

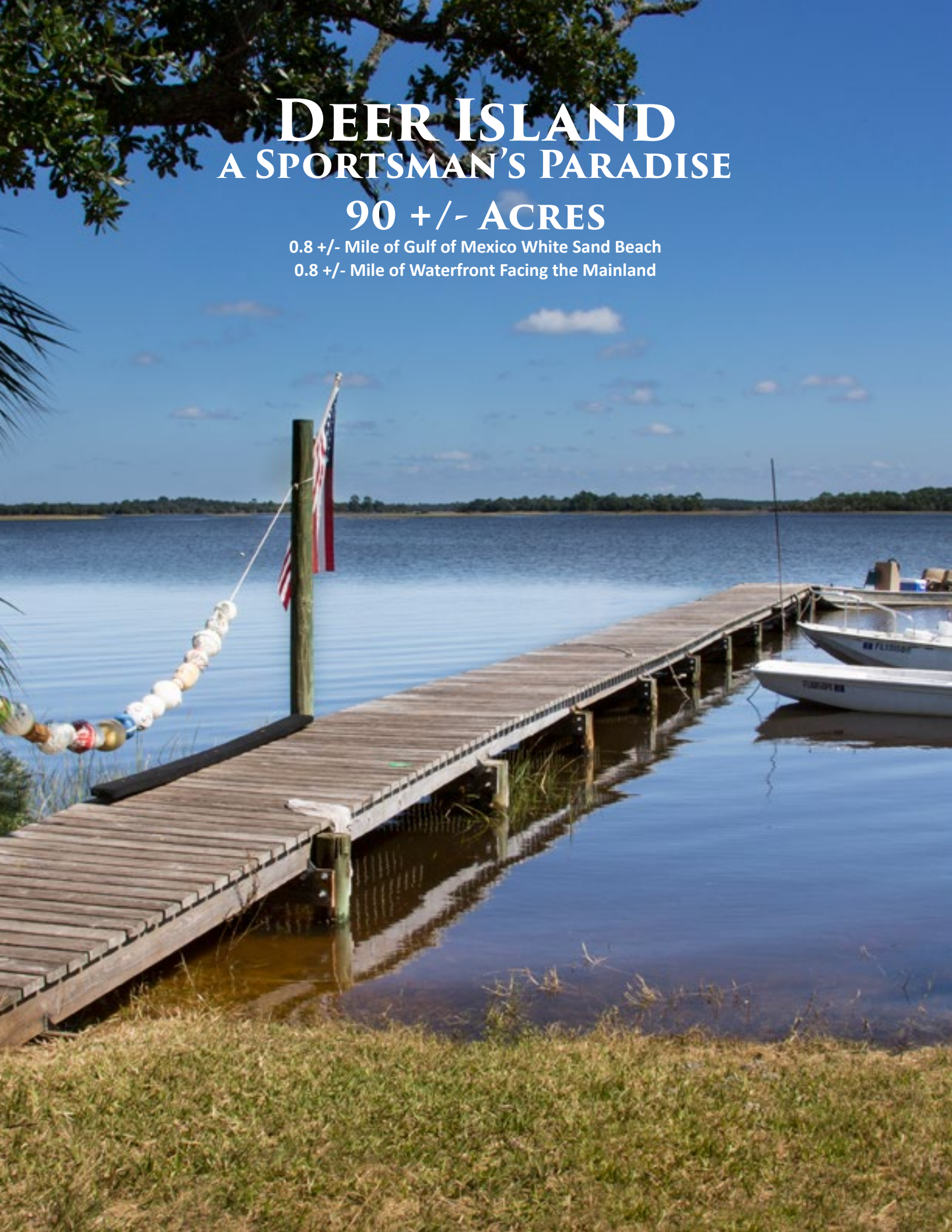
DEER ISLAND

A SPORTSMAN'S PARADISE

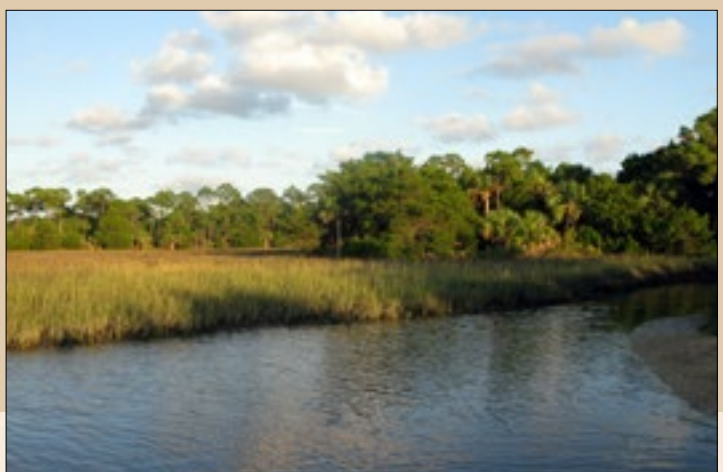
90 +/- ACRES

0.8 +/- Mile of Gulf of Mexico White Sand Beach

0.8 +/- Mile of Waterfront Facing the Mainland



Photos of Subject Property



DEER ISLAND A SPORTSMAN'S PARADISE

Off Cedar Key, Levy County

Deer Island offers unique privacy, outstanding outdoor recreation, and a tropical paradise experience all on your personal, exclusive island located just minutes off Cedar Key along Florida's beautiful Gulf Coast!

The island features an exceptional sugar white sandy beach along the entire west coastline. The interior rises to an elevation of 14 feet and is densely forested with large oaks, pines, cedars, and palms with an understory of coonties, wild coffee, palmettos and more - perfect for Florida's native wildlife habitats.

Approximately one acre on the south end of the island near the dock has been cleared for a camp (except for the trees). A narrow unimproved road (a glorified trail) runs north and south along the spine of the island.

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.

Gainesville, home of the University of Florida, is 50 miles to the east.

Access is by boat or helicopter, with deep water access on the northeast corner of island. The existing dock is on the southeast corner in shallower water.

This private island is rich with native bird species. Use this unique property for a family get-away, recreational sports, camping, hiking, birding, and more!

Given its location among several protected lands and refuges, there is a potential to sell as a conservation easement. Other income opportunities include leasing the property to boaters, campers, or to organize fishing trips!





