

LAND FOR SALE

DEER ISLAND HOME

DEER ISLAND

Cedar Key, FL 32625

LISTED BY:

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Beautiful Gulf Sunset

KEY FACTS

- Sale Price: \$2,100,000
- County: Levy
- Will allow 1 home per island with a potential to get 2 more homes approved or consider there is no limit on the size of the home.
- New 2,751 SF home (3 levels), 3/2 with all utilities; fully furnished and equipment negotiable
- Acreage: 90 ± Acres
- Address: Private Island, 8 ± Miles north of Cedar Key, Florida
- Roads: Dirt Road runs along the north-south axis through the wooded terrain

WATER FRONTAGE

- 1 ± mile of gleaming white sand beachfront along the Gulf of Mexico
- 1 ± mile of coastal waterfront facing the mainland
- Uplands/Wetlands: 25 ± acres uplands / 65 ± acres wetlands and sovereign
- Land Cover: Oak hammocks, pine flat woods, saltwater marshes, tidal flats
- Irrigation/Wells: Water well and storage tank
- Zoning/FLU: 6900ORN/Miscellaneous Agriculture

STRUCTURES

- Island home
- New PVC dock
- Smokehouse
- Water well, storage tank/tower
- Two small storage buildings

FURNITURE AND EQUIPMENT (NEGOTIABLE):

- House loaded with excellent and tasteful furniture
- Island decor
- Golf carts
- Fan flats boat



Island Aerial



Beach front on Deer Island

SALE PRICE

\$2,100,000

OFFERING SUMMARY

| | |
|-----------------------|--|
| ACREAGE: | 90 ± Acres |
| PRICE / ACRE: | \$23,333 |
| CITY: | Cedar Key |
| COUNTY: | Levy |
| PROPERTY TYPE: | Conservation Easement, Land Investment, Mitigation, Waterfront |

PROPERTY OVERVIEW

Located just minutes off Florida's historic Cedar Key on the beautiful Gulf Coast, the Deer Island Home offers a grand lifestyle. Experience unique privacy, outstanding outdoor recreation, and a tropical paradise all on your personal, secure, and exclusive 90-acre island. This private island is rich with native bird species and is well-suited for a family get-away, recreational sports, camping, hiking, nature watching, and much more!

The island features an exceptional sugar white sandy beach along the entire west coastline. The interior rises to an elevation of 14 feet above sea level and is densely forested with large oaks, pines, cedars, and palms with an understory of cypresses, wild coffee, palmettos, and more - perfect for Florida's native wildlife habitats. A narrow dirt roadway runs north and south along the spine of the island. The island house sits on the north end of the island near the dock. The 45 acres on the north end is 14 feet above sea level, the 45 acres on the south side is not above sea level but may offer a revenue source as a conservation easement.

The island is located inside the Big Bend Aquatic Seagrass Preserve and adjoins the Lower Suwannee National Wildlife Refuge. The historic fishing villages of Cedar Key and Suwannee are eight miles south and north of the island, respectively. The city of Gainesville, home of the University of Florida, is 50 miles to the east, and the pristine waters of the Gulf to the west.

Access to the island is by boat, seaplane, or helicopter. With deep water access on the northeast corner of the island, the new long dock facilitates any conveyance.



Island House

UNIQUE FEATURES

- Sugar white sandy beach facing the open Gulf of Mexico that runs the length of the island
- Wooden walkway to beachfront
- Dock on the northeast corner
- Water well and storage tank/tower
- Power supplied by Generac solar power
- Two small storage buildings
- New House with water, septic, and power for overnight, weekends, or forever!
- Deck barge, 30-foot (it was used to bring the camper to the island and is rated to carry up to 12,500 pounds)
- Zoned by Levy County for one house with no size limit as long as an advanced secondary treatment septic system is used.

The main island consists of 3 small islands! A shallow water ramp suited for launching kayaks and airboats at any tide is located at shell mound, 1.5 ± miles south of Deer Island. Larger boats should be launched at Cedar Key or Suwannee, except at high tide. Most of the run from Suwannee to Deer Island is down the east pass, which is protected from high winds that sometimes blow off the Gulf of Mexico. And, the freshwater of the Suwannee river flushes salt from the motor upon return to the mainland. Minutes to Cedar Key Dining & Amenities. In Area of Protected Lands 0.8 ± Mile Pristine White Beach on the Gulf of Mexico and Additional 1 ± Mile of Coastal Waterfront!

