

WAIKALA RANCH

372.33 ACRES // KILAUEA, HAWAII // \$40,500,000



CUSHMAN &
WAKEFIELD

ChaneyBrooks



HAWAII' LIFE
REAL ESTATE BROKERS



OPPORTUNITY OVERVIEW

CUSHMAN & WAKEFIELD & HAWAII LIFE are pleased to offer Wai Kala Ranch, a secluded and bountiful large acreage opportunity on the North Shore of Kauai. This offering is comprised of five adjacent parcels that aggregate to more than 372 acres of breathtaking land and flowing water. Wai Kala Ranch is located at the foot of Mount Namahana providing spectacular mountain views throughout this property, and the opportunity to own a piece of paradise. The collective features waterways, waterfalls, swimming holes, two recently remodeled dwellings, two beautiful custom truss bridges, a popular agritourism business, and numerous additional development possibilities.



**GORGEOUS
MOUNTAIN VIEWS,
AS WELL AS
MANY PRIVATE
WATERFALLS AND
SWIMMING HOLES**



**MULTIPLE
PARCELS ALLOW
FOR EXTENSIVE
FLEXIBILITY
FOR HOW THE
PROPERTY IS
DEVELOPED**



**POPULAR AND
SUCCESSFUL
AGRITOURISM/
EQUESTRIAN
BUSINESS**



WAIKALA

RANCH

PRINCEVILLE

KILAUEA

HANAIEI



KAUA'I

56

LIHU'E

WAIMEA

50

HANAPEPE

KOLOA

WAIKALA RANCH

PROPERTY DETAILS

2818 KAMOOKOA ROAD, KILAUEA, HI 96754

372.33 ACRES

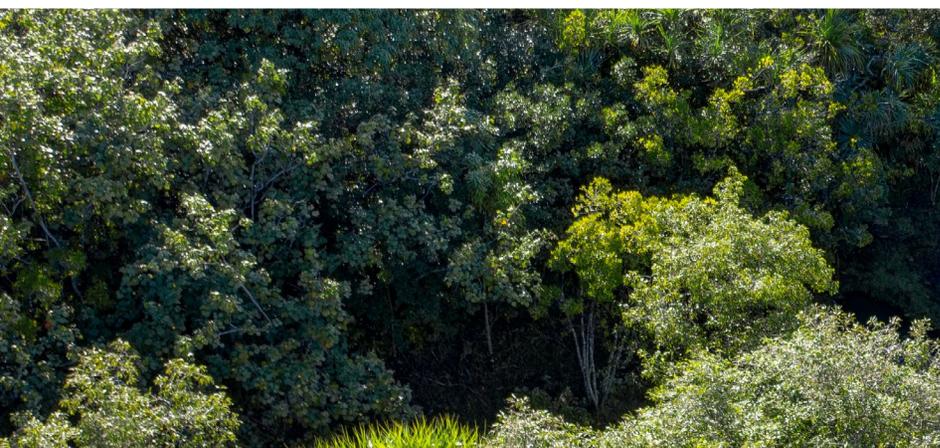
ZONING*: AGRICULTURE (A)

PARCEL DETAILS

CPR Unit	TMK	Size (Acres)
Unit 1 of Silver Falls	4-5-2-022-025-0001	137.69
Unit 2 of Silver Falls	4-5-2-022-025-0002	92.18
Unit 1 of Pali Vista	4-5-2-022-024-0001	7.92
Unit 7 of Halaulani	4-5-2-002-011-0007	63.31
Unit 8 of Halaulani	4-5-2-002-011-0008	71.23

* Prospective purchaser should contact County of Kauai to confirm zoning and allowed uses.



