, though the eastern and southwestern perimeters are heavily treed, which provides privacy as well as habitat for a variety of wildlife. Much of the perimeter and the entry drive to the house are pipe-and-cable fencing, with a few areas having five- and six-strand horse-wire fencing.

The property has four stock tanks; two have water wells to ensure they are always full. There are three water wells on the property, which are primarily used for irrigation and filling stock tanks. The Mustang Special Utility District supplies water for the residences. A seasonal creek runs along the eastern portion of the property, near Naylor Road. Approximately 80 acres of the ranch have an agricultural exemption; the barn, house and polo field do not.

Terrain/Topography

Mayer Polo Ranch is located on the line between the Blackland Prairie Ecological Region and the Cross Timbers and Prairies Ecological Region of Texas. Elevation on the property ranges from 580+/- feet above sea level to 600+/- feet above sea level. Soil types on the property include Gasil fine sandy loam, Konsil fine sandy loam and Birome fine sandy loam.

Recreation/Hunting:

Enjoy stock-tank fishing, dove hunting and riding horses through the pastures, and just minutes away from Lake Lewisville where endless recreational opportunities exist.

Minerals

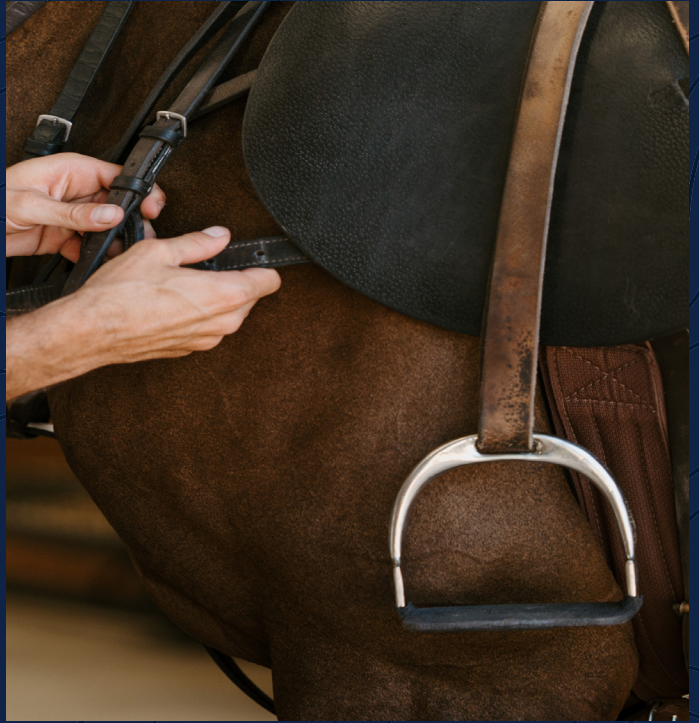
Consult with the listing brokers for information on the minerals.