Additional Revenue Possibilities: Given its location among several protected lands and refuges, there is a potential to sell the southern portion as a conservation easement. Other income opportunities include leasing the property to boaters, campers, or to organize fishing trips! Given the fact that it once was home to the native Indians, as well as white settlers, and the local interest in marine life manifested by the University of Florida Nature Coast Biological Station in Cedar Key, the ingredients are ripe for a tourist development on Deer Island.



Front Porch

DEER ISLAND HOME

- House is on a concrete slab foundation, 2 stories on pylons with a rooftop deck and solar panels.

- Ground level (open-air) used for storage on a concrete slab (under the second floor)

- Structure: Pylons run the full length of structure into the ground several ft.

- House plans and engineering are available

Second floor:

- 9' ceilings

- Wood floors

- Anti-mold plaster walls

- 3 bed, 2 bath

- Full kitchen

- TV & sound system via wi-fi.

UTILITIES

- Wi-fi

- Power: Solar power via Generac (runs 24/7 for constant a/c and power)

- Water: Well

- Wastewater: Septic.

FURNITURE AND EQUIPMENT (NEGOTIABLE)

- House loaded with excellent and tasteful furniture

- Island decor

- Golf carts

- Fan flats boat

POTENTIAL USES

- Ultimate sportsman's getaway with incredible fishing; Trout, Red Fish, Black Drum, as well as crabbing, boating, and swimming.

- Excellent hunting is nearby offering White Tail Deer, Osceola Turkey, quail, duck, and wild boar near the Lower Suwannee National Wildlife refuge in Levy County, and near the mouth of the renowned, pristine Suwannee River in Dixie County.

- Conservation easement with income possibilities

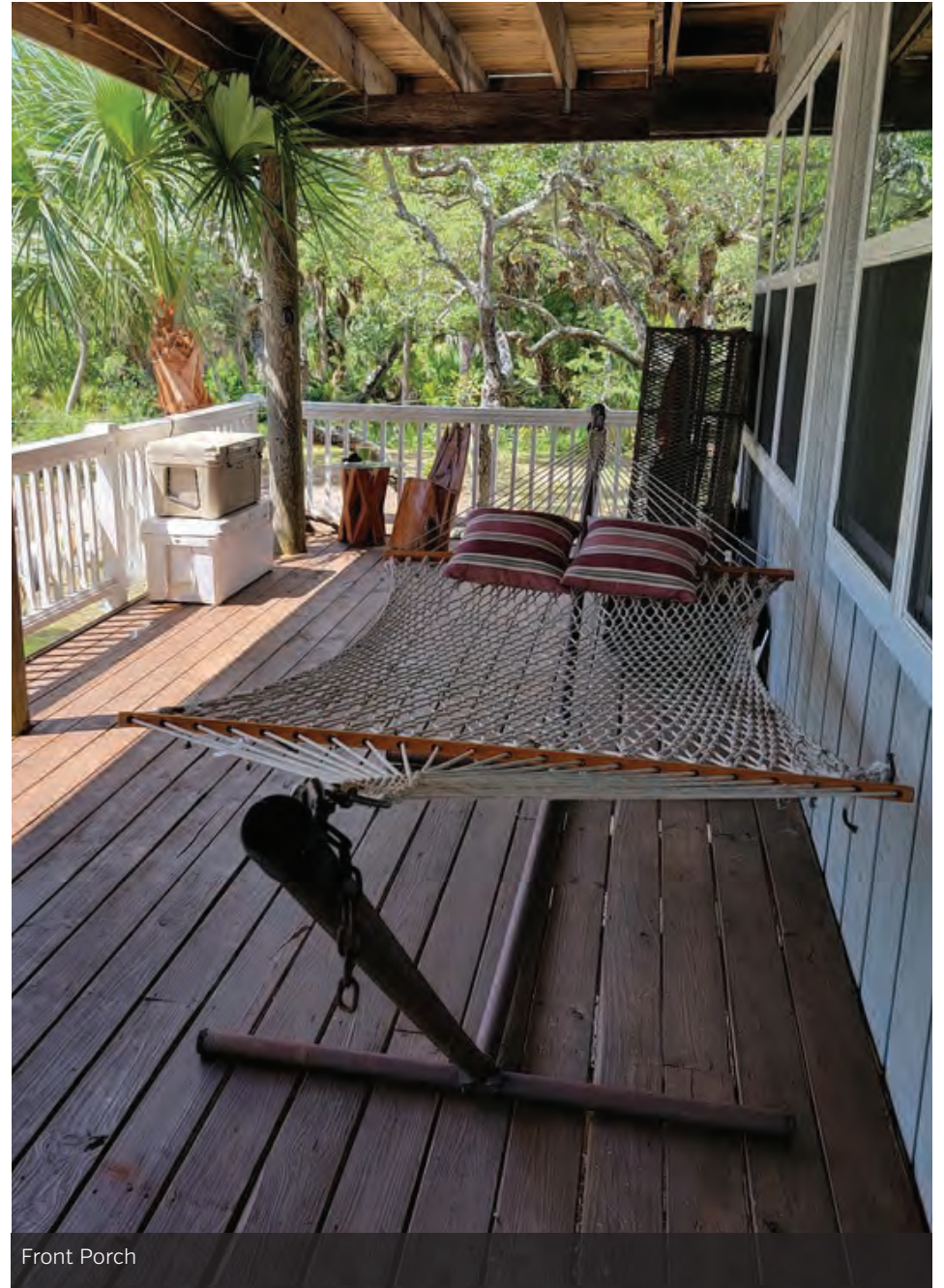
- Family recreational retreat and perfect safe haven from civil strife for your entire family.

