PRIVATE ISLANDS INC.

BEN'S CAY

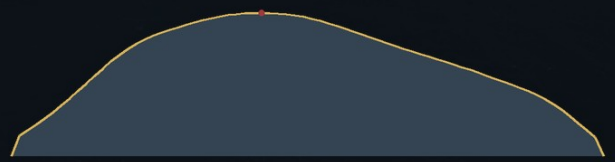
JUMENTOS CAYS, BAHAMAS



12 ACRES · FREEHOLD
DEEP-WATER BOAT ACCESS

22.338°N 75.796°W

ELEVATION — SUMMIT 43 FT



THE ESTATE

At a Glance

LOCATION	Jumentos Cays, Bahamas
TITLE	Freehold
LAND AREA	12 acres
DEVELOPMENT	Partially developed
ACCESS	Deep-water boat
SUMMIT	43 ft

ACRES OF FREEHOLD CAY

Twelve acres held in freehold in the Jumentos Cays — one of the last near-untouched island chains in the southern Bahamas.

ISLAND VITALS

PRICE
NOT PRINTED

ACREAGE
12 acres

TITLE
Freehold

SUMMIT
43 ft

REGION
Southern Bahamas

ACCESS
Boat — deep water

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REGION — THE BAHAMAS

The Bahamas runs 500 miles from Florida to the Turks and Caicos — 700 islands scattered across clear, shallow banks. The southern districts are the quiet end of the archipelago: fewer settlements, working salt ponds and some of the least-visited water in the country.





THE ISLAND

Twelve Acres of Scrub and Shore

Ben's Cay rises from the Jumentos bank as low ironshore rimming dense native scrub. Rough-cut roads already cross the interior, but most of the twelve acres remain in their natural state — a cay opened up just enough to use, and no more.

THE SETTING

The Remote Southern Bahamas

The listing places the cay in a region known for exceptional fishing and diving — clear water, rich marine life and strong grounds at the bank's edge, far from the busier northern cays.

WHAT'S IN PLACE

Roads and a Storage Shed

The island's existing works are deliberately basic: rough-cut internal roads for getting around the cay, and a storage shed for gear and supplies. The listing is plain that the majority of the land stays natural — the development here is a foothold, not a footprint.

THE LIFE

Fishing, Diving, Quiet

The listing frames Ben's Cay as a quiet, nature-focused retreat — recreational use centred on fishing, diving and exploration of the surrounding cays, in a part of the Bahamas that sees few visitors.

A NOTE ON IMAGERY

One photograph in the listing's gallery shows a developed compound of modern houses and a pool that does not exist on Ben's Cay. It has been excluded from this brochure; every photograph printed here depicts the island as it is.





LAND AND WATER

Ironshore and Deep Water

The cay is ringed by clear water over the Jumentos bank, recognised for marine life and strong fishing and diving conditions. Deep water lies close inshore, giving the island the reliable boat access the listing emphasises.

KNOWN FOR

A freehold foothold in the remote Jumentos — rough-cut roads, deep-water access and untouched scrub, some ten miles from Ragged Island.

SUMMER HIGH 91°F · WINTER LOW 65°F · SEA TEMPERATURE 73–85°F



BY BOAT

Deep-Water Arrival

Ben's Cay is a boat island. Natural deep-water access supports reliable arrival and departure, and the supply run to Ragged Island — roughly ten miles to the south-east — is the island's lifeline for provisions and labour.

THE GATEWAY

Ragged Island & Nassau

Duncan Town, on Ragged Island, is the district's settlement — the source of the supplies and labour the listing points to. Beyond it, Nassau, some 212 miles north, is the international gateway for the southern Bahamas.

DISTANCES — STRAIGHT LINE

Raccoon Cay 2 mi · Ragged Island 11 mi · Duncan Town 11 mi · Nassau 212 mi

LOCATION

On the Map

JUMENTOS CAYS • SOUTHERN BAHAMAS



GALLERY

The Estate in Frames



A rough-cut track across the cay



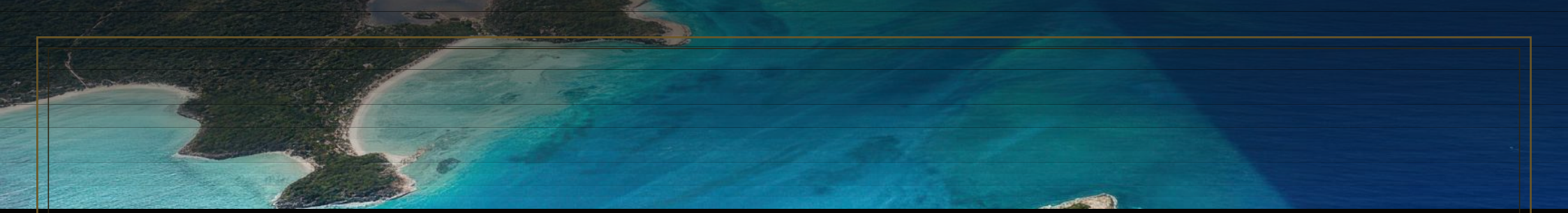
The pond at the island's clearing



On the deck, above the shore



Brain coral on the surrounding reef



PRIVATE ISLANDS INC.

THE WORLD'S AUTHORITY ON PRIVATE ISLAND SALES & RENTALS

BEN'S CAY

JUMENTOS CAYS, 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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