



CUSHMAN &  
WAKEFIELD

ChaneyBrooks

# FOR SALE

**64-1550 KAMEHAMEHA HIGHWAY**  
WAHIAWA, HI 96786



OHANA FARM PARCELS  
FEE SIMPLE AGRICULTURAL CONDOS

Please visit the property website  
for more information:

<https://ohanafarmparcels.com/>



## Property Summary

<b>ASKING PRICE</b>	See Price List
<b>ADDRESS</b>	64-1550 Kamehameha Highway Wahiawa, HI 96786
<b>TAX MAP KEY</b>	(1) 6-4-003: 021 (portion of)
<b>TENURE</b>	Fee Simple
<b>NO. OF UNITS</b>	35
<b>LAND AREA</b>	10.01 to 18.37 Acres
<b>ZONING</b>	AG-1



## Property Description

The Ohana Farm Parcels consists of 480 acres of farmland adjacent to the world-famous Dole Plantation Visitor Center in Central Oahu. The project is divided into 35 fee simple, farm-ready, agricultural condominium units. The units range in size from 10.01 acres to 18.37 acres and are priced from \$75,000 to \$110,000 per acre. The land is zoned AG-1 for agricultural uses only.

Ohana Farm Parcels is located at a 1000-foot elevation looking out to the ocean over Haleiwa Town with sun, fertile soil and water for farming with breathtaking views of the North Shore beaches and Haleiwa Town. The Dole Company formerly owned the property and grew pineapple and sugarcane for decades until it was leased to Aloun Farms in 2011. Since then, Aloun Farms has been actively farming approximately 85% of this property, growing delicious produce including Ewa Sweet Onion, Sweet Corn, Avocado, Pumpkins, Broccoli, Sweet Melons, Herbs, and Asian Vegetables.



PAALAA UKA PUPUKEA ROAD

FLOWER ROAD

EGGPLANT ROAD

DAIKON ROAD

BROCCOLI ROAD

AVOCADO ROAD

PINEAPPLE ROAD (SOUTH)

PINEAPPLE ROAD (NORTH)

GAICHOY ROAD

HEAD CABBAGE ROAD

JACKFRUIT ROAD

KAKAU PATH

PLANTATION ROAD

HELEMANO MILITARY RESERVATION

KAMEHAMEHA HIGHWAY

BIRCHMOUNT ROAD (WEST)

ALOUH ROAD (WEST)

ALOUH ROAD (EAST)

