

Ben's Cay

JUMENTOS CAYS - RAGGED ISLAND - BAHAMAS

Ben's Cay is a 12-acre freehold private island in the Jumentos Cays, roughly 10 miles south of Ragged Island in the southern Bahamas — a rare entry point to Bahamian island ownership. Rough-cut internal roads, a storage shed, and natural deep-water boat access are already in place; the rest of the cay remains untouched, ringed by some of the clearest water and finest fishing and diving grounds in the archipelago.

USD 600,000

12 ACRES - 35-FT ELEVATION - DEEP-WATER ACCESS - FREEHOLD

THE ESTATE

At a Glance

PRICE	USD 600,000
LOCATION	Jumentos Cays, Bahamas
ACREAGE	12 acres
ELEVATION	35 ft
TENURE	Freehold
INFRASTRUCTURE	Rough-cut roads, storage shed
ACCESS	Deep-water boat access
STATUS	Available

INFRASTRUCTURE IN PLACE

Rough-cut internal roads, a storage shed, and deep-water boat access — the expensive first steps are done; the vision is yours.

ISLAND VITALS

ELEVATION	COORDINATES
35 ft above sea level	22.04°N, 75.73°W
SHORELINE	WATERS
Sand beaches	Jumentos Cays

OWNERSHIP IN THE BAHAMAS

The Bahamas offers fee-simple freehold title under the International Persons Landholding Act, with a simple Certificate of Registration for foreign buyers. Many owners hold through a Bahamian IBC for privacy and simpler future transfers.





THE SETTING

The Jumentos: The Wild Frontier

The Jumentos Cays are the Bahamas' last frontier — a hundred-mile scatter of uninhabited cays south of Ragged Island, known to anglers and divers as some of the richest water in the Atlantic. Ben's Cay sits in the heart of it: 12 freehold acres, 35 feet of elevation, and nothing between you and the horizon but turquoise.

THE LAND

Twelve Acres of Blank Canvas

Rough-cut internal roads and a storage shed are in — the expensive first steps. The rest is untouched Bahamian bush on 35 feet of elevation: vantage points, sea breezes, and natural storm protection. Deep-water boat access means arrival is never weather-dependent.

DEVELOPMENT

Infrastructure in Place

Roads: rough-cut internal roads. Storage: practical storage shed. Access: natural deep-water boat access. Elevation: 35 feet — views, breeze, and resilience. The groundwork is done; the vision is yours.

RECREATION

Fishing, Diving, Exploration

Fishing: the Jumentos are legendary for bonefish, reef species, and deep-water action. Diving: pristine walls and coral gardens in gin-clear water. Exploring: a hundred miles of uninhabited cays by skiff.





TERRAIN

Land and Water

Twelve acres of natural Bahamian landscape with sand beaches and 35 feet of elevation — rare in the low southern cays. The surrounding Jumentos waters are the real amenity: clear, alive, and empty.

KNOWN FOR

One of the most affordable freehold islands in the Bahamas — deep-water access and real infrastructure in the legendary Jumentos fishing grounds.



ARRIVAL

Deep Water, Easy Arrival

Natural deep-water boat access supports reliable arrival and departure. Ragged Island — supplies, labor, an airstrip — lies about 10 miles north.

LOGISTICS

Supplies and Support

Duncan Town on Ragged Island provides the essentials: provisions, fuel, and skilled labor. Remote, but never stranded.

OWNERSHIP

Lifestyle and Value

A nature-first retreat for fishing, diving, and total disconnection — at a historic price point for Bahamian freehold. Build a camp, a compound, or keep it wild.

12 ACRES · 35-FT ELEVATION · DEEP-WATER ACCESS

LOCATION

On the Map

JUMENTOS CAYS - RAGGED ISLAND - BAHAMAS



Straight-line distances, approximate • Coastline: Natural Earth

BEN'S CAY

Jumentos Cays, Bahamas • 22.04°N, 75.73°W

DISTANCES

Duncan Town, Ragged Island	10 mi
Nassau	232 mi
Nassau Intl Airport	235 mi

ELEVATION & CLIMATE

Highest point	35 ft above sea level
Summer high (Aug avg)	91°F
Winter low (Jan avg)	65°F
Sea water temp	73-85°F

ACCESS

Deep-water boat access

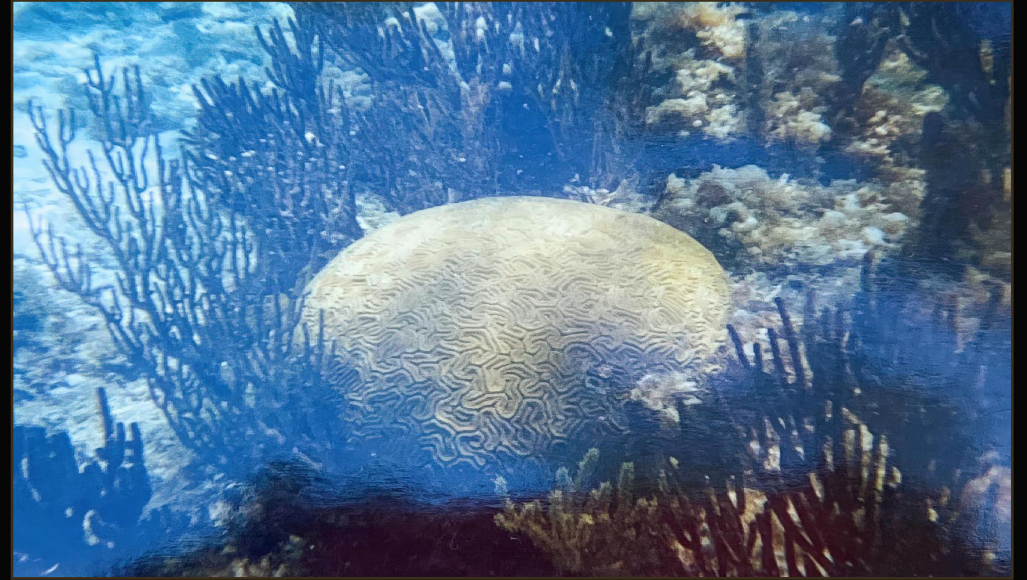
~10 miles south of Ragged Island (supplies, labor)

Straight-line distances, approximate.

Island position derived: ~10 mi south of Duncan Town, Ragged Island (22.182N, 75.727W) per

GALLERY

The Estate in Frames





PRIVATE ISLANDS INC.

THE WORLD'S AUTHORITY ON PRIVATE ISLAND SALES & RENTALS

Ben's Cay

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USD 600,000

info@privateislandsinc.com

www.privateislandsonline.com



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