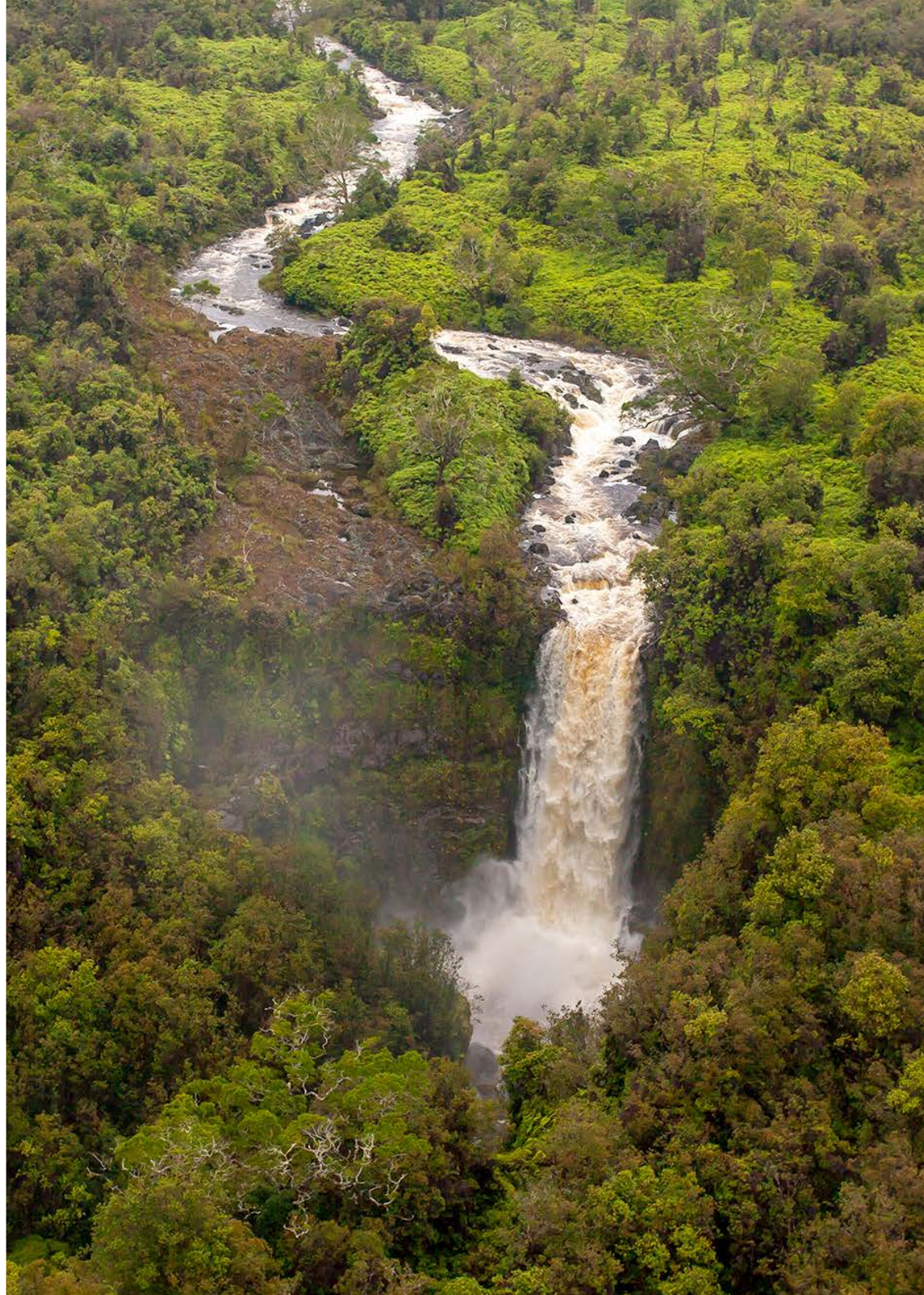


HILO, HAWAII

HILO

MOUNTAIN RANCH

PRICE: \$13,000,000





Property Overview

Hilo Mountain Ranch is an exceptional opportunity to acquire what is believed to be the single largest privately-owned tract of old growth native Koa in existence. According to Pacific Business News, Hilo Mountain Ranch is the 8th largest private land holding on the Big Island and 20th largest in the state of Hawaii.

