

PRIVATE ISLANDS INC.

BUTLER BAY VALLEY

ST. CROIX, US VIRGIN ISLANDS



29.1 ACRES • FREEHOLD
1,800 FT OF BEACHFRONT

17.751°N 64.890°W

ELEVATION — HILLTOP 256 FT



THE ESTATE

At a Glance

LOCATION	Butler Bay, St. Croix
TENURE	Freehold
LAND AREA	29.1 acres
BEACHFRONT	1,800 ft
STATUS	Undeveloped
HILLTOP	256 ft

1,800 FEET OF WEST-FACING BEACHFRONT

A near-third of a mile of sand and clear water on the sunset coast, fronting one of the Caribbean's premier wreck dives.

ISLAND VITALS

PRICE	ACREAGE
NOT PRINTED	29.1 acres
TENURE	HILLTOP
Freehold	256 ft
WATERS	BEACH
Caribbean Sea	Butler Bay Beach

www.privateislandsonline.com/caribbean/usvirginislands/butler-bay-valley

REGION — US VIRGIN ISLANDS

The US Virgin Islands are an American territory in the northeastern Caribbean — St. Croix, St. Thomas and St. John under U.S. law, currency and courts. St. Croix is the largest: a historic Danish colonial island of estate great houses, rum distilleries and a forested northwest coast.





THE SETTING

A Valley of One's Own

Butler Bay Valley is a 29.1-acre parcel on St. Croix itself — not an island of its own. The pin in this brochure marks the property: a forested valley on the northwest coast, opening west to Butler Bay Beach.

THE BASIN

Between Two Ridgelines

A virtually untouched rainforest basin shaped by two massive ridgelines that descend from elevations of 600 feet to the west-facing shoreline. The ridges shield the valley from outside influences, giving it the feel of a private island.

SINCE THE SUGAR ERA

Untouched Ground

The valley has remained largely untouched since the era of West Indies sugar production. Towering specimen trees dominate, white-tailed deer roam the surrounding nature preserve, and fertile soil under abundant rainfall supports lush growth — guinea grass well suited to horses or agriculture.

THE WATER

Wreck Diving Offshore

Just offshore lies one of the Caribbean's premier wreck-diving sites. Sea turtles nest along the beach, and with minimal ambient light the night sky opens to the Milky Way and even the Southern Cross.





LAND AND WATER

1,800 Feet of Beachfront

The property includes 1,800 feet of beachfront along crystal-clear, neon-blue water. Butler Bay Beach stays quiet and seldom visited — the island's many other beaches draw the crowds elsewhere — while the west-facing shore takes the sunset nightly over the open Caribbean Sea.

KNOWN FOR

An untouched 29-acre rainforest valley with 1,800 feet of sunset-coast beachfront — island privacy under U.S. jurisdiction on St. Croix.

DAYTIME HIGH $\pm 86^{\circ}\text{F}$ · NIGHT LOW $\pm 76^{\circ}\text{F}$



BY ROAD

One Paved Road In

A single paved road — Hams Bluff Road — serves the northwest corner of St. Croix, following the sunset coast north from Frederiksted, three miles south. The valley's controlled access is part of its security: one way in, shielded by its ridgelines.

THE GATEWAY

Daily Jets, U.S. Systems

Henry E. Rohlsen Airport, St. Croix's jet gateway, lies seven miles straight-line to the south-east, with daily jet service. Christiansted, the island's main town, is twelve miles east — and behind both stands the full apparatus of U.S. jurisdiction: mainland power, postal service, medical facilities and reliable internet.

DISTANCES — STRAIGHT LINE

Frederiksted 3 mi · Rohlsen Airport (STX) 7 mi · Christiansted 12 mi

29.1 ACRES • 1,800 FT OF BEACHFRONT • ONE VALLEY

LOCATION

On the Map

BUTLER BAY • NORTHWEST ST. CROIX, US VIRGIN ISLANDS

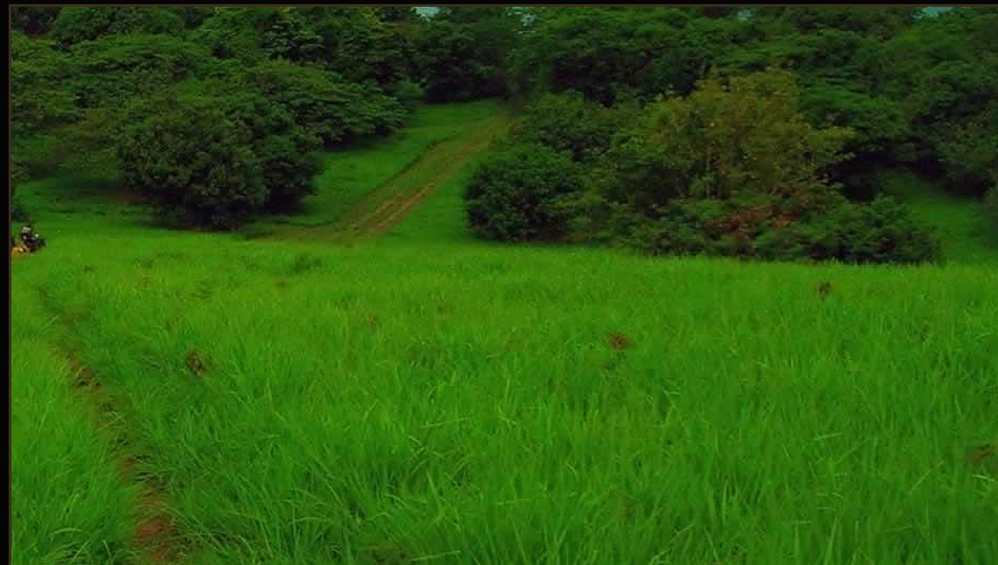


GALLERY

The Estate in Frames



Swimmers over the clear shallows



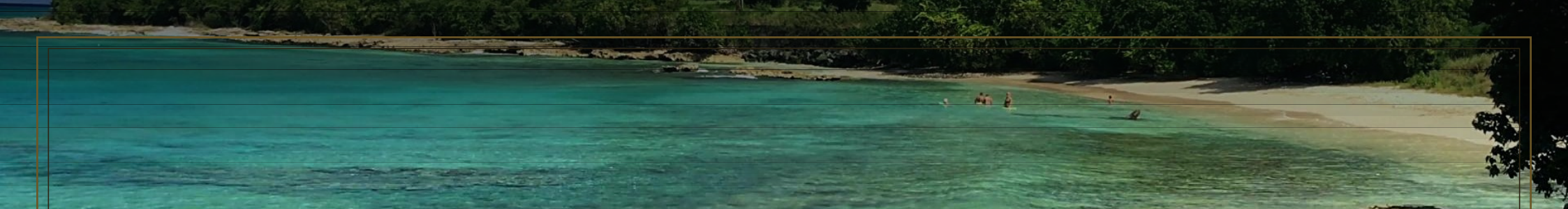
The guinea-grass slope above the valley



Along the shoreline toward the point



Reef flat and deep water, from above



PRIVATE ISLANDS INC.

THE WORLD'S AUTHORITY ON PRIVATE ISLAND SALES & RENTALS

BUTLER BAY VALLEY

NORTHWEST COAST, ST. CROIX

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.



www.privateislandsonline.com/caribbean/usvirginislands/butler-bay-valley

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