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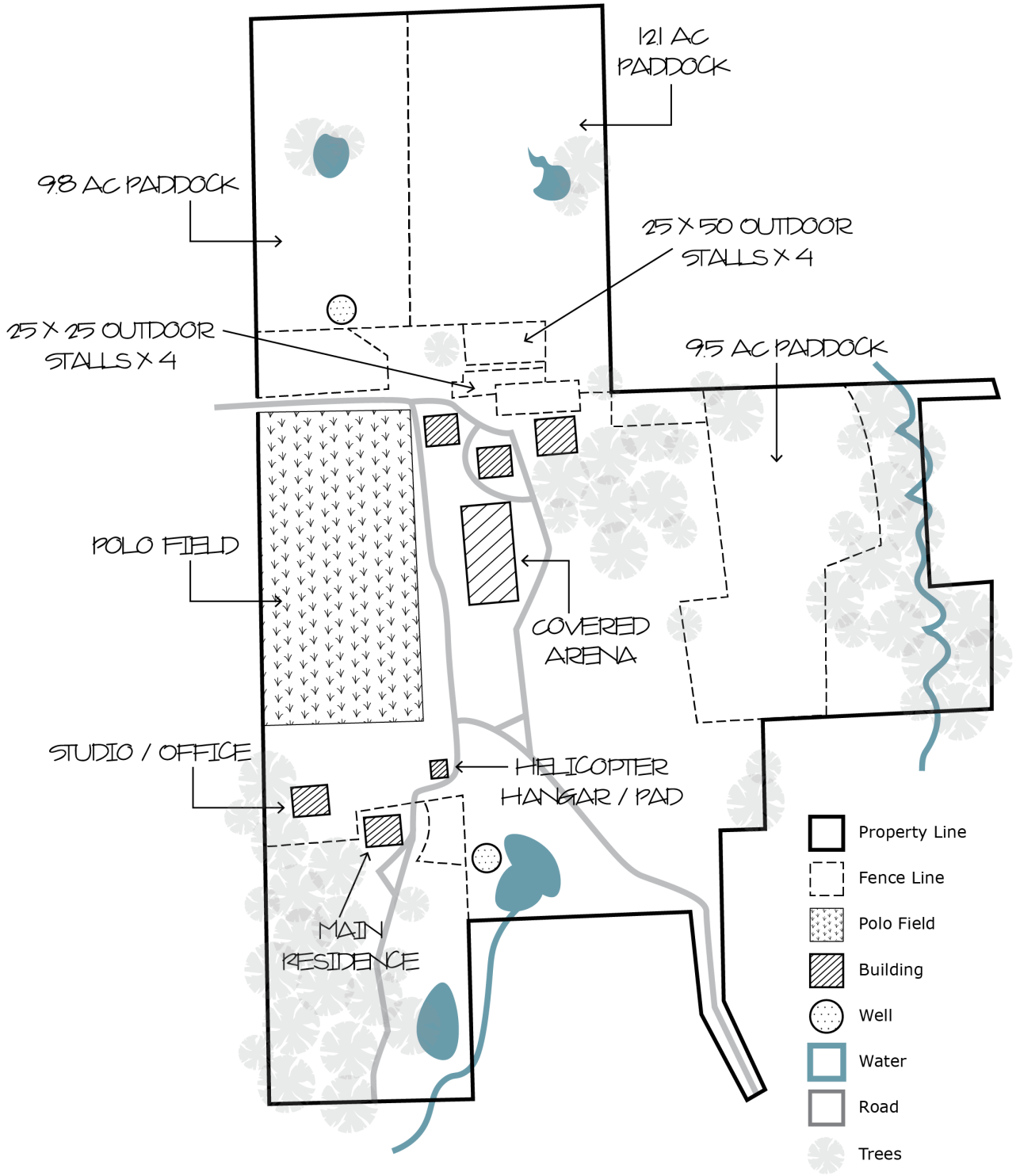
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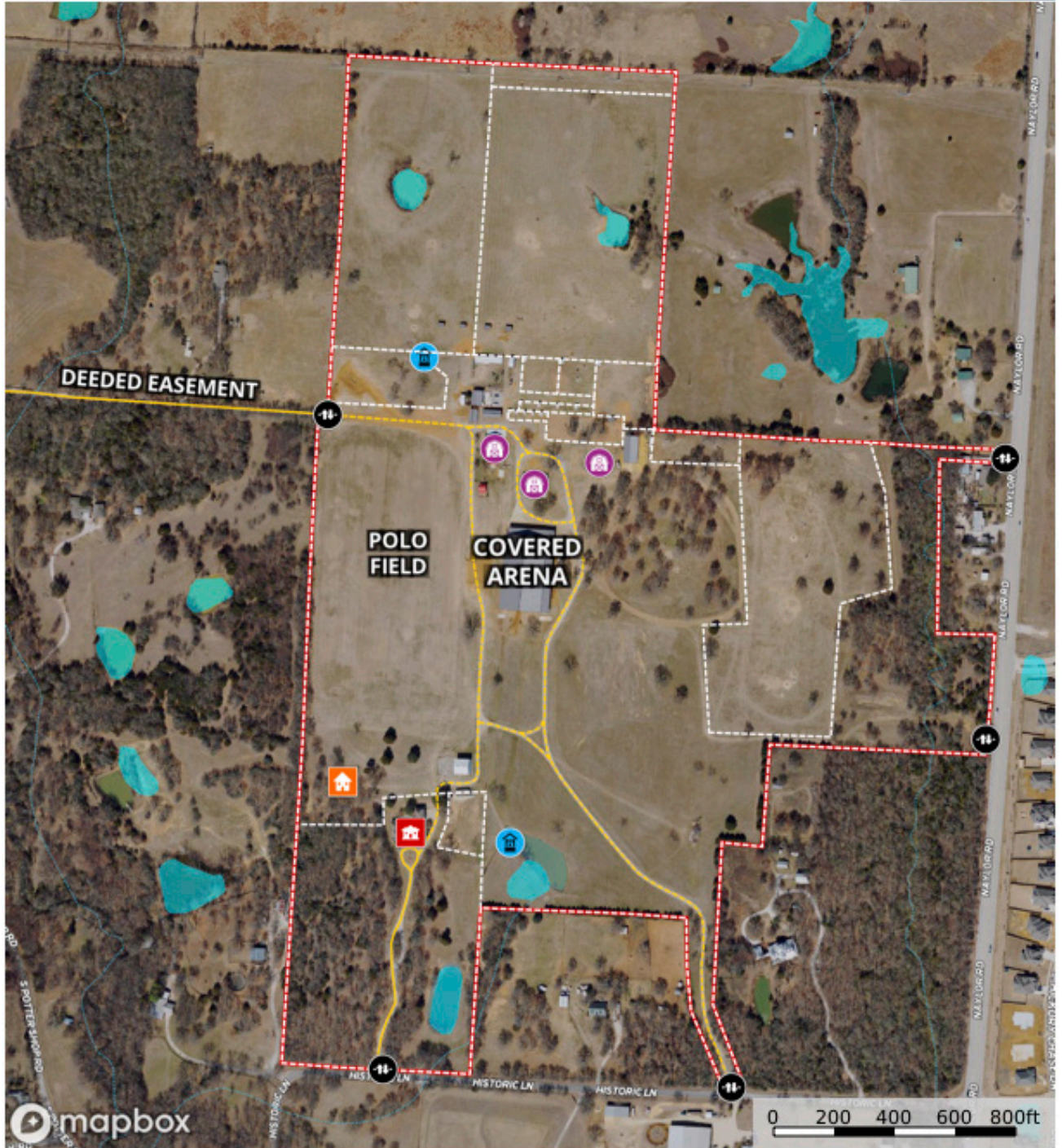
Property Layout





