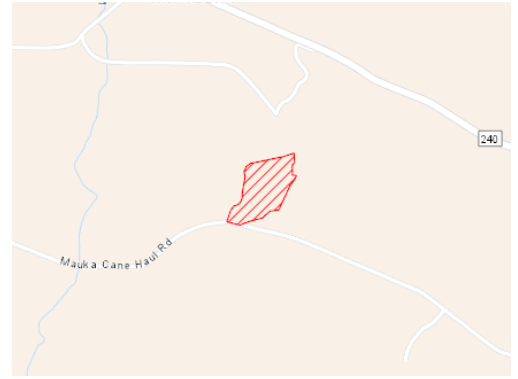


# 47-4630 CANE HAUL RD, HONOKAA, HI 96727

MLS: [708726](#) | Active | Taxkey: [3-4-7-2-6](#) | Land

## PHOTOS



## LISTING DETAILS

PRICE: <b>\$2,400,000</b>	DOM: <b>209</b>	DISTRICT: <b>Hamakua</b>	SUBDIVISION: <b>KAAUHUUH HOMESTEAD</b>
LAND TENURE: <b>Fee Simple</b>	OWNERSHIP: <b>Full</b>	LOT: <b>1</b>	FLOOD ZONE: <b>X</b>
SALE TYPE: <b>Standard Sale</b>	RECORD SYS:	INCR/BLOCK:	LAVA ZONE: <b>8</b>
OCEANFRONT PARCEL: <b>No</b>		ZONING: <b>A-40A</b>	
		LAND AREA: <b>32.44 ac</b>	

## PROPERTY DETAILS

SUB-TYPE: <b>Farm</b>	STRUCTURES: <b>Yes</b>	AG DEDICATED: <b>Yes</b>	LOT DESCRIPTION: <b>Other (remarks)</b>
FRONTAGE:	ROADS: <b>Paved, Private, County</b>	TOPOGRAPHY: <b>Other (remarks)</b>	VIEW: <b>Ocean, Pasture, Forest</b>
		EASEMENT:	

### Public Remarks:

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.
- ~County water provided through private system and is run to the barn.
- ~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.

**UTILITIES/FEATURES**

POWER: **Overhead,  
Underground**

WASTEWATER: **Cesspool**

TELEPHONE AVAIL: **Satellite**

CC&R'S: **Yes**

TV AVAIL: **Satellite**

INTERNET AVAIL: **Satellite**

SCHOOLS:

WATER: **County, Catchment**

**FINANCIAL DETAILS**

CURRENT TAXES: **\$1,016.35**

ASSESSED BLDG: **\$41,400**

ASSESSED LND: **\$67,300**

TOTAL EXEMPTION AMT: **\$0**

SPEC. ASSESS.:

ONE-TIME SPECIAL  
ASSESSMENT AMOUNT:

ROAD MAINT/YR:

PRICE PER SQFT: **\$1.70**

MONTHLY ASSN.: **\$150**

SPEC. ASSESS. AMT.:

OTHER FEES:

TERMS ACCEPT.: **Cash, 1031  
Exchange, Conventional**

MONTHLY MAINT.:

**Special Assessment Remarks :**

[Danielle McKim PB RB](#)

Agent License: RB-23461

Ranch and Resort Realty, LLC

Direct: 808-365-6262

Office: 808-365-6262

Fax:

Email: [daniellemckim808@gmail.com](mailto:daniellemckim808@gmail.com)