HIGHLIGHTS

- 13,129.88 acres of Fee Simple land on the gentle slopes of Mauna Kea
- 1,264± acres with A-20a Agricultural zoning with 20-acre minimum lot size
- Believed to contain the largest remaining single stand of old growth Koa
- Less than 4 miles to the Pacific Ocean and coastal towns
- Spectacular ocean and mountain views

Opportunity Overview

LOCATION

Hilo Mountain Ranch is located approximately 5 miles northwest of the town of Hilo, west (mauka) of the towns of Pepeekeo, Papaikou, and Paukaa on the gentle slope of Mauna Kea.



ZONING & PARCEL SIZES

The property has both County Zoning and State Land Use District Designations that include permitted agricultural and conservation uses, summarized as follows:

TMK NO.	A-20a ACRES	C/R ACRES	C/L ACRES	TOTAL
2-7-01:01	1,264.00	10,120.80	10.00	11,394.80
2-8-01:02	0.00	1,735.08	0.00	1,735.08
TOTAL	1,264.00	11,855.88	10.00	13,129.88

*Additional information on zoning can be found under the “Zoning And Land Use” section.

POTENTIAL USES

- Trophy ranch
- Development of residential estate(s)
- Conservation / nature preserve
- Sustainable forestry and timber production
- Agricultural development
- Eco-tourism
- Recreation: equestrian, horseback trails, hiking, etc.

ACCESS

The property includes rights of access via easement in four separate locations originating in the towns of Paukaa, Papaikou and Pepekeo, as well as through the gated community of Onomea Ranch Estates.



CLICK HERE

to view the interactive Access Map





TIMBER RESOURCES

A 2007 study by Atterbury Consultants, Inc. discussed an inventory of over 15 million board feet of Koa having the capability of providing a sustainable timber production valued at \$31.0 Million. The property includes what is believed to be the largest remaining single stand of old growth Koa (Acacia Koa) in existence. This exotic hardwood species is only found in Hawaii and is prized for use in fine furniture, custom flooring, musical instruments, luxury trim and finishes, as well as traditional Hawaiian canoes.



WATER

Hilo Mountain Ranch is crossed by eight named streams from north to south: Waiaama, Kawainui, Hanawi, Kaieie, Kapue, Pahoehe, Pohakupaa, and Honolii. Due to the elevation loss as the streams head east through the property many spectacular waterfalls and pools are found throughout the property.



ELEVATION

The property's elevation ranges from approximately 1,600 feet in the southeast corner to 3,650 feet in the northwest corner. Hilo Mountain Ranch's upsloping elevation provides spectacular views to the Pacific Ocean over a beautiful tropical landscape.



UTILITIES

No utilities have been developed to the property, though electricity appears to be available to adjacent properties at the northeast and southeast corners. No structures currently exist on the property.



BIODIVERSITY

The dominant native trees on the property are koa and `ohi`a. The property is wet with a tropical climate; rainfall totals more than 200 inches yearly, so overall ecosystem health is important to groundwater recharge and health of the nearby marine environment.



Zoning & Land Use

COUNTY ZONING

The A-20a zoned acreage falls under the jurisdiction of Hawaii County for land use and permits.

Minimum Lot Size	20 Acres
Height Limit	35 feet (residential); 45 feet (other structures)
Permitted Uses	Various agricultural uses, single-family dwelling or farm dwelling, forestry, equestrian & wind energy uses

Additional uses may be possible with a use permit. *The full Hawaii County Zoning codes are available [HERE](#).*
See South Hilo District Zone Map in Addenda.






