

Listors					
Listing Agent Name	Agent ID	Office Name	Office ID	Agent Phone	Office Phone
W Augustuz Elliott	16922	Hamakua Coast Realty, Inc.	11002	808-938-9500	808-938-9500

Listing Basics					
Property Type *					
<input type="checkbox"/> Residential	<input type="checkbox"/> Condo	<input checked="" type="checkbox"/> Land	<input type="checkbox"/> Multi-Family	<input type="checkbox"/> Commercial	
<input type="checkbox"/> Business					
Subtype of Listing *					
<input type="checkbox"/> Farm	<input type="checkbox"/> Ranch	<input checked="" type="checkbox"/> Vacant			
Ownership *					
<input type="checkbox"/> CPR <input checked="" type="checkbox"/> Full					
Land Tenure *					
<input type="checkbox"/> Fee Interest <input checked="" type="checkbox"/> Fee Simple <input type="checkbox"/> Leasehold					
Price * \$1,800,000	Listing Date * 6/16/2024	Expires Date * 9/1/2025			
Taxkey * 3-4-4-5-17	Location PAAUHAU	District Hamakua	Lot Number 3		
Increment/ Block#	Project	Subdivision PAAUHAU			
Street Number 44-43	Street Direction	Street PAAUHAU ST			
Unit(s) #	City * HONOKAA	State * <input checked="" type="checkbox"/> HI	Zip Code * 96727		
Disclosure Form * <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	CCRs * <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Sub-agency offered? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Recordation System					
<input type="checkbox"/> Dual <input type="checkbox"/> Land Court <input type="checkbox"/> Not Recorded <input checked="" type="checkbox"/> Regular					
Sale Type *					
<input type="checkbox"/> Auction <input type="checkbox"/> Bankruptcy Property <input type="checkbox"/> Pre-Foreclosure <input type="checkbox"/> REO/Lender <input type="checkbox"/> Short Sale <input checked="" type="checkbox"/> Standard Sale					
Current Occupancy					
<input type="checkbox"/> Owner <input type="checkbox"/> Tenant <input checked="" type="checkbox"/> Vacant					
Possession *					
<input checked="" type="checkbox"/> Upon Recordation <input type="checkbox"/> 45 or less <input type="checkbox"/> 45 or more <input type="checkbox"/> Early Occupancy <input type="checkbox"/> Lease Back <input type="checkbox"/> Negotiable <input type="checkbox"/> Specific Date <input type="checkbox"/> Subject to Lease <input type="checkbox"/> Other (remarks)					
Assessed Land Value 900000	Assessed Bldg Value 0	Assessed Value * 900000	Exempt Amount 0	Assessment Year 2024	

Listing Details

Listing Details

In use as Short Term/Vacation Rental? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	VDA(Visitor Destination Area) Zone <input type="checkbox"/> Yes <input type="checkbox"/> No	Non-Conforming Use <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Minimum Vacation Rental Days
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Vacation Rental Remarks up to 100 characters

Real Estate Agent Interest in Property

Listor Owner
 Owner Relative of Listing Agent
 Seller has an active/inactive real estate license

Special Terms

1031 Exchange
 Court Approval Required
 Lender Approval Required
 Pending Litigation

Additional Fees

Improvement District

Prospects Excluded

Prospects Excluded

Misc

Leased Equipment
 Mixed Use OK
 Pet on Property

Limited Service Disclosure

Accept Offers
 Arrange Showing
 Assist in Closing
 Entry Only Listing
 Limited Service Listing
 Negotiate Contracts

Showing Instructions

Same Day Notice
 48+ hrs notice
 Overnight Notice
 No Call Necessary
 Call Listor
 Call Office
 Go and Show
 Pick Up Key
 Electronic Lock Box
 Mechanical Lock Box
 Listing Agent Must be Present
 Buyer Agent Must Be Present
 Other (remarks)

Property Details

Zoning * A-40A - Agricultural, 40 acres	Public Report Number
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Permits

None
 Closed/Completed
 Open

State Land Use *

Ag
 Conservation
 Rural
 Urban

Agriculture Dedicated * <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Structures * <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Golf Membership Available <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Special Management Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
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Lava Zone