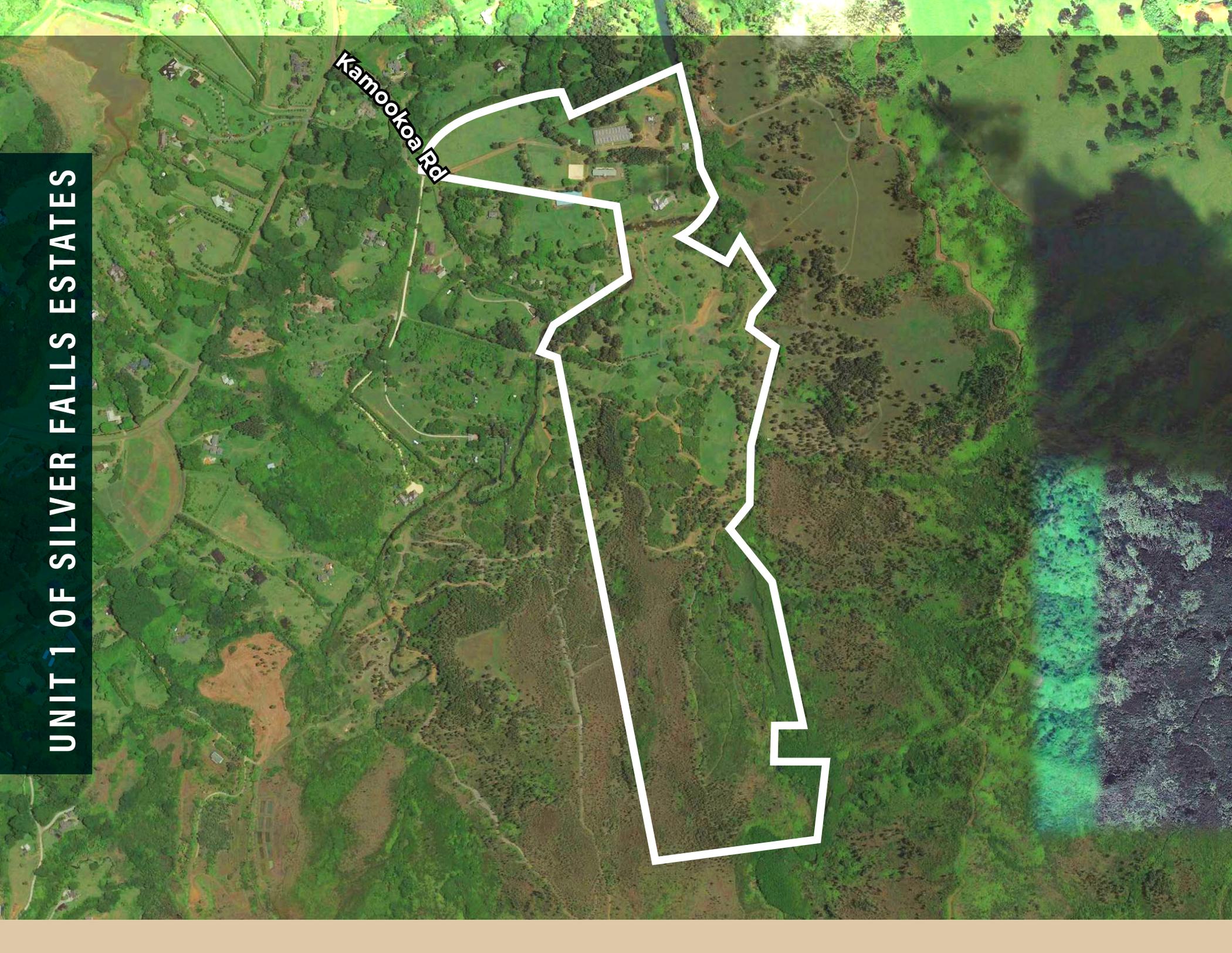


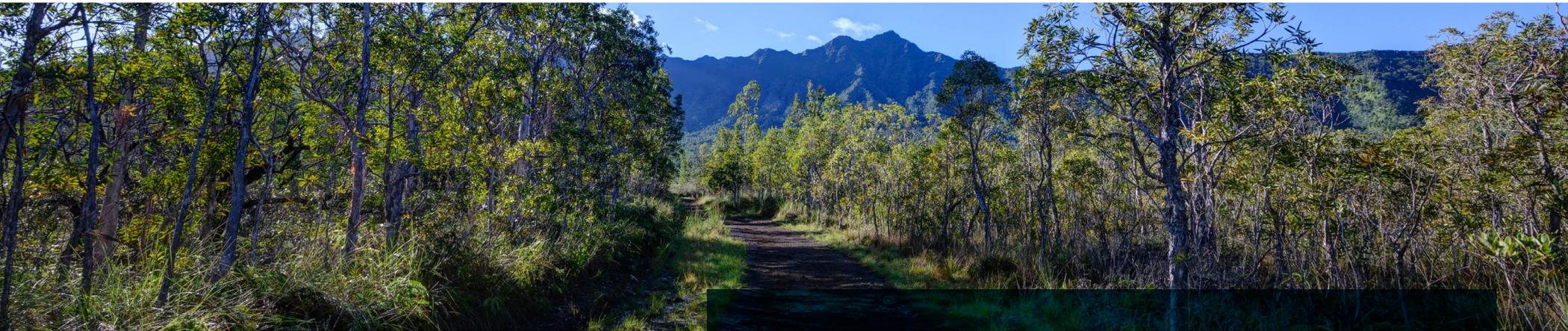
UNIT 1 OF SILVER FALLS ESTATES

- **137.69 acres**
- **Primary Residence:** 3,509 sq ft, 4 bed / 3.5 bath, remodeled in 2019
- **Guest Home:** 1,080 sq ft 2 bed / 1 bath, remodeled in 2019
- **Silver Falls Ranch equestrian improvements:** Office, welcome center, horse stables & riding arena

UNIT 1 OF SILVER FALLS ESTATES

Kamookoa Rd





UNIT 2 OF SILVER FALLS ESTATES

- **92.18 acres**
- **Terrain:** Land cut with riding trails, includes a mix of cleared and forested areas
- **Zoning:** Allows for development of a single-family residence and accessory structures
- **Improvements:** Private access road and beautiful custom bridge

UNIT 2 OF SILVER FALLS ESTATES





UNIT 1 OF PALI VISTA

- **7.92 acres**
- **Zoning:** Allows for development of a single-family residence and accessory structures
- **Current Use:** Grazing and tending area for the horses

UNIT 1 OF PALI VISTA

Kamookoa Rd





UNITS 7 AND 8 OF HALAULANI

- **63.31 acres & 71.23 acres**, respectively
- **Terrain:** Undeveloped rolling pasture and forested areas with varying topography and extensive stream frontage
- **Zoning:** Each allow for development of a single-family residence and accessory structures

UNITS 7 AND 8 OF HALAULANI

Kahillholo Rd

Kamookoa Rd



SILVER FALLS RANCH

EQUESTRIAN BUSINESS

The real estate offering includes Silver Falls Ranch, an equestrian operation with a reputation among locals and tourists alike for offering unique trail riding adventures to the birthplace of the Island of Kauai. The well-regarded ranch is known as the home of happy horses and tropical trails.

