

# 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**





# WAI KALA

---

## RANCH

PRINCEVILLE

KILAUEA

HANAIEI

KAUA'I

56

LIHU'E

WAIMEA

50

HANAPEPE

KOLOA



# WAI KALA

## RANCH

### PROPERTY DETAILS

2818 KAMOOKOA ROAD, KILAUEA, HI 96754

372.33 ACRES

ZONING\*: AGRICULTURE (A)

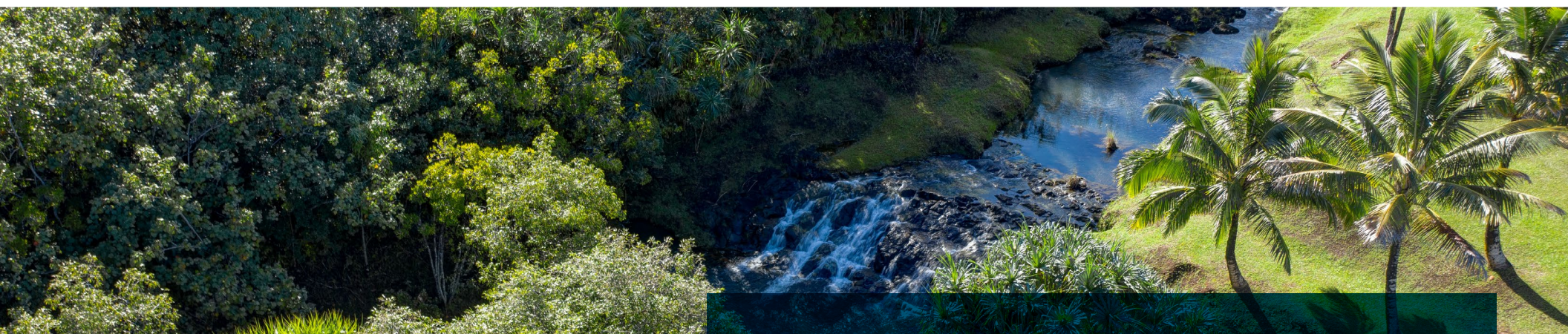
### PARCEL DETAILS

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.