1
 2
 3
 4
 5
 6
 7
 8
 9

Property Details				
Flood Zone				
<input type="checkbox"/> A	<input type="checkbox"/> AE	<input type="checkbox"/> AH	<input type="checkbox"/> AO	<input type="checkbox"/> D
<input type="checkbox"/> V	<input type="checkbox"/> VE	<input checked="" type="checkbox"/> X	<input type="checkbox"/> X500(XS)	
Lot Description - Land *				
<input type="checkbox"/> None	<input checked="" type="checkbox"/> Clear	<input type="checkbox"/> Corner	<input type="checkbox"/> Cul de sac	<input type="checkbox"/> Dead End
<input type="checkbox"/> Farm	<input type="checkbox"/> Flag Lot	<input checked="" type="checkbox"/> Grassy	<input type="checkbox"/> Inside	<input type="checkbox"/> Ranch
<input type="checkbox"/> Rim Lot	<input type="checkbox"/> Rocky	<input checked="" type="checkbox"/> Wooded	<input checked="" type="checkbox"/> Other (remarks)	
Topography *				
<input type="checkbox"/> Fairly Level	<input checked="" type="checkbox"/> Gentle Slope	<input type="checkbox"/> Graded	<input type="checkbox"/> Hilly	<input type="checkbox"/> Level
<input type="checkbox"/> Rolling Terrain	<input type="checkbox"/> Steep Slope	<input type="checkbox"/> Terraced	<input checked="" type="checkbox"/> Other (remarks)	
Lots *				
<input checked="" type="checkbox"/> One	<input type="checkbox"/> Two	<input type="checkbox"/> Three	<input type="checkbox"/> Four or More	<input type="checkbox"/> Subdivide Possible
Oceanfront Parcel	Land Area *	Lot Dimensions-Width	Lot Dimensions-Length	
<input type="checkbox"/> Yes	47.1 ac			
<input checked="" type="checkbox"/> No				
Elevation Low		Elevation High		
Frontage				
<input checked="" type="checkbox"/> Almost Oceanfront	<input type="checkbox"/> Golf Course	<input type="checkbox"/> Highway/Freeway	<input type="checkbox"/> Marina	<input checked="" type="checkbox"/> Pasture
<input type="checkbox"/> Preservation	<input type="checkbox"/> River	<input checked="" type="checkbox"/> Road/Street	<input type="checkbox"/> Rocky Beach	<input type="checkbox"/> Sandy Beach
<input type="checkbox"/> Stream/Canal	<input checked="" type="checkbox"/> Other (remarks)			
View				
<input type="checkbox"/> Bay	<input checked="" type="checkbox"/> Canyon	<input type="checkbox"/> Cemetery	<input type="checkbox"/> City	<input checked="" type="checkbox"/> Coastline
<input checked="" type="checkbox"/> Forest	<input checked="" type="checkbox"/> Garden	<input type="checkbox"/> Golf Course	<input type="checkbox"/> Marina	<input checked="" type="checkbox"/> Mountain
<input checked="" type="checkbox"/> Ocean	<input checked="" type="checkbox"/> Ocean Horizon	<input checked="" type="checkbox"/> Pasture	<input type="checkbox"/> River	<input checked="" type="checkbox"/> Sunrise
<input type="checkbox"/> Sunset	<input type="checkbox"/> Waterfall	<input checked="" type="checkbox"/> Other (remarks)		
Easement				
<input type="checkbox"/> None	<input type="checkbox"/> Beach Access	<input type="checkbox"/> Cable	<input type="checkbox"/> Drainage	<input type="checkbox"/> Driveway
<input type="checkbox"/> Electric	<input type="checkbox"/> Ingress/Egress	<input type="checkbox"/> Sewer	<input type="checkbox"/> Street Widening	<input type="checkbox"/> Telephone
<input type="checkbox"/> Water	<input type="checkbox"/> Other (remarks)			
Setbacks				
<input type="checkbox"/> None	<input type="checkbox"/> City and County	<input type="checkbox"/> Of Record	<input type="checkbox"/> Special	<input type="checkbox"/> Street Widening
<input type="checkbox"/> Other (remarks)				
Power *				
<input type="checkbox"/> None	<input type="checkbox"/> Gas	<input type="checkbox"/> Overhead	<input type="checkbox"/> Solar/Photovoltaic	<input type="checkbox"/> Spcl Subdv Pwr Policy
<input type="checkbox"/> Underground	<input checked="" type="checkbox"/> Other (remarks)			
Water *				
<input type="checkbox"/> None	<input type="checkbox"/> Catchment	<input type="checkbox"/> County	<input type="checkbox"/> Meter Installed	<input type="checkbox"/> Municipal
<input type="checkbox"/> Private	<input type="checkbox"/> Treatment System	<input type="checkbox"/> Wells	<input checked="" type="checkbox"/> Other (remarks)	
Wastewater *				
<input type="checkbox"/> None	<input type="checkbox"/> Cesspool	<input type="checkbox"/> Septic	<input type="checkbox"/> Sewer-Connected	<input type="checkbox"/> Sewer-Not Connected
<input checked="" type="checkbox"/> Other (remarks)				

