

# \$4,950,000 - 1900 Pulehu Rd, Kula/Ulupalakua/Kanaio

MLS® #399877

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## \$4,950,000

0 Bedroom, 0.00 Bathroom,  
Land on 148 Acres

N/A, Kula/Ulupalakua/Kanaio, HI

Welcome to 1900 Pulehu on the verdant slopes of Haleakala. 148 acres of open ranchland, unique gulch/ dry riverbed boundaries filled with diversified fruit trees and other crops. Property is unique with 6 water meters for agriculture and potable consumption ( 3 and 3). Enjoy this serene location while taking in the unique views that are not often experienced in this neighborhood. Open views from Haiku to Makena, Molokini island as well as overlooking Maui's coastlines and the open ocean Channels beyond. This Historical Ranch land is being transformed into a food forest with the potential and location for Farmer's Market, ecotourism, education or a private Retreat/ Compound. Improvements include complete Deer fencing, entry ways, barn/ warehouse, significant food crops planted, free stack rock walls, water systems, etc. Too many upgrades to list. The property is nearing completion for a 2 lot subdivision ( see Docs for maps), allowing the next owner to realize a true compound of additional dwellings, farm structures, tours, etc. The possibilities are interesting and varied. • Preliminary Map Approval for a 2 lot subdivision • Multiple water meters for ag use as well as County potable water and Private water meters from adjoining subdivision. • Adjacency of Ag Park creates synergy for crops and infrastructure • Topographic band for farming (warm dry days and cool nights = optimal growing and living conditions.



Elevation range from 1700' to 1900' â€¢  
Development and Conservation opportunities  
Property is complete with tenant farmers to  
maintain property and tax rates. Information is  
deemed reliable but not guaranteed. Buyer  
should conduct their own Due Diligence. Call  
your favorite Realtor to experience the serenity  
of this special property

### **Essential Information**

MLS® #	399877
Price	\$4,950,000
Bathrooms	0.00
Acres	148.34
Type	Land
Sub-Type	Vacant Land
Land Tenure	Fee Simple
Status	Closed

### **Community Information**

Address	1900 Pulehu Rd
Area	Kula/Ulupalakua/Kanaio
Subdivision	N/A
City	Kula/Ulupalakua/Kanaio
State	HI
Zip Code	96790

### **Amenities**

View	Mountain/Ocean
Waterfront	None

### **Additional Information**

Listed By	Hawaii Life (MA)
Date Listed	September 27th, 2023
Days on Market	427

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