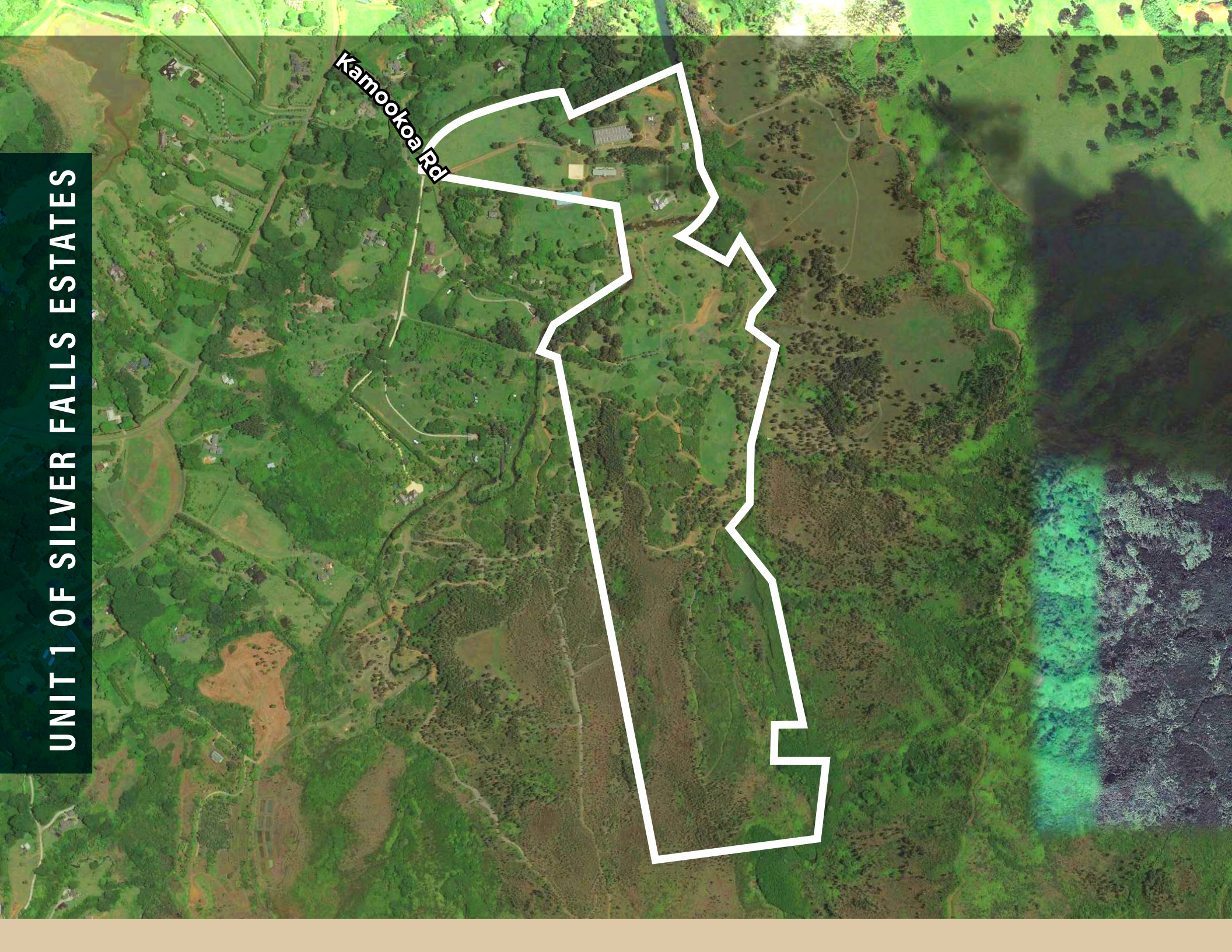
## UNIT 1 OF SILVER FALLS ESTATES

- **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

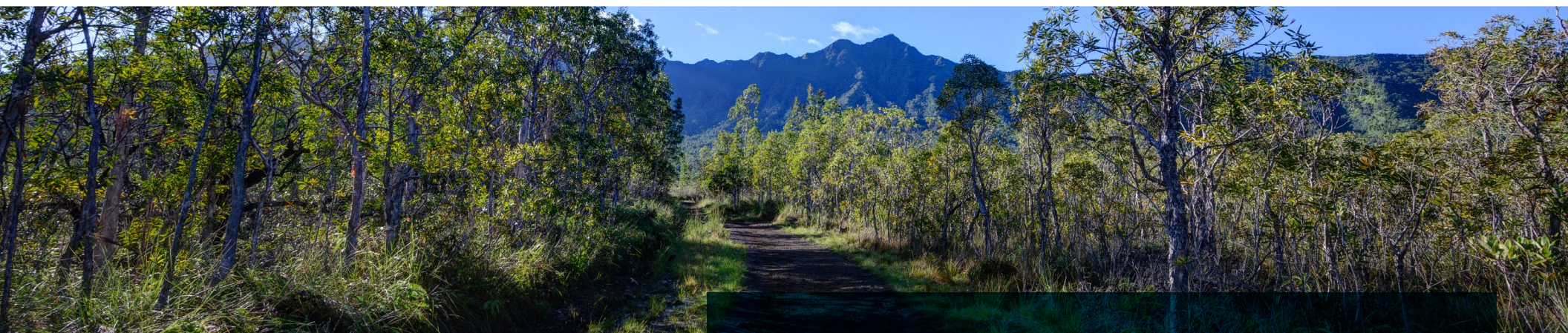


# UNIT 1 OF SILVER FALLS ESTATES

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**

Kahillhola Rd

Kamookoa Rd

**UNITS 7 AND 8 OF HALAULANI**

Kahillhola Rd

Kamookoa Rd

**UNITS 7 AND 8 OF HALAULANI**

Kahillhola 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.