- Corporate Retreat for that unique team building and mind reset experience.

- Incredible lifestyle with the classic Florida city-island of Cedar Key just minutes away, providing dining shopping, history, festivals, etc; see link: <https://cedarkey.org/>



Front Steps



Front Porch



Deer Island Home



Smokehouse



Generac Solar Generator



Firepit



Kitchen & Bar



Bedroom



Family Room



Deer Island Bar Area



Beach front on Deer Island

BARRIER ISLANDS

Pristine Barrier Island This is a beautiful barrier island with elevations as high as 14 feet above sea level. The parcel is over 90 acres in total area; approximately 45 acres lie below the mean high tide mark and are sovereign. Of the balance, approximately 25 acres are upland and 20 acres is salt marsh.

It is located just north of the historic and charming seaside town Cedar Key on Florida's west coast, offering nearby shopping and dining, as well as a municipal marina facility. Outdoor Sporting The outdoor sports opportunities are world-class in this year-round perfect weather in the crystal blue waters of the Gulf of Mexico for boating, diving, fishing, crabbing, and other recreation. Hiking and bird watching will be favorite activities.

The Cedar Key area is known for 18 of Florida's beautiful native birds, making it a perfect place for birding! Found in the area are Roseate Spoonbill, American Wood Stork, White Ibis, Snowy Egret, Great White Egret, Great Blue Heron, Tri-Color Heron, Little Green Heron, Yellow Crown Night Heron, Brown Pelican, White Pelican, Magnificent Frigate Bird, Osprey, Bald Eagle, Turkey Vulture, Red Wing Blackbird, Boat-Tailed Grackle, and Black Skimmer. Fishing, Oysters, Crabbing Abundant redfish, black drum, trout, and blue crab are there for the taking.

The bayside of the island is fringed with salt marsh and oyster bars. Abundant Game for Hunting Levy County is known as one of Florida's best hunting grounds for native game. With the national wildlife preserve of over 10,000 acres along the coast, the area offers excellent hunting for Whitetail Deer, Osceola turkey, duck, and wild boar. With the National Wildlife Preserve of over 10,000 acres along the coast, the area offers excellent hunting for Whitetail Deer, Osceola Turkey, Duck, and Wild Boar.



CEDAR KEY HISTORY

The island location, just minutes north of Cedar Key, offers its many amenities. Cedar Key is one of the oldest ports in the state and when Florida's first railroad connected it to the east coast, it became a major supplier of seafood and timber products to the northeast.

THRIVING CULTURE

Today, Cedar Key has become a haven for artists and writers, who find the unspoiled environment inspirational to their work. Many people visit each year to walk the historic streets, browse the shops and galleries, explore the back bayous, and enjoy the world-famous restaurants that feature seafood fresh from local suppliers.