STATE LAND USE DISTRICTS

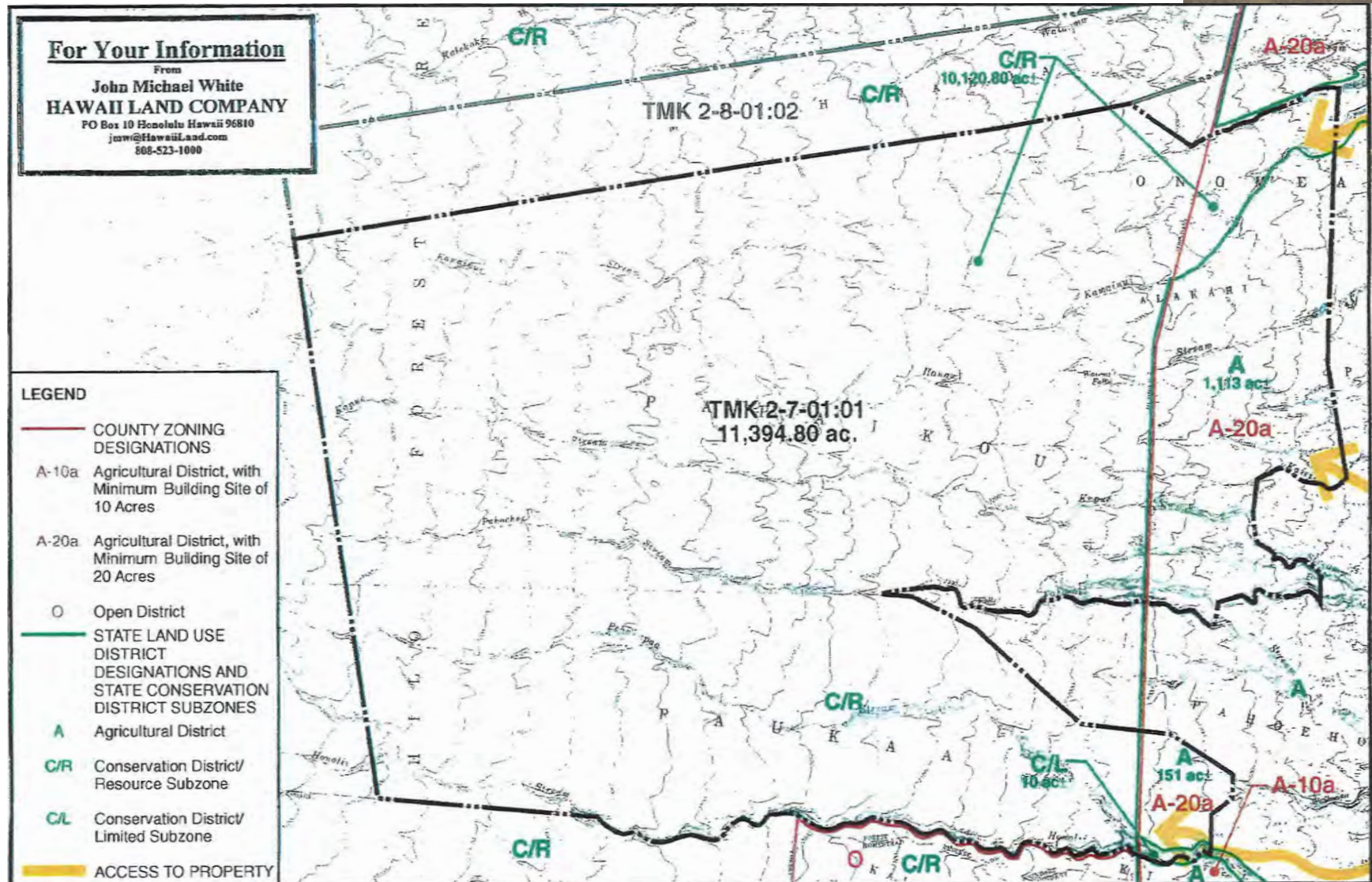
Much of the property is designated Forest Reserve and is zoned Conservation with the Resource (C/R) and Limited (C/L) subzone. This land falls under the jurisdiction of the State of Hawaii Department of Land and Natural Resources (DLNR). *The full DLNR Hawaii Administrative Rules document pertaining to the Conservation District is available [HERE](#).* See Subchapter 2 “Subzones”.

The C/R (Resource) is intended to “develop, with proper management, areas to ensure sustained use of natural resources of those areas.” Agricultural and single-family home uses require a management plan. The majority of the subject falls in the C/R subzone and it consists of all land within the Forest Reserve as well as the land north of Kawainui Stream.