DEER ISLAND A SPORTSMAN'S PARADISE

Off Cedar Key, Levy County

Acreage: 90 +/- acres

Sale Price: \$1,500,000

Price per Acre: \$16,484

County: Levy

Address: Private Island, 8 +/- Miles north of Cedar Key
Florida

Roads: Dirt road runs along the north-south axis

Water Frontage:

- 0.8 +/- mile of gleaming white sand beachfront along the Gulf of Mexico
- 0.8 +/- mile of coastal waterfront facing the mainland

Uplands/Wetlands:

- 25 +/- acres uplands
- 65 +/- acres wetlands and sovereign

Land Cover: Oak hammocks, pine flatwoods, saltwater marshes, tidal flats

Irrigation/Wells: Water well and storage tank

Zoning/FLU: 6900ORN/Miscellaneous Agriculture

- Levy county will allow 1 home per island
- Potential to get 3 homes approved on the main island

Structures:

- Wooden dock
- Water well, storage tank/tower
- Two small storage buildings
- Small camper for overnight stays

Taxes: \$177.34 (2014)

Potential Uses:

- Recreation, boating, swimming, camping
- Fishing is excellent with plentiful trout, red fish, black drum, and blue crab
- Conservation easement
- Family recreational retreat

Game Populations: Trout, red fish, black drum, and blue crab, plus good hunting in area for white tail deer, Osceola turkey, and wild boar

Income Features:

- Potential sale as conservation easement
- Potential lease to boaters, campers, fishing trips

Minutes to Cedar Key Dining & Amenities

In Area of Protected Lands

***0.8 +/- Mile Pristine White Beach on the
Gulf of Mexico and Additional
0.8 +/- Mile of Coastal Waterfront!***

Main island consists of 3 small islands!