FESTIVALS AND ARTS

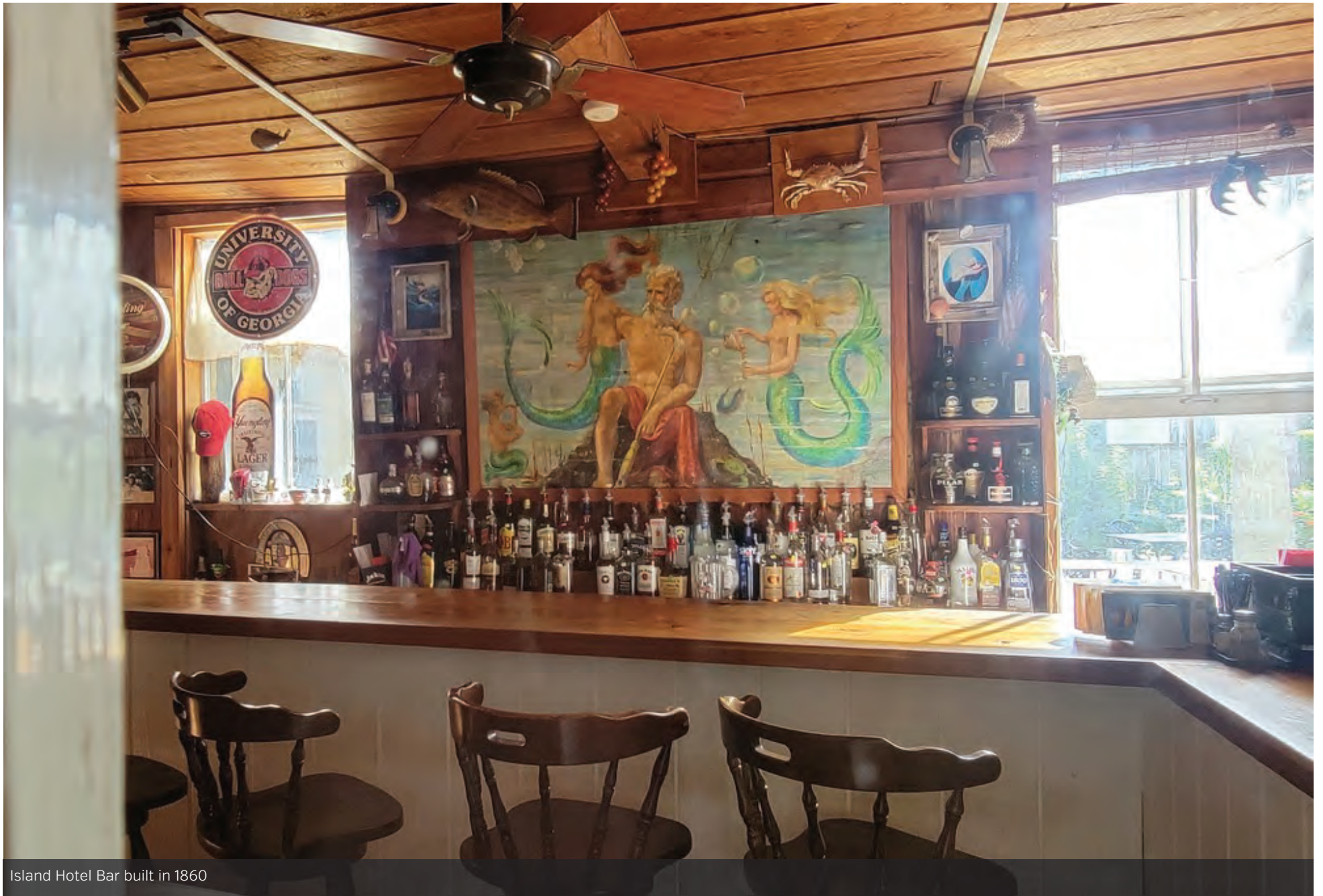
Annually, thousands of visitors come to enjoy the Old Florida Celebration of the Arts in April, the Fourth of July Celebration, and the October Seafood Festival. For the nature lover, besides world-famous fishing and bird-watching, visitors find fabulous nature trails to walk in the nearby Lower Suwannee National Wildlife Refuge.

