

\$3,950,000 - 53-4223 Pratt Rd, Kapaau

MLS® #720110

\$3,950,000

0 Bedroom, 0.00 Bathroom,
Land on 81.98 Acres

N/A, Kapaau, HI

North Kohala Agricultural Estate â€” 82 Acres of Privacy, Beauty & Potential

Nestled on nearly 82 acres of rolling land in North Kohala, this rare offering combines natural beauty, privacy, and rich agricultural resources. Zoned A-20A and sold fee simple, the estate features open pastures, wooded areas, and a forested gulch with a seasonal stream and pools in Halawa Gulch. Expansive views of the coastline, ocean, mountains, and native forest unfold from multiple vantage points.

Located in a gated 5-lot subdivision with CCRs, it borders a native reforestation project and is accessed via a private, graded easement road.

The property includes a fully renovated barn with kitchen, bath, and A/C, plus a main barn, tractor barn, A/C office/guest space, lunch room, bath house, and a separate kitchen with two sinks, refrigerators, freezer, and cooktop. Two to three excellent home sites offer space for future development.

A productive agricultural hub, the estate is home to 80â€”100 mature macadamia trees, tropical fruit trees (banana, papaya, avocado, pineapple, passion fruit, coconut, tangelo, guava, java plum), and garden space. With rich soil, sun, and solid infrastructure, itâ€™s ideal for sustainable farming or homesteading.

Water sources include a private well, county meter, and rain catchment, all feeding a 50,000-gallon gunite tank and over 8100 gallons in poly tanks. A pump house and fire suppression system



ensure efficient
distribution.

Sustainable features
include a 10kW solar PV system, solar water
heater, lithium-ion battery storage, and
HELCO power. Underground utilities, satellite
internet/TV, and strong cell signal offer modern
convenience.

Just minutes from
Kapaau and Hawi, this well-equipped
estate is ready to support your vision of
inspired living.

Essential Information

MLS® #	720110
Price	\$3,950,000
Bathrooms	0.00
Acres	81.98
Type	Land
Sub-Type	Farm
Status	Active

Community Information

Address	53-4223 Pratt Rd
Subdivision	N/A
City	Kapaau
State	HI
Zip Code	96755

Amenities

View	Coastline, Forest, Mountain(s), Ocean, Ocean Horizon, Other, Pasture, Sunrise
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Exterior

Lot Description	Cleared, Farm, Grassy, See Remarks, Wooded
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Additional Information

Date Listed	April 11th, 2025
Days on Market	185
Zoning	A-20A

Listing Details

Listing Office Aloha Sotheby's Intl Realty - Hawai'i

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