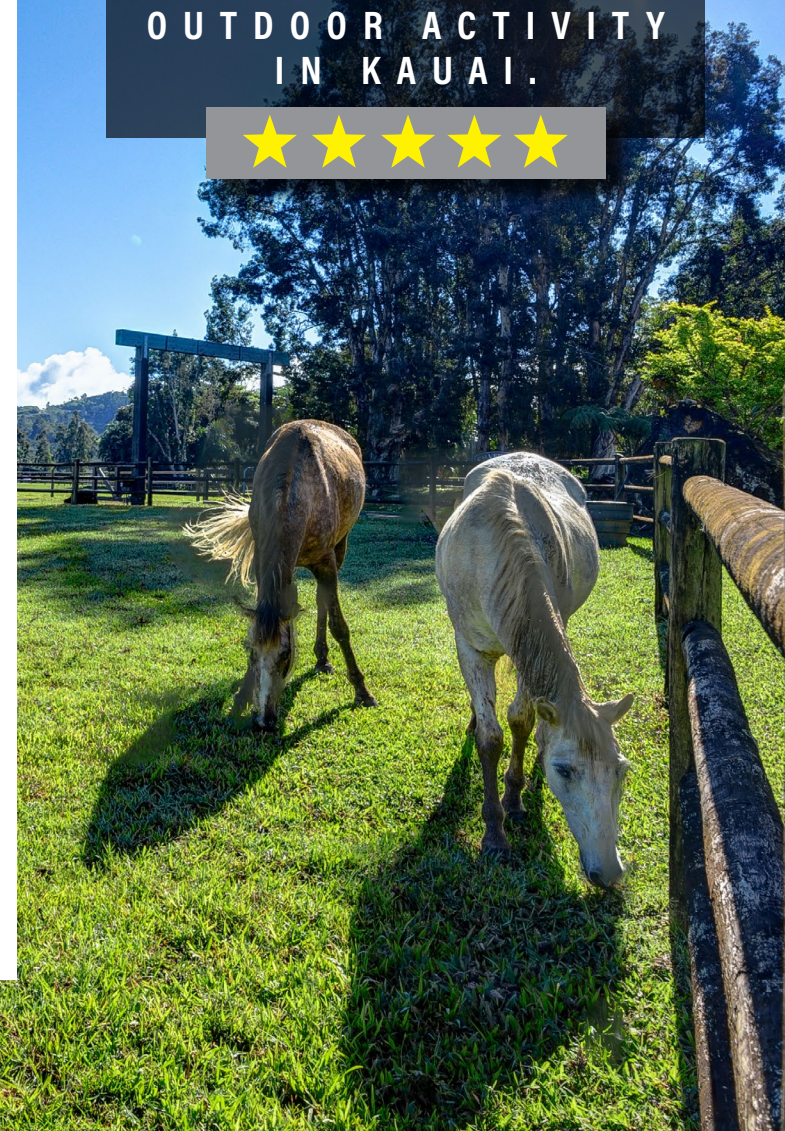
**EQUIPMENT:** Ranch equipment will transfer with the sale. A list is included in the data room.

**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/>



tripadvisor®

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:

**MATT DAVIS**

Director  
matt.davis@cushwake.com  
CA Lic. #1758818

**CUSHMAN & WAKEFIELD**

LAND ADVISORY GROUP  
4747 Executive Drive, 9th Floor  
San Diego, CA 92121 | USA

**ANTHONY PROVENZANO (B)**

Senior Vice President  
aprovenzano@chaneybrooks.com

**CUSHMAN & WAKEFIELD  
CHANAY BROOKS**

1440 Kapiolani Blvd, Ste 1010  
Honolulu, HI 96813 | USA

LISTING PROVIDED BY:

**NEAL NORMAN, R(B)**

Director  
808.651.1777  
neal@hawaiilife.com

**HAWAII LIFE**

5-4280 Kuhio Highway Suite G203  
Princeville, HI 96722