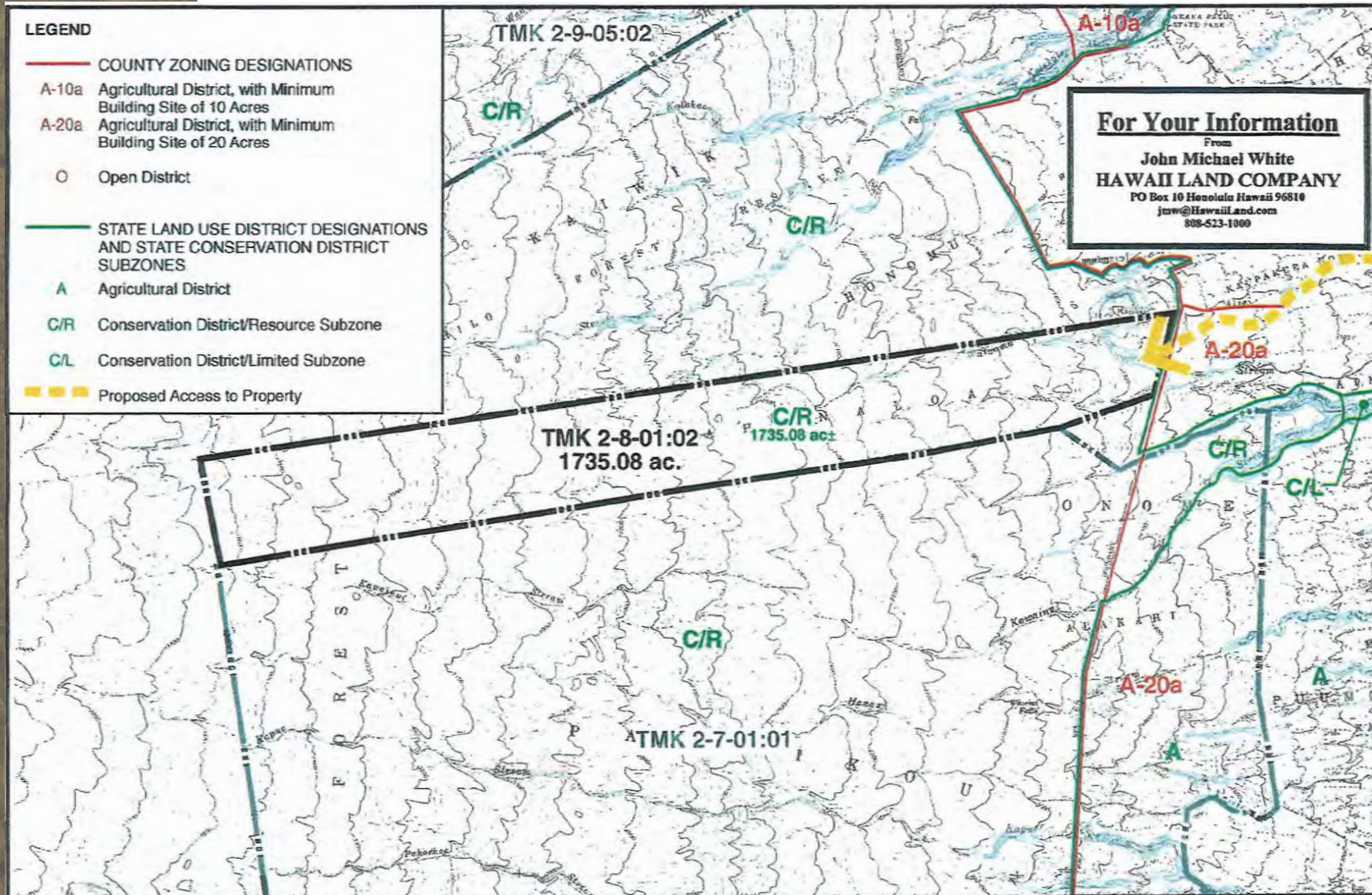
The C/L (Limited) subzone is intended to “limit use where natural conditions suggest constraints on human activities.” Agricultural and single-family home uses require a management plan. The 10.00± acres of C/L subzone land consists of an area outside of the Forest Reserve along Honolii Stream.



An aerial photograph of a dense tropical forest. The canopy is a mix of dark green and lighter, yellowish-green patches, indicating different tree species or perhaps some dead trees. A small, irregular clearing is visible near the top right corner. The forest extends to the bottom edge of the frame, where a thin strip of brownish ground is visible.