Property Details				
Telephone Availability				
<input type="checkbox"/> None	<input type="checkbox"/> Cable	<input checked="" type="checkbox"/> Cell	<input checked="" type="checkbox"/> Land Line	<input type="checkbox"/> Satellite
TV Availability				
<input type="checkbox"/> None	<input type="checkbox"/> Antenna	<input type="checkbox"/> Cable	<input checked="" type="checkbox"/> Satellite	<input type="checkbox"/> Other (remarks)
Internet Availability				
<input type="checkbox"/> None	<input type="checkbox"/> Cable	<input type="checkbox"/> Dial up only	<input type="checkbox"/> DSL	<input type="checkbox"/> Fiber-Optic
<input checked="" type="checkbox"/> Satellite	<input type="checkbox"/> T1 and Higher	<input type="checkbox"/> Wireless		
Solid Waste Disposal (Trash) *				
<input checked="" type="checkbox"/> None	<input type="checkbox"/> County-Charge	<input type="checkbox"/> County-No Charge	<input type="checkbox"/> Included with Maintenance Fees	<input type="checkbox"/> Private Contractor
<input type="checkbox"/> Other (remarks)				
Water Features				
<input type="checkbox"/> Fountain	<input type="checkbox"/> Pond	<input type="checkbox"/> Stream	<input type="checkbox"/> Waterfall	<input type="checkbox"/> Other (remarks)
Roads *				
<input type="checkbox"/> None	<input type="checkbox"/> County	<input type="checkbox"/> Curbs/Gutters	<input type="checkbox"/> Graded	<input type="checkbox"/> Major Thoroughfare
<input checked="" type="checkbox"/> Paved	<input checked="" type="checkbox"/> Private	<input type="checkbox"/> State	<input type="checkbox"/> Street Lights	<input type="checkbox"/> Unpaved
<input checked="" type="checkbox"/> Other (remarks)				
Fence/Wall				
<input type="checkbox"/> None	<input type="checkbox"/> Chain Link	<input type="checkbox"/> Concrete	<input type="checkbox"/> Electric	<input type="checkbox"/> Full
<input type="checkbox"/> Hollow Tile	<input type="checkbox"/> Rock/Stone	<input type="checkbox"/> Stucco/masonry	<input type="checkbox"/> Vinyl	<input checked="" type="checkbox"/> Wire
<input type="checkbox"/> Wooden	<input checked="" type="checkbox"/> Other (remarks)			

Financial Details			
Monthly Fees-Condo Maint (AOAO)	Monthly Fees-Homeowner's Assn (HOA)	Monthly Fees-Other (Dev, Resort, etc)	Monthly Fees-Total \$0
Taxes (Annual) * \$4,000	Tax Year 2023	Road Maintenance Amount(Annual)	Monthly Sewer Fee
Common Area Expenses <input type="checkbox"/> Yes <input type="checkbox"/> No	Roll Back Taxes Possible <input type="checkbox"/> Yes <input type="checkbox"/> No	Special Assessment <input type="checkbox"/> No <input type="checkbox"/> Pending <input type="checkbox"/> Yes	Monthly Special Assessment Amount
Terms Acceptable *			
<input type="checkbox"/> 1031 Exchange	<input type="checkbox"/> Agreement of Sale	<input type="checkbox"/> ARM	<input type="checkbox"/> Assumption
<input type="checkbox"/> Construction Loan	<input checked="" type="checkbox"/> Conventional	<input type="checkbox"/> Developer Package	<input type="checkbox"/> FHA
<input type="checkbox"/> HULA MAE	<input type="checkbox"/> Lease w/ Purchase Opt	<input type="checkbox"/> Open	<input type="checkbox"/> PMM
<input type="checkbox"/> Swap/Trade	<input type="checkbox"/> USDA-Rural Dev	<input type="checkbox"/> VA	<input type="checkbox"/> Other (remarks)
<input checked="" type="checkbox"/> Cash			<input type="checkbox"/> FmHA
			<input type="checkbox"/> Sale/Leaseback
Seller Financing			
<input type="checkbox"/> Agreement of Sale	<input type="checkbox"/> Balloon Payment	<input type="checkbox"/> Lease Option	<input type="checkbox"/> PMM
			<input type="checkbox"/> Sub-Agreement of Sale
Seller Financing Interest	Seller Financing Loan Term	Seller Financing Max Loan	Seller Financing Minimum Down

