

\$1,700,000 - 47-4630 Cane Haul Rd, Honokaa

MLS® #708726

\$1,700,000

0 Bedroom, 0.00 Bathroom,
Land on 32.44 Acres

KAAUHUHU HOMESTEAD, Honokaa, HI

Price Reduction! Motivated Seller. Seller Financing accepted with agreeable terms to Seller. Once in a lifetime 32 ocean view acres are now available for purchase in Kapulena on the Big Island of Hawaii. Have you dreamed of owning land with an ocean view? Have enough land to not see a soul in any direction? Come take a look at the Highlights of "Mauka One": ~1,500sf permitted Empire steel barn with lovely caretakers quarters. Roll up doors reveal a huge space for all your farming and adventure toys. *Farm equipment available with the right offer. ~Farm workers/ caretaker quarters ~County water provided through private system and is run to the barn. ~There is an HOA that basically deals with the county water distribution to each parcel. Kapulena Orchard Community Association. No design review committee! ~Kapulena is one of the most sought after places to live on the Big Island due to the large tracts of land, temperate weather, prevailing trade winds and the perfect amount of rain. ~Located at the very end of Kapulena Orchards subdivision and next to huge tracts of State and privately owned land. ~The barn is set up to be catchment ready with the downspouts installed and ready for connection to the current catchment tank. ~The previous owner (who owned a fertilizer company) had revitalized the macadamia nut orchards extensively including planting over 150 new trees, fertilizing, grafting, trimming, and



clearing ironwood trees.
~There are a few little haies throughout the property that are under 100sf
~The property is fenced with hog wire and has a rock wall along most of the top boundary on the road.
~Private- yet minutes to shopping, schools, theater.
~Waipio Valley is just minutes from this property.
~A bill was just passed to (hopefully) make Hawaii mac nuts more valuable.
~Income from previous owner (2017) available- ask agent
~Call American Ag Credit Hilo to inquire about lending on this property.

Essential Information

MLS® #	708726
Price	\$1,700,000
Bathrooms	0.00
Acres	32.44
Type	Land
Sub-Type	Farm
Status	Active

Community Information

Address	47-4630 Cane Haul Rd
Subdivision	KAAUHUHU HOMESTEAD
City	Honokaa
State	HI
Zip Code	96727

Amenities

View	Forest, Ocean, Pasture
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Exterior

Lot Description	See Remarks
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Additional Information

Date Listed	March 29th, 2024
Days on Market	432

Zoning	A-40A
HOA Fees	150
HOA Fees Freq.	Monthly
Land Tenure	Fee Simple

Listing Details

Listing Office Ranch and Resort Realty, LLC

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