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Mayer Polo Ranch
Denton County, Texas, 111 AC +/-



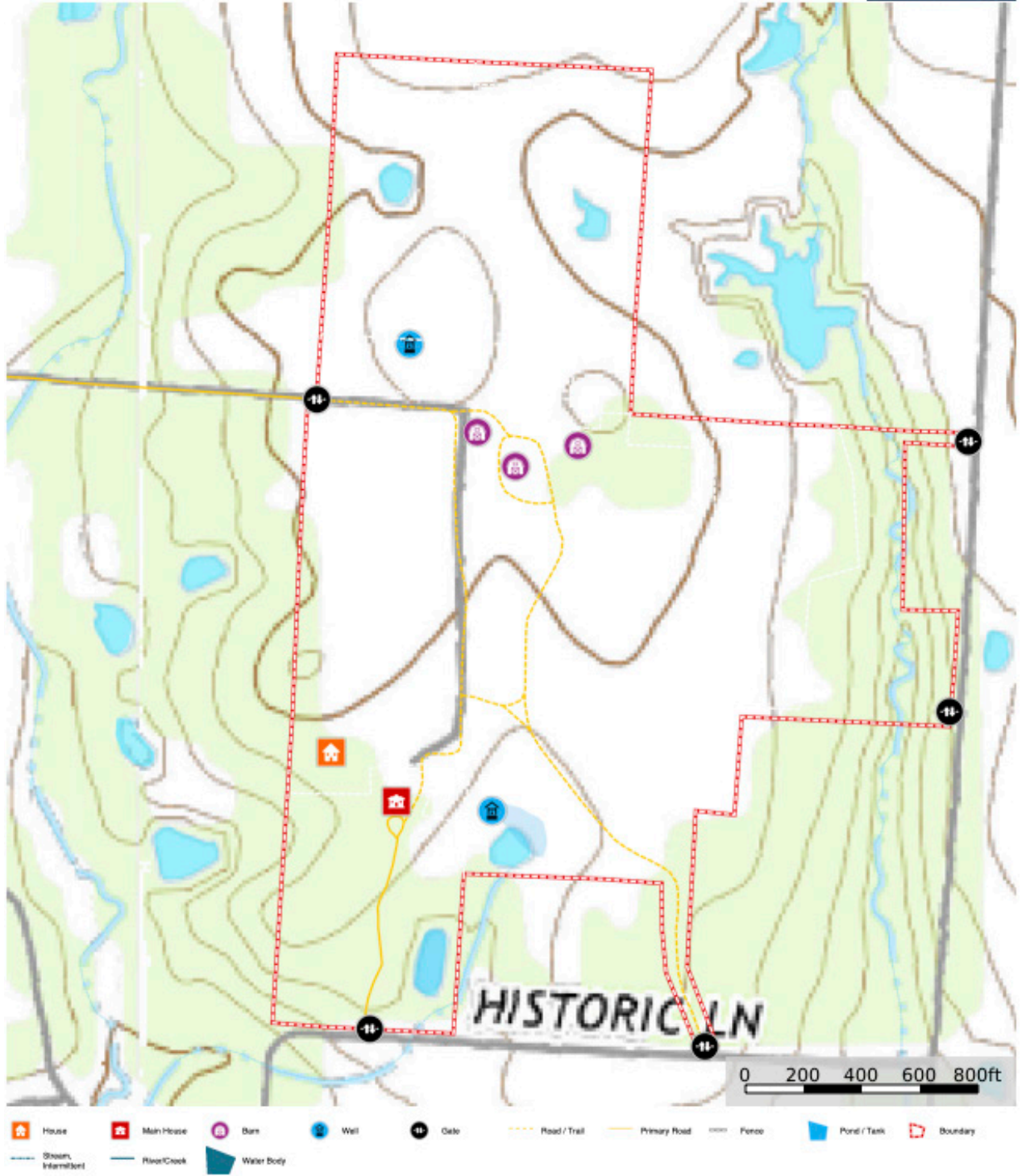
- House
- Main House
- Barn
- Well
- Gate
- Road / Trail
- Primary Road
- Fence
- Pond / Tank
- Boundary
- Stream, Interimbed
- River/Creek
- Water Body

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The information contained herein was obtained from sources deemed to be reliable. Land ID™ Services makes no warranties or guarantees as to the completeness or accuracy thereof.

Aerial Map

Mayer Polo Ranch
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