NATIVE HABITATS

Federally-protected sanctuaries, the Cedar Keys form a chain of barrier islands ideally suited to a vast range of migratory and shorebirds, including the elusive white pelicans, roseate spoonbills, and bald eagles. The variety of natural habitats, from salt marshes to Indian shell mounds, makes this truly a nature lover's paradise.

ANCIENT HISTORY

According to an archeology professor at the University of Florida, Deer Island was inhabited at least intermittently by Native Americans beginning several thousand years ago, and early Florida settlers camped and lived on the island, too. Four hearty souls identified Deer Island as home in the 1880 Levy County, Florida census. A cabin on the south end of the island that served as their home is depicted on the 1951 USGS Cedar Key Quadrangle map. Only traces of the old structure remain. The current storage buildings occupy the sites of a former bunkhouse and shed, the remains of which were carted off the island.



Island Hotel Bar built in 1860



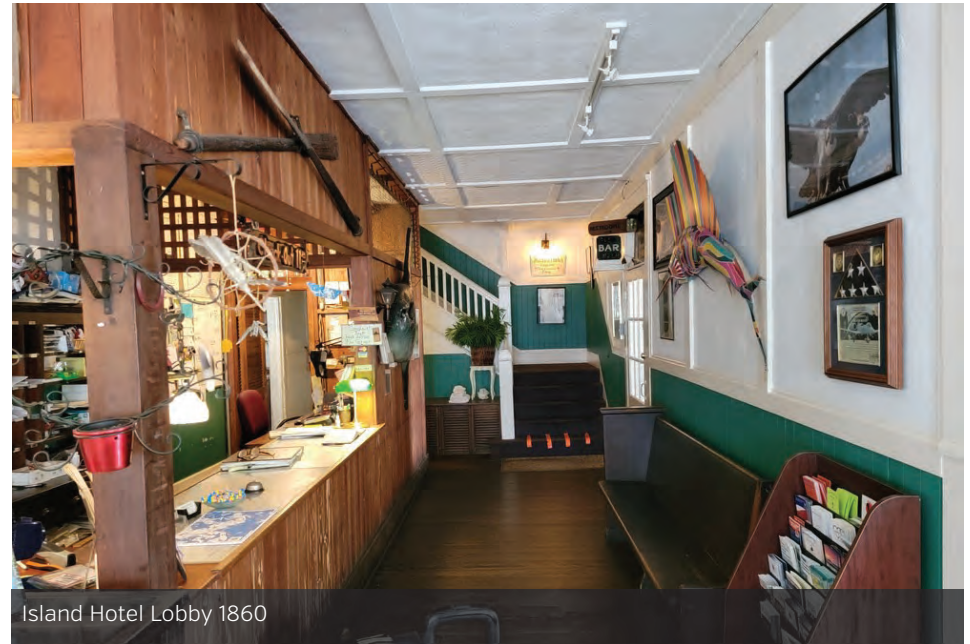
Cedar Key Waterfront Restaurants



Cedar Key Waterfront Restaurants



Cedar Key Water Side Restaurants



Island Hotel Lobby 1860



GENERAL POINTS OF INTEREST

- University of Florida (located 50 miles to the east)
- Florida and US preservation lands in the area: Cedar Key Scrub State Reserve and Cedar Keys National Wildlife Refuge
- Levy County is known as a prime hunting area for Whitetail deer, Osceola turkey, and boar.

DIRECTIONS

- From Cedar Key [Levy County] municipal dock, go north by boat about 8 miles to the island • White sand beaches run along the entire west side for disembarking or use the dock on the island located on the southeast corner Showing Instructions:
- Cruise around the island by boat or fly by helicopter or seaplane around the island.
- To walk through this incredible island home please contact the listing broker, Steve Toner

8 ± miles to Cedar Key by Boat 35 ± miles to Bronson 54 ± miles to I-75 60 ± miles to Gainesville 134 ± miles to Tampa 135 ± miles to Orlando.



