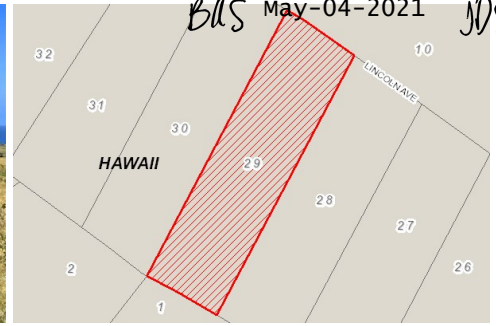


LINCOLN AVE MAKAI Hawi, HI 96719

| MLS: 647741 Active | Taxkey: 3-5-5-29 | Land



Listing Details

Price: \$610,000**Active DOM:** 59**Sub-Type:** Vacant**Land Tenure:** Fee Simple**Subdivision:** PUUEPA 1ST & 2ND & KOKOIKI**District:** North Kohala**Ownership:** Full**Zoning:** A - 20A**Record Sys.:** Regular**Disclosure Form:** Yes**Land Area:** 20.05 ac**Flood Zone:** X**Incr/Block:****Lot:** 9**Roads:** Private, Paved**Easement:** Cable, Ingress/Egress, Electric, Water**Oceanfront Parcel:** No**Parking:****Sale Type:** Standard Sale**Additional Info:**

Property Details

Schools:**Frontage:****View:** Coastline, Ocean Horizon, Pasture, Sunset, Sunrise**Ag Dedicated:** Yes**Structures:** No**Lot Description:** Grassy**Remarks:**

This magnificent 20 acre parcel in Pu'u'epe Ranch features more than you would expect for a country location. There are underground utilities (including high-speed internet) at the road and a municipal water meter is installed. Agricultural water is also available with hook up at several sites on the property. The property is fully fenced on a private, gated road. There are multiple potential building sites with gorgeous views across the deep blue ocean and out to Haleakala on Maui. You'll enjoy the fresh tropical trade wind breezes bringing you some of the cleanest air on the planet! Rich soil for farming and plenty of space to use that extra acreage as grazing land for livestock. There are only a dozen of these 20 acre parcels in Pu'u'epe Ranch and they rarely come up for sale. Seize your chance to live the dream!

Fantastic location at the top of the island with so many wonderful places close by! The quaint town of Hawi is less than 3 miles away with shops, restaurant, coffee shop and groceries. The trail head to scenic hiking through Pololu Valley is under a half hour away! About 20 miles down the coast you'll find some of the island's best beaches and parks and a little further is the resort district with romantic dining, adorable shops and wide sandy beaches. For some, this is a once-in-a-lifetime vacation destination. For you, a lifestyle!

See the 360 degree photo tour of lot 9 here: https://lhre360.com/North_Kohala/MLS647741/index.html

Spectrum Cable says high-speed internet, TV and phone service are available. Please check with Spectrum Cable for details.

Per county records the property is approximately 20.048 acres measuring 1,747.58' x 493.83' x 1,783.95' x 496.52'. Approximate elevation is 300 feet.

According to the rainfall map, average annual rainfall is around 35" - 50".

Get away from it all without having to leave it all behind!

Private Remarks:

AGENTS: CALL FOR GATE CODE. CATTLE ARE GRAZING THE LAND SO ***PLEASE*** BE SURE TO KEEP THE GATE CLOSED BEHIND YOU WHEN ENTERING AND LEAVING THE PROPERTY!

PRE-QUALIFICATION LETTER OR PROOF OF CASH REQUIRED PRIOR TO SHOWING. NO STAKING BY SELLER. PLEASE SUBMIT PURCHASE CONTRACT WITH A COPY OF THE EARNEST MONEY CHECK AND THE ADDENDA ATTACHED TO THIS LISTING (CO-OP, PLAT MAP AND SECTION I-6 CONT). THANK YOU!

Escrow established with:

Title Guaranty Escrow Services, Inc.
Hilo Branch

460 Kilauea Avenue, Suite 101
Hilo, HI 96720

Escrow Officer Laurie Medeiros
P: 808-933-2383
F: 808-969-6982
E: LMedeiros@TGHawaii.com

Driving Directions:

Take Hwy 270 and turn North (towards ocean) on Lincoln Ave to gate. Call for gate code and additional showing instructions.

Utilities/Features

Internet Avail: Cable **Telephone Avail:** Cable **Water:** Municipal, Other
(remarks) **Kitchen:** _____
Power: Underground **TV Avail:** Cable **Wastewater:** None

Financial Details

Current Taxes: \$ 200 **Price Per Sqft:** \$ 1 **Spec. Assess.:** _____ **Spec. Assess. Amt.:** _____
Assessed Bldg: \$ 0 **Assessed Lnd:** \$ 2,400 **Terms Accept.:** Cash,
Construction Loan **Road Maint/Yr:** _____
Monthly Assn.: \$ 150.00 **Monthly Maint.:** _____ **Other Fees:** _____ **CC&R's:** Yes

Listing Agent

CSB: 2.5% + GET **Subagency Offered:** _____ **Restrictions:** None

Listing Agent and Office

	Name	Phone	Fax	Email	HISID
Listor	Woody Musson (R(S)) RS-75039	808-936-7580	808-443-0500	woody@hawaii-re.com	75039
Office	Local Hawaii Real Estate RB-18892	808-935-4633	808-443-0500		1081
Address	260 Kamehameha Ave Suite 214 Hilo, HI 96720				

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