

## Private Hawaiian Paradise Farm For Sale in Kurtistown: \$680,000

Secluded 9+ Acre Homestead Working Cattle Farm 🌿🐄

🌿🏠 Retreat to your private paradise nestled in the heart of Kurtistown, just 20 minutes from the vibrant tropical beach town of Hilo and 12 minutes from the very convenient suburb town of Keaau. This very spacious 9+ acre homestead boasts a working cattle farm. This property is perfect for those seeking a peaceful rural lifestyle, yet with modern conveniences very close at hand.

Imagine waking up each morning to the gentle rustle of trees and the scent of fresh fruit blossoms, knowing that your homestead has everything you need to move onto your land and begin a truly self-sufficient lifestyle. From the solar-powered energy systems to the abundance of fruit and nut trees, this property offers a home and a sanctuary where your dreams of sustainable living can thrive. Don't settle for a property lacking in amenities and the comforts you are used to, when you can have everything you need right now. Seize the opportunity to live harmoniously with nature and build the life you've always envisioned in the comfort of this operational farm with all that farm life has to offer. So many extras to make your move a smooth transition!! Contact us today and take the first step toward making your homesteading dreams a reality!

### 🏠 Property Highlights:

- 🌿 Fertile land ideal for agriculture, surrounded by the lush beauty of Hawaii.
- ZERO Power Bill!!! Off Grid!!! Rainwater Collection System - Water Delivery Available Ability to Hook up to City Water.
- 🌐 High-speed fiber optic internet provided by Hawaii Telcom ensures connectivity for work and leisure.
- 🌄 Close proximity to Kurtistown, Keaau, and Hilo, offering easy access to amenities, Kamehameha Schools, and Keaau Schools.
- 🐄 Home to a thriving Dutch-Belted Lakenvelder dairy cattle farm, with ten head of cattle available.
- 🍳 Chickens on the property provide fresh eggs daily, adding to the self-sufficiency and charm of this homestead.
- Much organic and kosher fertilizer has been added to this land over the last five years the cattle have been on the property.
- 💰 **Owner Financing Available with 33% Down Payment:** Take advantage of flexible financing options provided directly by the seller, with the opportunity to secure your dream property with a manageable down payment.
- 🚗 Private roads with gated access ensure privacy and security for you and your family.

## Features/What's Included:

This exceptional property offers a plethora of features designed to enrich your homesteading experience:

- **Transferable Home Building Permit for a 3+2, 1536 sq ft. Home:** Garage and lanai bring the total square footage to over 2400 sq ft.
- **Permitted Septic System Installed:** This piece of the home build has already been done by the seller, providing convenience and compliance with regulations.
- **\$20,000 worth of house pad gravel and preparatory work has been completed:** laying the groundwork for plumbing installation and concrete pad construction, streamlining the future building process.
- **Fully Fenced Nine Acres with Three Gated Entry Points:** Offering security and accessibility.
- **Two Containers for Storage:** Providing ample space for your belongings, and creating walls for the Galley Kitchen.
- **Covered Outdoor Galley Kitchen:** Equipped with essential amenities including sinks, stove/oven, dishwasher, medium refrigerator/freezer, commercial refrigerator, chest freezer, pantry, cabinets and countertops including large Island, and more.
- **Two Solar Off-Grid Power Systems:** Embracing sustainable living with alternative energy solutions.
- **Two Newer Honda Generators for Backup Power:** Ensuring uninterrupted electricity when needed.
- **Three Military Tents:** 18 x 25 feet, each offering versatile living arrangements with 450 sq ft. of living space.
- **Metal Framed Structure with Metal Roof:** sized 12 x 20 feet, also with a metal roof, offering 240 sq. ft of space, complete with washer and dryer, and large chest freezer.
- **Wooden cabin with Metal Roof:** featuring a metal roof, comprising two rooms, measuring 14 x 20 feet, totaling 280 sq. ft.
- **Four Carports:** Versatile storage options for vehicles, barn/feed, and living areas.
- **Chemtainer Type Water Tanks:** Two chemtainer-type water tanks (2200 and 1500 gallons) and two extra 300-gallon containers, Ensuring ample water supply for various needs.
- **Water collection gutters:** on two structures.
- **Extensive Plumbing System, Bathroom, and Shower:** Enhancing comfort and convenience.
- **Multiple Areas Divided by Fences and Gates:** Organizing the property for optimal use / rotational grazing and boundaries.
- **Two Housing Areas for Chickens:** Facilitating poultry farming and egg production.
- Several giant bags of sand for soil amending or gardening needs.
- Many extras included - furnishing, tools, etc. can be included or excluded at the buyer's choice.

- **Fruit and Nut Trees, Medicinal Plants, and More:** A diverse array of vegetation enriching the landscape.
  - Macadamia nut
  - Avocado
  - Soursop fruit
  - Lemons
  - Orange
  - Tangerine
  - Lime
  - Acerola
  - Cherry
  - Cherry
  - More citrus
  - Coconut
  - Tropical Blue Bamboo
  - Black Construction Bamboo
  - Black Timor Bamboo
  - Rainbow Eucalyptus
  - Perennial Peanut (ground cover, not a nut)
  - Growing feed for cattle
- **COMPLETED BY SELLER - EXTENSIVE & COSTLY REMOVAL OF THE DANGEROUS ALBEZIA TREES AS THEY ARE A KNOWN NUISANCE TO LIFE AND PROPERTY AND INFRASTRUCTURE IN HAWAII:** a money-saving convenience for future owner
  
- Full Priced Offer includes several bonuses for the purchaser.

Whether you dream of starting your own farm, enjoying the serene beauty of nature, or simply escaping the hustle and bustle of city life, this property offers endless possibilities. Don't miss this rare opportunity to own your own slice of paradise in paradise! Contact us today to schedule a private tour.

*Note: Seller is relocating to the mainland to assist with aging parents.* 🌳🏠