TOUR OPTIONS & PRICING: <https://www.silverfallsranch.com/reservations/>

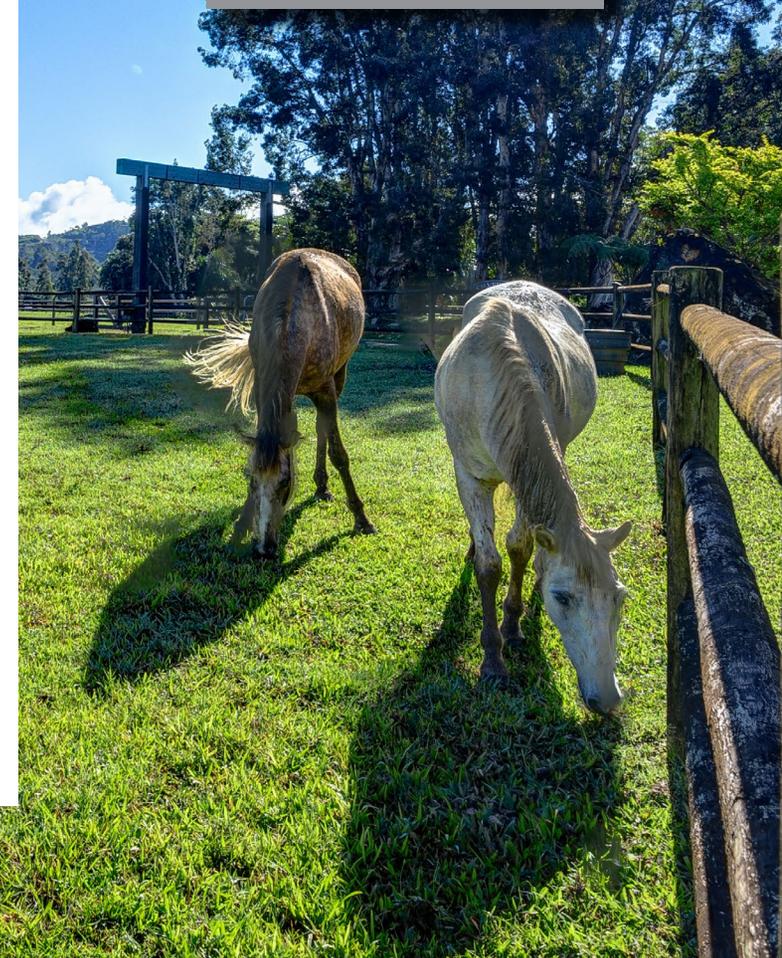
TROPICAL TRAIL ADVENTURES	SILVER FALLS RIDE	HAWAIIAN DISCOVERY RIDE	GROUPS AND GATHERINGS	PRIVATE RIDES
3 HOURS \$144	2 HOURS \$124	90 MINS \$104	VARIES	VARIES
Explore Kauai's lush botanicals and a mountain pool. This ride, which includes a picnic and the opportunity to swim at Silver Falls, is for the explorer in you.	An exotic trail leads to an island treasure on this leisurely sightseeing ride with a unique island destination: Silver Falls.	Take the trail less traveled comfortably astride one of our seasoned horses where you venture into the isolated interior of Kalihiwai and Kamo'okoa Ridge.	Silver Falls Ranch is a unique venue for a variety of occasions and events.	Follow our basic trail ride format, but at your own pace; trot and canter if your guide assesses your riding ability to be up to the task.

EQUIPMENT: Ranch equipment will transfer with the sale. A list is included in the data room.

HORSES: 40 seasoned trail horses ranging in age from 12 to 26 years old, with the majority in their late-teens and early-twenties (primarily geldings) will be included in the sale. More information about the horses can be found on the website: <https://www.silverfallsranch.com/horses/>



BOASTS A
5 - STAR
RATING ON
TRIPADVISOR AND
VOTED THE #1
OUTDOOR ACTIVITY
IN KAUAI.



TERMS

Currently considering offers on the below parcel assemblages:

CPR Unit	Acreage	Price
All	372.33	\$40,500,000
Unit 1 of Silver Falls Estates & Unit 1 of Pali Vista	145.61	\$20,000,000
Unit 7 of Halaulani	63.31	\$7,500,000



ChaneyBrooks



ADVISORY SERVICES PROVIDED BY:

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LISTING PROVIDED BY: