

**MLS FULL DETAIL**

**001 PALI NANA ROAD Papaaloa, HI**

**MLS: 648858** Active DOM:166 | Taxkey: **3-3-4-2-4** | Land

Listing Details

<b>Price:</b> \$7,900,000	<b>Original Price:</b> \$7,900,000	<b>Sub-Type:</b> Vacant
<b>Land Tenure:</b> Fee Simple	<b>Subdivision:</b>	<b>District:</b> North Hilo
<b>Zoning:</b> A-20A	<b>Roads:</b> County, Private, Unpaved	<b>Easement:</b> None
<b>Sale Type:</b> Standard Sale	<b>Additional Info:</b> Owner Relative of Listing Agent	<b>Listing Date:</b> 4/5/2021
		<b>Ownership:</b> Full
		<b>Parking:</b>

Property Details

<b>Land Area:</b> 2120.00 ac	<b>Zoning:</b> A-20A	<b>State Land Use:</b> Ag	<b>Possession:</b> Upon Recordation
<b>Record Sys:</b> Regular	<b>Oceanfront:</b> No	<b>Lava Zone:</b> 8	

**Public Remarks:**

Maulua Nui - "From Land to Sea"

100'S OF ACRES OF GREEN FERTILE FIELDS, HUGE OCEAN VIEWS. SIZE, LOCATION, and ACCESSIBILITY - THIS IS A RARE JEWEL WITH MANY POSSIBILITIES!

Streams and Waterfalls,

Rolling Pastures and Deep Fertile Farmland,

Fresh Water Springs,

Easy paved Access, and VERY Private!

One of the largest land areas available in the State of Hawaii. This rare offering is calling the right person to build a Dream Estate - away from the hustle and bustle, yet connected and easy to get to. An amazing opportunity! an Estate Farm and/or Ranch or both.

Includes a rustic cabin with vast and peaceful views out to the ocean.

The World is getting more and more challenging. This property offers the possibility of a self-sufficient sanctuary offering safety and security for the future.

Located on the verdant Hamakua Coast of the Big Island, midway between Honokaa, approximately 25 minutes to Hilo and 35 Minutes to Waimea.

Possession: The land is currently being used for farming and ranching. Farmer would need time after Closing to harvest crops. Rancher will need time post Closing to relocate cattle.

THERE IS NO OTHER PROPERTY LIKE THIS IN HAWAII !!!

SALE INCLUDES TWO PARCELS - TMK: 3-3-7-1-11, 993.61 ACRES ZONED CONSERVATION. And TMK 1,127 ACRES ZONED AGRICULTURAL

ALL REASONABLE OFFERS WILL BE CONSIDERED

Rental Information

<b>Transient Vac. Rental:</b> No	<b>NCU (Non-Conforming Use):</b> No	<b>VDA (Visitor Destination Area) Zone:</b> No
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Utilities/Features

<b>Structures:</b> Yes	<b>Power:</b> None, Other (remarks)	<b>Frontage:</b> Almost Oceanfront, Highway/Freeway, Pasture, River, Stream/Canal, Other (remarks)	<b>Easement:</b> None
<b>Lot Description:</b> Grassy, Rim Lot, Wooded	<b>Setbacks:</b> City and County	<b>Fencing:</b> Wire	<b>Water Features:</b> Pond, Other (remarks), Stream, Waterfall
<b>Solid Waste Disp:</b> None	<b>Wastewater:</b> None	<b>Water:</b> Catchment, Other (remarks)	<b>Ag Dedicated:</b> No
<b>TV Availability:</b> Satellite	<b>Topography:</b> Fairly Level, Gentle Slope, Rolling Terrain	<b>Elevation:</b> 200	<b>Roads:</b> County, Private, Unpaved
		<b>Views:</b> Canyon, Coastline, Forest, Mountain, Ocean, Ocean Horizon, Pasture, Sunrise, Waterfall	<b>Internet Availability:</b> Satellite
			<b>Telephone Availability:</b> Cell
			<b>Max. Elevation:</b> 1,000
			<b># of Lots:</b> Two
			<b>Permits:</b> None

Financial Details

<b>Current Taxes:</b> \$1,571.00	<b>Price Per Sqft:</b> \$0.09	<b>Home Exemption Amt:</b> \$0	<b>Assessed Bldg:</b> \$0
<b>Assessed Lnd:</b> \$287,300	<b>CC&amp;R's:</b> No	<b>Terms Accept.:</b> 1031 Exchange, Agreement of Sale, Cash, Open, PMM, Other (remarks)	

Seller Financing

<b>Term:</b>	<b>Max. Loan Amt.:</b>	<b>Min. Down:</b>
<b>Interest Rate:</b>		



MLS# 648858  
The mid morning rising sun



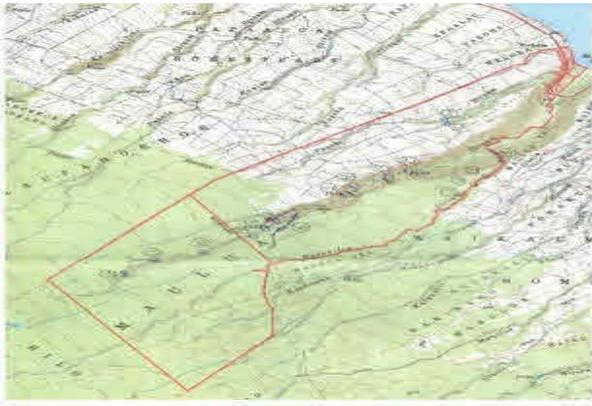
MLS# 648858  
Calm and Pastoral



MLS# 648858  
Wonderful house sites for your Estate/Compound



MLS# 648858  
deep fertile soil. Nowhere better!



MLS# **648858**  
2,120 acres



MLS# **648858**  
Vast expansive vistas



MLS# **648858**  
the Earth and the Sky



MLS# **648858**  
Waterfalls abound



MLS# **648858**  
Your own private swimming hole



MLS# **648858**  
or perhaps this one?



MLS# 648858  
Ranching? Farming? Orchards?



MLS# 648858  
Potato crop in the ground



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Photo 13 of 27



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Photo 14 of 27



MLS# 648858  
Photo 15 of 27



MLS# 648858  
many spectacular sites for an estate



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Photo 17 of 27



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Photo 18 of 27



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Photo 19 of 27



MLS# [648858](#)  
View from the deck of AG-Shed/Cabin



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Photo 21 of 27



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Photo 22 of 27



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What do you want to grow?



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