LOCATION & DRIVING DIRECTIONS

| | |
|------------------------------|-----------------------|
| PARCEL: | 0005300000 |
| GPS: | 29.235876, -83.079191 |
| DRIVING DIRECTIONS: | Contact Steve Toner |
| SHOWING INSTRUCTIONS: | Contact Steve Toner |



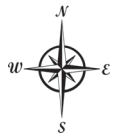






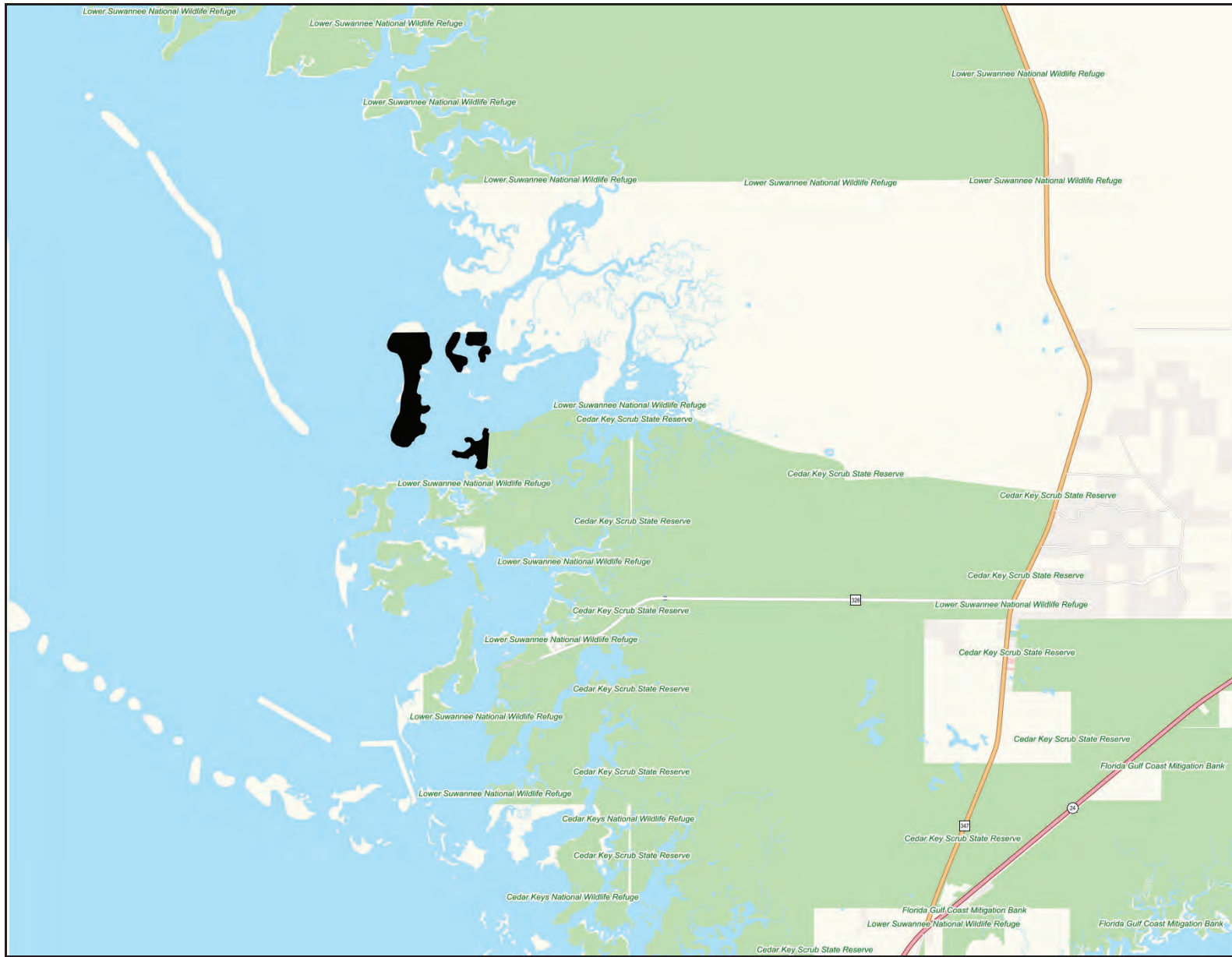


 Polygons Drawing
 Streets MapWise

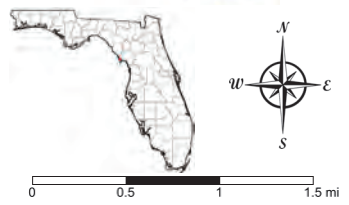


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■ Polygons Drawing



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