

PRIVATE ISLANDS INC.

CLARK ISLAND

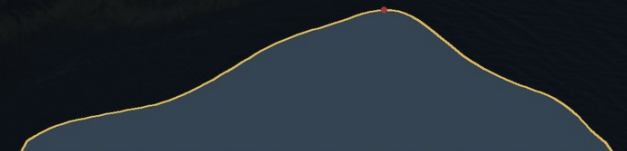
CEDAR KEY, FLORIDA



176 ACRES · FREEHOLD
36 CONSTRUCTION-READY ACRES

29.242°N 83.061°W

ELEVATION — LOW-LYING GULF ISLAND



THE ESTATE

At a Glance

LOCATION	Suwannee Sound, Florida
TITLE	Freehold
LAND AREA	176 acres
BUILDABLE	36 acres construction-ready
DEVELOPMENT	Non-developed
HIGH POINT	1 m above sea level

CONSTRUCTION-READY ACRES

Thirty-six of the island's 176 acres are identified as ready for construction, cleared access included, inside an otherwise untouched Gulf hammock.

ISLAND VITALS

PRICE	ACREAGE
NOT PRINTED	176 acres
TITLE	TERRAIN
Freehold	Low-lying Gulf island
WATERS	STATUS
Suwannee Sound	Non-developed

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REGION — FLORIDA — THE BIG BEND COAST

Florida's Big Bend is the Gulf coast's quiet stretch, where the Suwannee River meets a maze of marsh islands and oyster bars. Island land here is held freehold, outright title under Florida law, with shoreline work shaped by riparian rights and state and federal permits.





THE ISLAND

A Hammock in the Sound

Clark Island is a 176-acre private island off Florida's west coast, set between the Suwannee River and Cedar Key. It remains in a natural, non-developed state: a hardwood hammock runs through its centre, wrapped in marsh, mangrove and open Gulf water on every side.

THE LAND

Wild, and Ready in Part

About one-third of the island has been cleared of underbrush, opening trails and access across the hammock. The rest stands untouched: palm, pine and cabbage palm forest with deer and abundant wildlife, and sunrise and sunset views across the Sound.

THE OPPORTUNITY

Thirty-Six Buildable Acres

Within the wild island, 36 acres are identified as construction-ready, ground the listing suits to a luxury family compound, a secluded hunting lodge or a boutique eco-resort. The seller offers flexible financing options.

THE SPRING

Fresh Water at the Centre

A natural freshwater spring sits within the hardwood hammock at the island's centre. For development, the property suits well water, with a private septic system required for any future building.





LAND AND WATER

Marsh, Hammock & Open Gulf

Hardwood hammock and pine forest give way to mangrove, marsh grass and tidal creeks at the shoreline. The surrounding Gulf waters hold dolphins and manatees and run rich with fish; just off the southern tip, Preacher Hole is a renowned local spot for redfish, trout, drum and tarpon.

KNOWN FOR

A 176-acre freehold hammock island in Suwannee Sound: 36 construction-ready acres, a freshwater spring, and Preacher Hole off its southern tip.

DAYTIME HIGH ±92°F · NIGHT LOW ±48°F



BY BOAT

Boat Access Only

The island is accessible exclusively by boat, which keeps it completely private. Cedar Key, the nearest town, lies 7 miles to the south, with Suwannee 8 miles to the north-west at the river's mouth.

BY AIR

Via Gainesville

Gainesville Regional Airport, the nearest commercial airport, lies 57 miles to the north-east. From the mainland shore, the run to the island is a short boat ride across Suwannee Sound.

DISTANCES — STRAIGHT LINE

Cedar Key 7 mi · Suwannee 8 mi · Gainesville Regional Airport 57 mi

176 ACRES • FREEHOLD • BOAT ACCESS ONLY

LOCATION

On the Map

SUWANNEE SOUND • FLORIDA'S BIG BEND COAST



GALLERY

The Estate in Frames



An interior pond in the hammock clearing



Tidal creeks threading the marsh shore



On the ground in the hardwood hammock



The forested shore from above



PRIVATE ISLANDS INC.
THE WORLD'S AUTHORITY ON PRIVATE ISLAND SALES & RENTALS

CLARK ISLAND

SUWANNEE SOUND, FLORIDA

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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