



CHAMBERS ISLAND

YANKEETOWN, FL | LEVY COUNTY

117.8 ± ACRES TOTAL



SPECIFICATIONS & FEATURES

Acreage: 117.8 ± acres

Sale Price: \$1,350,000

Price per Acre: \$11,460

Site Address: Yankeetown Island 2, Yankeetown, FL 34498

County: Levy

Water Features: Entire property is surrounded by the Gulf of Mexico and the Withlacoochee River channels.

Road Frontage: None - accessible by boat from the SR 40 boat ramp less than 500 feet to the north. Island does have a UTV-accessible bridge/walkway connecting the north and center upland areas.

Soil Types: Tidewater and Demory muck soils comprise the wetlands, with shell mounds (prehistoric middens) making up the bulk of the upland hammock areas.

Uplands/Wetlands: 100% is in flood zone VE. Approximately 7.5 acres uplands and 16.5 acres fee-owned submerged lands.

Grass Types: Native vegetation

Structures: No structures. Old foundations and other relics of past occupation are still visible.

Taxes: \$5,339 (2017)

Zoning/FLU: RES (residential environmentally sensitive)

Own a piece of history - Chambers Island, aka Port Inglis, is a 118-acre private island on the Gulf of Mexico, at the mouth of the Withlacoochee River. This beautiful and historic island was America's largest phosphate port just prior to WWI. Now it can be your private retreat along the Nature Coast of Florida, with beautiful sunsets and great fishing just a cast away.

Two separate tax parcels make up the island, both located within the Town of Yankeetown, and each may be developed separately according to the town.

Game Populations: Easy access to prime duck hunting, excellent fishing

Land Cover: Salt marsh species such as needle rush, mangroves, cabbage palms, and salt bush dominate the lower areas, while live oak, red cedar, and cabbage palm predominate in the hammocks. Coonti and other native shrubs make up the ground cover. Reminders of the island's previous tenants can still be seen in the citrus trees still growing in some areas.

Potential Uses: Private fish camp, island lodge, eco-tourism, kayak/canoe camping area

Points of Interest: The Withlacoochee River, Crystal River, Marjorie Harris Carr Cross Florida Greenway, Big Bend Seagrass Aquatic Preserve, Crystal River Preserve State Park, and Inglis/Yankeetown are just minutes away (or less). Cedar Key, Homosassa, and Chasshowitzka are less than 20 miles away by boat



LOCATION & DRIVING DIRECTIONS

Parcel IDs: 0231000000, 0231000100

GPS Location: -82.7589, 28.9983

Driving Direction:

- From the intersection of US 19/98 and SR 40 in Inglis, FL, travel west on SR 40 for 6.5 miles to boat ramp at road terminus. Property is directly south (across channel).

Showing Instructions: Contact Greg Driskell at 386-867-2736. Property is accessible only by boat.





SOILS MAP

- Polygons Drawing
- Lines Drawing
- Labels Drawing
- Points Drawing
- Soils Boundaries

CODEDESC	ACRES
43 Tidewater Muck	64
41 Demory Muck, Occasionally Flooded Waters Of The Gulf Of Mexico	14
100 Waters Of The Gulf Of Mexico	4
TOTAL = 82.1374241126572 acres	



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Saunders

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114 N. Tennessee Ave.
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117.8 ± Acres • Own a piece of history!
Private island retreat, accessible only by boat
Surrounded by Gulf of Mexico and Withlacoochee River

SREland.com/Chambers

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