KAULANA-1  
18.27 ACRES

KAULANA-2  
10.7 ACRES  
NOT FOR SALE

PUUWAI-1  
11.17 ACRES  
SOLD

PUUWAI-2  
10.87 ACRES  
SOLD

PUUWAI-3  
10.95 ACRES  
IN CONTRACT

PUUWAI-4  
11.00 ACRES

HANUA-1  
11.56 ACRES  
NOT FOR SALE

HANUA-2  
15.22 ACRES  
CONTRACTOR'S PRE-DEVELOPMENT LOT

KAULANA-3  
10.03 ACRES

KAULANA-4  
12.22 ACRES

PUUWAI-5  
10.13 ACRES

PUUWAI-6  
10.11 ACRES

HANUA-3  
17.19 ACRES  
SOLD

KAULANA-5  
11.12 ACRES

PUUWAI-7  
10.02 ACRES

PUUWAI-8  
10.01 ACRES

HANUA-5  
18.37 ACRES  
SOLD

KAULANA-7  
12.32 ACRES

KAULANA-6  
17.11 ACRES

PUUWAI-9  
10.84 ACRES

PUUWAI-10  
10.52 ACRES

HANUA-6  
1.07 ACRES  
NOT FOR SALE

HANUA-7  
11.59 ACRES

HANUA-8  
13.36 ACRES

KAULANA-9  
10.19 ACRES

PUUWAI-11  
10.08 ACRES

PUUWAI-12  
10.04 ACRES

HANUA-9  
13.39 ACRES

KAULANA-10  
10.56 ACRES

PUUWAI-13  
12.03 ACRES

PUUWAI-14  
10.05 ACRES

HANUA-11  
14.08 ACRES

HANUA-10  
10.13 ACRES

KAULANA-11  
10.44 ACRES

KAULANA-12  
10.03 ACRES

HANUA-13  
14.14 ACRES

HANUA-12  
14.46 ACRES

HANUA-15 ABB  
5.26 ACRES  
NOT FOR SALE

HANUA-14  
14.94 ACRES

DOLE PLANTATION VISITOR CENTER



NORTH

0 150 300

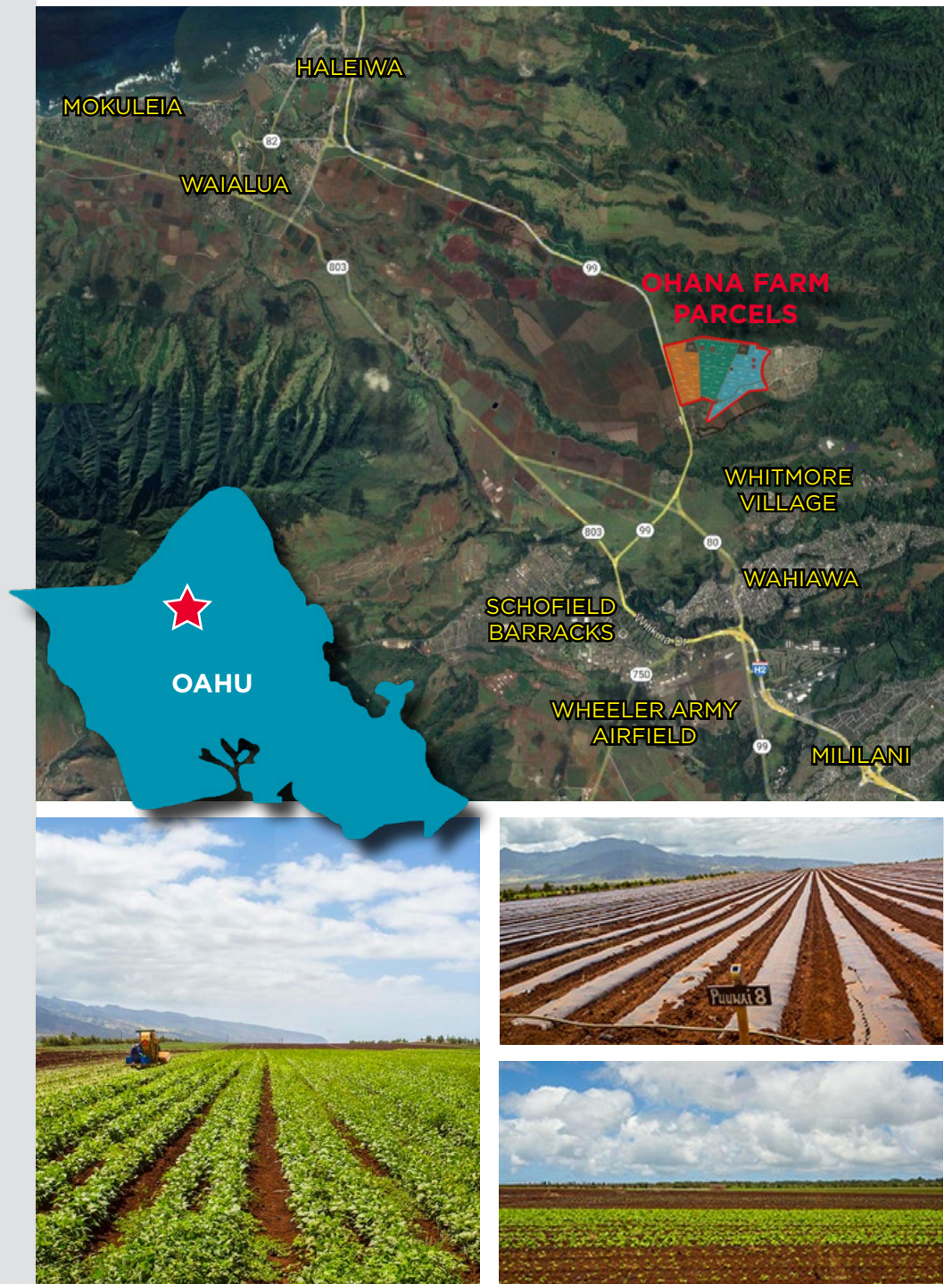
## Ohana Farm Parcels



NO.	PARCEL ID	ACRES	TAX MAP KEY	PRICE	PRICE/ACRE
1	Kaulana-1	18.274	(1) 6-4-003:021-001	\$2,288,000	\$125,205
2	Kaulana-2	10.703	(1) 6-4-003:021-002	NOT FOR SALE	
3	Kaulana-3	10.703	(1) 6-4-003:021-003	\$1,368,000	\$136,214
4	Kaulana-4	12.223	(1) 6-4-003:021-004	\$1,238,000	\$101,284
5	Kaulana-5	11.129	(1) 6-4-003:021-0005	\$1,458,000	\$131,009
6	Kaulana-6	17.116	(1) 6-4-003:021-0006	\$1,698,900	\$99,258
7	Kaulana-7	12.326	(1) 6-4-003:021-0007	\$1,578,000	\$128,022
8	Kaulana-9	10.193	(1) 6-4-003:021-0008	\$1,337,000	\$131,168
9	Kaulana-10	10.569	(1) 6-4-003:021-0009	\$1,408,000	\$133,220
10	Kaulana-11	10.447	(1) 6-4-003:021-0010	\$1,386,000	\$132,670
11	Kaulana-12	10.033	(1) 6-4-003:021-0011	\$1,348,000	\$134,357
12	Puuwai-1	11.178	(1) 6-4-003:021-0012	SOLD	
13	Puuwai-2	10.879	(1) 6-4-003:021-0013	SOLD	
14	Puuwai-3	10.952	(1) 6-4-003:021-001	UNDER CONTRACT	
15	Puuwai-4	11.002	(1) 6-4-003:021-0015	\$1,377,000	\$125,159
16	Puuwai-5	10.136	(1) 6-4-003:021-0016	\$1,098,000	\$108,327
17	Puuwai-6	10.106	(1) 6-4-003:021-0017	\$1,088,000	\$107,659
18	Puuwai-7	10.030	(1) 6-4-003:021-0018	\$1,086,000	\$108,275
19	Puuwai-8	10.017	(1) 6-4-003:021-0019	\$1,088,000	\$108,615
20	Puuwai-9	10.842	(1) 6-4-003:021-0020	\$1,168,000	\$107,729
21	Puuwai-10	10.530	(1) 6-4-003:021-0021	\$1,116,000	\$105,983
22	Puuwai-11	10.091	(1) 6-4-003:021-0022	\$1,086,000	\$107,621
23	Puuwai-12	10.041	(1) 6-4-003:021-0023	\$1,082,000	\$107,758
24	Puuwai-13	12.041	(1) 6-4-003:021-0024	\$1,232,000	\$102,317
25	Puuwai-14	10.058	(1) 6-4-003:021-0025	\$1,078,000	\$107,178
26	Hanua-1	11.571	(1) 6-4-003:021-0026	NOT FOR SALE	
27	Hanua-2	15.225	(1) 6-4-003:021-0027	\$1,376,000	\$90,378
28	Hanua-3	17.198	(1) 6-4-003:021-0028	SOLD	
29	Hanua-5	18.378	(1) 6-4-003:021-0029	SOLD	
30	Hanua-6	1.077	(1) 6-4-003:021-0030	NOT FOR SALE	
