

PRIVATE ISLANDS INC.

BIG BULLARD CAY

THE EXUMAS, BAHAMAS



96.73 ACRES • FREEHOLD
400 FT FROM GREAT EXUMA

23.487°N 75.814°W

ELEVATION — SUMMIT 39 FT



THE ESTATE

At a Glance

LOCATION	The Exumas, Bahamas
TITLE	Freehold
LAND AREA	96.73 acres
SUMMIT	39 ft
STATUS	Non-developed
MAINLAND	400 ft away

FEET FROM THE MAINLAND

The southeastern shore sits about 400 feet from Deadman's Cay on Great Exuma, across a deep channel: seclusion with a one-minute crossing.

ISLAND VITALS

PRICE	ACREAGE
NOT PRINTED	96.73 acres
TITLE	SUMMIT
Freehold	39 ft
WATERS	REGION
Elizabeth Harbour	The Exumas

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REGION — THE EXUMAS

The Exumas stretch some 120 miles southeast of Nassau — a chain of hundreds of cays over famously clear water. Great Exuma anchors the south: George Town, the international airport and Elizabeth Harbour's boating life, all within a few miles of this cay.





THE CAY

Mrs. Bullard's Goat Cay

Big Bullard Cay — also known as Goat Cay, or Mrs. Bullard's Goat Cay — is a substantial, undeveloped landmass off Great Exuma's southwestern coast. Of the cay, 96.73 acres are offered freehold; the remainder is Crown Land, so the island's natural density stays low in perpetuity.

THE RIDGE

Forty Feet of High Ground

The cay rises to a central ridge of about 40 feet — high ground that opens panoramic, 360-degree views over the surrounding waters and makes naturally cooled, hurricane-resilient building sites. The footprint takes a primary villa, guest cottages and full staff and utility infrastructure with room to spare.