Zoning & Parcel Maps



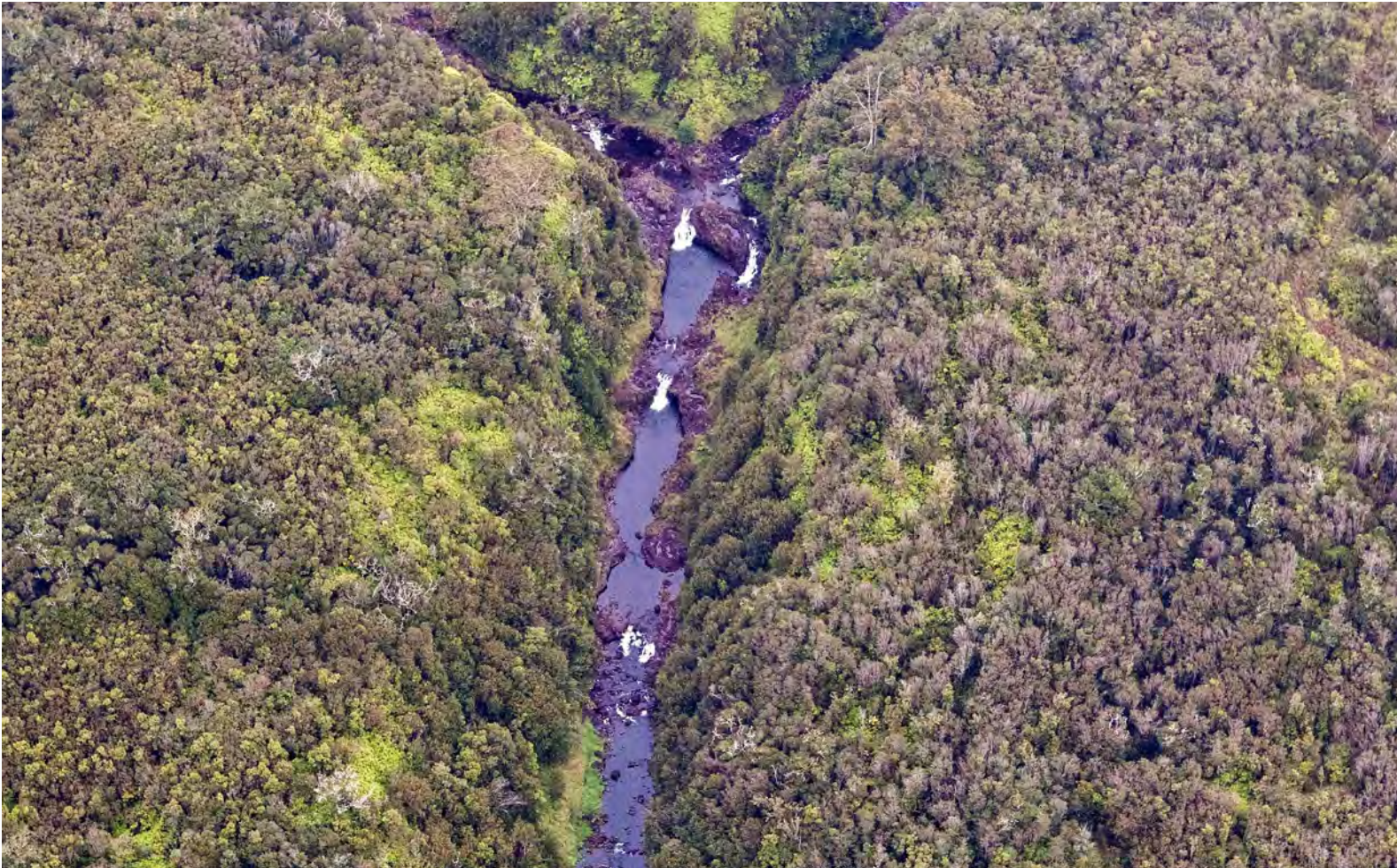
Terms

PRICE

\$13,000,000

TOURS

Available by appointment only and must be coordinated through Sofos Realty Corporation or Cushman & Wakefield. **DO NOT ENTER THE SUBJECT PROPERTY.**



HILO, HAWAII

HILO

MOUNTAIN RANCH

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