



DOG ISLAND ACREAGE

CARRABELLE, FL | FRANKLIN COUNTY

40 ± ACRES TOTAL

*"Escape to the island that time forgot - a pristine barrier island off the northwest coast of Florida."
~The New York Times 1987*

Own a piece of history on this secluded barrier island. Originally purchased in the 1940's by a retired WWII pilot, this island has been developed as the premier fly-in destination for vacationers looking to utilize the 2,500 foot grass landing strip and deep-water harbor. Today, the island serves as a beautiful refuge for permanent residents and vacationers alike as they enjoy 360 degrees of white sandy beaches, spectacular sunsets, and phenomenal sport fishing.

This island is ideal for those looking to fish, shell, swim, take photographs, or hike to tidal marshes and freshwater ponds. One can also seek out nearly 200 species of birds or 391 species of plants found on the 1,800 acre island. Stretching out to seven miles long, most of the island is part of the 1,100 acre Jeff Lewis Wilderness Preserve. Boasting an abundance of wildlife and natural beauty, this preserve is enjoyed by all that call this paradise their permanent or seasonal home.

SREland.com/Dogisland

Bryant Peace 229.792.8559

Terri Cannon, Coastal Realty Group 850.323.0508



SPECIFICATIONS & FEATURES

Acreage: 40 ± acres

Sale Price: \$649,000

Price Per Acre: \$16,225

Site Address: Dog Island | Carrabelle, FL 32322

County: Franklin

Ocean Frontage: Gulf of Mexico

Soil Types: Corolla Sand, Duckston-Rutledge-Corolla Complex, Tidal

Uplands/Wetlands: 43% uplands, 57% wetlands

Grass Types: Coastal and Tidal varieties

Structures: None

Zoning/FLU: Residential; Up to 6 single-family dwellings or 5 dwellings and 1 non-commercial shop or garage

Water Source & Utilities: Power is available on the island. Wells are the primary water source.

General Points of Interest: Over 2,000 feet of harbor frontage; 2,500 feet of grass landing strip for private plane access; deep water harbor for large boat access

Game Populations: Excellent numbers of oceanic creatures, coastal birds, and game fish



Potential Uses: Fishing, hiking, birdwatching, photography

Land Cover: The island features marine, terrestrial, and palustrine plant life. The black mangrove on the island is the northernmost occurrence of the plant. Two species of orchid (snowy and ladies' tresses) can be found, as well as 15 species of fern including netted, southern, cinnamon, Virginia chain, climbing, and marsh fern. The beach dunes are clothed with sea oats, rosemary, and oak scrub. The dunes reach 50 feet in height in some places.

LOCATION & DRIVING DIRECTIONS

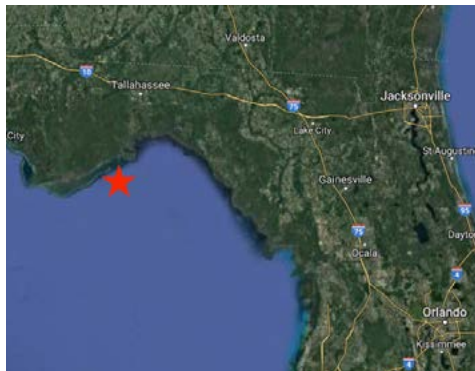


Parcel IDs:
06-08S-04W-5265-0051-0020

GPS Location:
29.81852, -84.57987

Driving Direction: 4 miles
Southeast from the mouth of the
Carrabelle River

Showing Instructions: Contact
Listing Agent, Bryant Peace, at
229.792.8559.



40 ± Acres • Secluded Barrier Island

360 degrees of white sandy beaches & phenomenal sport fishing
Zoned for up to 6 single-family dwellings

SREland.com/Dogisland

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