31	Hanua-7	11.590	(1) 6-4-003:021-0031	\$1,176,000	\$101,467
32	Hanua-8	13.367	(1) 6-4-003:021-0032	\$1,178,000	\$88,127
33	Hanua-9	13.391	(1) 6-4-003:021-0033	\$1,296,000	\$96,781
34	Hanua-10	10.134	(1) 6-4-003:021-0034	\$1,062,000	\$104,796
35	Hanua-11	14.089	(1) 6-4-003:021-0035	\$1,308,000	\$92,838
36	Hanua-12	14.462	(1) 6-4-003:021-0036	\$1,188,000	\$82,146
37	Hanua-13	14.147	(1) 6-4-003:021-0037	\$1,296,000	\$91,610
38	Hanua-14	14.946	(1) 6-4-003:021-0038	\$1,268,000	\$84,839
39	Hanua-15A	2.606	(1) 6-4-003:021-0039	NOT FOR SALE	
40	Hanua-15B	2.655	(1) 6-4-003:021-0040	NOT FOR SALE	

## Investment Highlights

- **FEE SIMPLE OWNERSHIP** - Rare opportunity to own your own farm and eliminate leasing or renting the land you farm at constantly increasing rates.
- **BUILDING EQUITY** - Improvements made to the Property will enhance your benefit instead of a landlord's.
- **CLEAN WATER** - In addition to natural rainfall, Clean Water is available from the adjacent Tanada Reservoir. Additional water can be obtained from an adjoining well if needed.
- **FARM READY** - Productive, proven, farm grounds currently farmed by Aloun Farms—a local farmer with established farm community experience available to provide support and horticulture expertise! Most parcels have been graded and the soil amended for the past five years, reducing preparation of the ground for farming. Drip irrigation lines are installed on many parcels and all parcels have the ability to connect to the irrigation supply lines provided by Alaka'i Ranch & Farm.
- **PROCESSING AND DISTRIBUTION** - Aloun Farms is building an onsite processing center to handle produce grown at Ohana Farm Parcels, eliminating the costs of transporting produce to distributors and buyers in Honolulu.
- **ORGANIC FARMLAND** - Over half a dozen parcels can be easily certified as an organic farm operation which can produce high value crops. Chemical fertilizers and synthetic pesticides have not been used on these parcels for at least three years.
- **AGRITOURISM FARMS** - The location offers tremendous opportunities for family-oriented agritourism through a coordinated effort with Aloun Farms, while benefiting from the exposure to over 1.1 million tourists and locals visit the neighboring, world-famous Dole Plantation Visitor Center.
- **TRADITION & FARM HERITAGE** - Give your family a lasting legacy of Hawaii's rich farming history.





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## Contact

**STEVE K. SOMBRERO, CRE (B)**  
President  
+1 808 544 1600  
ssombrero@chaneybrooks.com

**WILLIAM "PETE" ALPETER (S)**  
Vice President  
+1 808 544 9575  
palpeter@chaneybrooks.com

**KOHEI HAKAMADA (B)**  
Senior Vice President  
+1 808 544 9510  
khakamada@chaneybrooks.com

1440 Kapiolani Blvd., Suite 1010  
Honolulu, HI 96814  
Main +1 808 544 1600  
Fax +1 808 544 9574  
**cushmanwakefield.com**  
**chaneybrooks.com**

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