Remarks

Public Remarks *

Wonderful location!!

Beautiful, serene, and peaceful, the undeveloped land of 44-43 Paauhau Street offers stunning 180 degree ocean views, abundant pasture, and peaceful wooded groves. This land has 47.10 acres of rich soil and many uses. Given the property's size and convenient location right above Paauhau Camp and next to the town of Honokaa, it is the perfect, warm, lower-elevation house site or tropical farm location. It could become a house site with an orchard of papaya, mango, lychee, avocado, etc., with land for grazing animals as a possibility. The potential of this property is as vast as the surrounding landscape.

Secluded in complete privacy, this haven offers a home location on the exquisite Hamakua coastline and is known as the most productive farmland on the island. The setting is nothing short of breathtaking, serene, and private. Infrastructure is in place to draw electricity lines from Paauhau Road.

The property is eligible for irrigation water from the Hamakua Ditch and is known for most sunlight on the Hamakua Coast. With deep soil, the abundant sunlight, and Hamakua Ditch irrigation it was the most productive sugarcane land on the Island.

All the trees here are volunteers, and thus it is the buyer's discretion on which foliage, if any, is removed to open up more breathtaking views. 44-43 Paauhau Street is abutting the Villa Paolina at 44-67 Paauhau Street, TMK 3-4-4-5-18. (see MLS 711455)

Located on the Hamakua Coast, known for sunny weather and moderate rainfall (many think it has the best weather on Hawai'i Island), this property is an absolute must-see to appreciate its beauty and rarity.

See HamakuaCoast.com

Public Remarks Excerpt * up to 75 characters

Serene and beautiful.

Driving Directions *

From Waimea you pass Honokaa on Highway 19. Just after you pass Honokaa take your next left after mm 42. Watch for left hand turn sign for Paauhau and head towards the ocean. 44-43 Paauhau Street is on the left hand side of the road (third driveway on the left) with a For Sale sign. Gate will be open for you.

Private Remarks

This is an exclusive Hamakua Coast Realty, Inc. W. Augustuz Elliott listing. Please contact Augustuz at 808-938-9500 to arrange a showing. Buyers must be pre-qualified prior to a showing. Listing agent must be present at showings.

44-43 is a raw land listing of 47.10 acres and is TMK: 3-4-4-5-17.

44-43 Paauhau Street is abutting the Villa Paolina at 44-67 Paauhau Street, TMK 3-4-4-5-18. (see MLS 711455)

All offers must have proof of funding with the offer.

Buyer and/or Buyer's agent to perform full due diligence research on all matters of material importance to Buyer.

Internet Display

Internet Display Authorized *

Yes

No

Signature

DR/BIC: _____ **Date:** _____

Designated REALTOR®, Broker in Charge or Authorized Person certifies that a valid Listing Agreement is held in the Listing office.

Seller 1: _____ **Date:** _____

Seller 2: _____ **Date:** _____

Seller 3: _____ **Date:** _____

Seller 4: _____ **Date:** _____

Seller(s) have reviewed the above information and agree that it is true and correct to the best of My/Our knowledge. Seller(s) acknowledge that broker is bound by Rules & Regulations of MLS that require that property status be correctly represented at all times in the MLS system. Any property with an open escrow that is still available for showing will be shown as an Active (contingent) status. Any property with an open escrow that is no longer available for showing will be shown as a pending (under contract) status.