NORTH & EAST

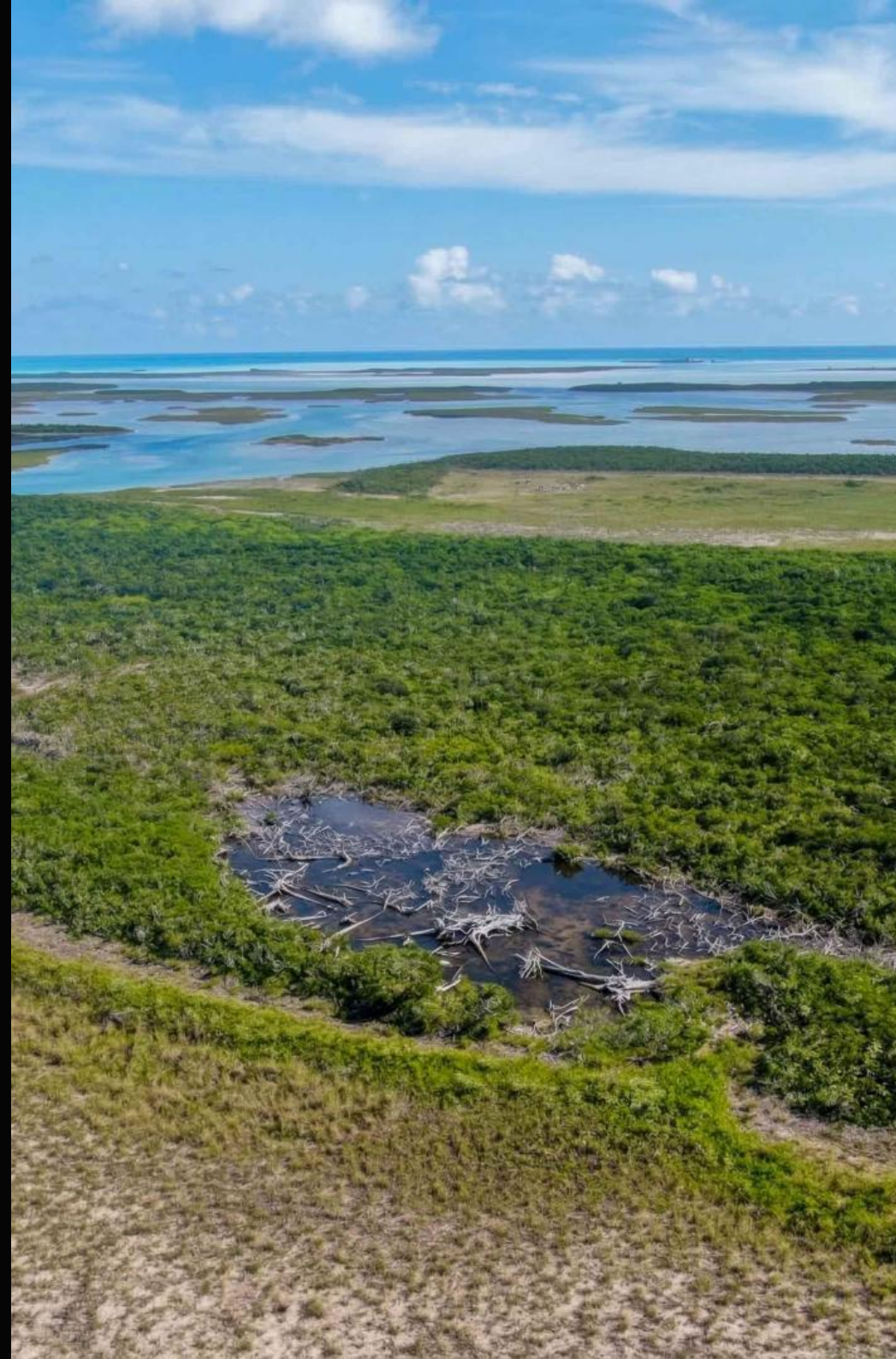
Deep Water & Open Views

The northern and eastern shores face deep water and sweeping ocean views, and a deep channel at the southeastern tip gives private vessels a secure corridor between the cay and the Great Exuma mainland.

THE SOUTHERN FLATS

Marl, Mangrove & Bonefish

The southern side runs to calm, shallow marl and mangrove flats. The mangroves are a vital nursery for local marine life — the surrounding waters are a haven for bonefishing and nature observation.





LAND AND WATER

An Island of Two Shores

One cay, two characters: deep-water frontage and open views to the north and east; sheltered marl flats and mangrove nursery waters to the south. Between them, a green, high interior — 96.73 acres held in a pristine, non-developed state, ringed by the signature turquoise of the Exumas.

KNOWN FOR

Near-shore scale — 96.73 freehold acres with a 40-foot ridge, lying just 400 feet off Great Exuma.

SUMMER HIGH 90°F · WINTER LOW 66°F · SEA TEMPERATURE 77-84°F



BY WATER

One Minute from Shore

Access runs from a mainland lot on Deadman's Cay, suitable for a private dock — a crossing of less than one minute over the 400-foot channel. Crab Cay, the harbour's development island, lies about four and a half miles northeast; George Town under three.

THE GATEWAY

Great Exuma & GGT

Great Exuma carries the chain's services and Exuma International Airport (GGT), about six and a half miles straight-line northwest — arrivals, provisioning and labour a short boat-and-road hop away, which keeps construction and upkeep off the usual remote-cay premium.

DISTANCES — STRAIGHT LINE

Deadman's Cay Shore 400 ft · George Town 2.9 mi · Crab Cay 4.4 mi · Exuma Int'l Airport 6.5 mi

96.73 ACRES • 40-FT RIDGE • 400 FT FROM SHORE

LOCATION

On the Map

THE EXUMAS • BAHAMAS, CARIBBEAN



GALLERY

The Estate in Frames



White sand on the sheltered shore



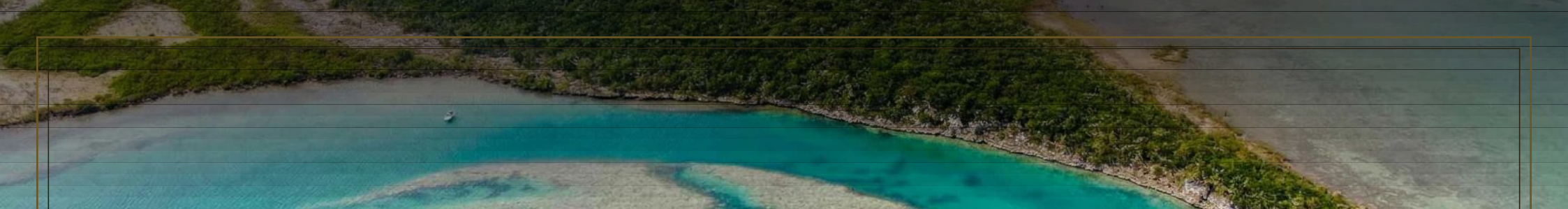
The southeastern point



Tidal channels around the cay



Across the ridge to the mainland channels



PRIVATE ISLANDS INC.

THE WORLD'S AUTHORITY ON PRIVATE ISLAND SALES & RENTALS

BIG BULLARD CAY

THE EXUMAS, BAHAMAS

CURRENT PRICE & AVAILABILITY

This brochure carries no printed price, so it can never be out of date. Scan the code or open the live listing for today's price and availability.



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