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 fresh water of the Suwannee river flushes salt from the motor upon return to the mainland.

General Points of Interest:

- University of Florida (located 50 miles to east)
- Florida and US preservation lands in 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

Unique Features

- Sugar white sandy beach facing the open Gulf of Mexico that runs the length of the island
- New wooden walkway to waterfront
- Dock on the southeast corner
- Water well and storage tank/tower
- Power supplied by generator, with plans for solar power
- Two small storage buildings
- Camper for overnight stays
- 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

For additional details and maps, visit:

www.SaundersRealEstate.com/DeerIsland





DEER ISLAND
A SPORTSMAN'S PARADISE
Off Cedar Key, Levy County

Parcel ID: 0005300000

GPS: 29.235876, -83.079191

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 around the island
- To walk through the island please contact the listing broker, Steve Toner

8 +/- Miles to Cedar Key by Boat

35 +/- Miles to Bronson

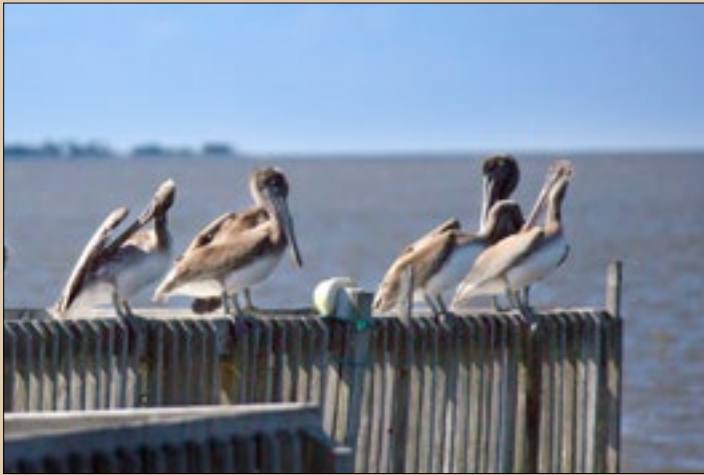
54 +/- Miles to I-75

60 +/- Miles to Gainesville

134 +/- Miles to Tampa

135 +/- Miles to Orlando

(Mileage is approximate)



DEER ISLAND

A SPORTSMAN'S PARADISE

Off Cedar Key, Levy County

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 are 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.

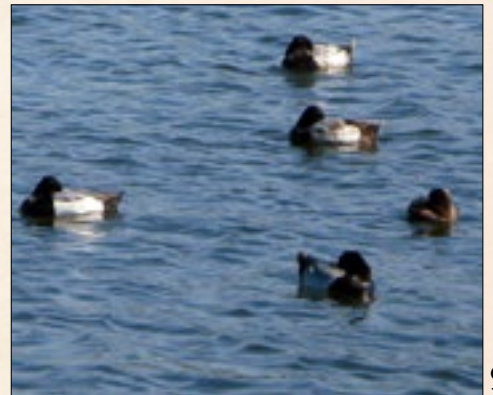
Fishing, Oysters, Crabbing

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.***





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Off Cedar Key, Levy County

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 shore birds, 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.





863.648.1528

114 North Tennessee Ave.
3rd Floor
Lakeland, FL 33801

90 +/- Acres • Private Tropical Island! • Recreation, Outdoor Sports, Hunting
Minutes to Cedar Key Dining & Amenities • In Area of Protected Lands
0.8 +/- Mile Pristine White Beach on the Gulf of Mexico • Additional 0.8 +/- Mile of Coastal Waterfront

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A SPORTSMAN'S PARADISE
Off Cedar Key, Levy County

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Saunders Real Estate

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For additional details and maps, visit:
www.SaundersRealEstate.com/DeerIsland

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