

# DILLINGHAM 1897 RANCH

NORTH SHORE, OAHU



HAWAI'I LIFE  
REAL ESTATE BROKERS





## DISCLAIMER

Cushman & Wakefield (hereinafter “CW”) and Hawaii Life (hereinafter “HL”) has been retained as exclusive advisor by (the “Owner”) for the disposition of the 2,739.849 acre property located at 68-540 Farrington Hwy, Waialua, HI 96791.

This Offering has been prepared by CW and HL for use by a limited number of parties and does not purport to provide a necessarily complete summary of the Property or any of the documents related thereto, nor does it purport to be all-inclusive or to contain all of the information which prospective investors may need or desire. All projections have been developed by CW and HL, and designated sources and are based upon assumptions relating to the general economy, competition, and other factors beyond the control of the Owner, CW and HL, therefore, are subject to variation. No representation is made by CW, HL or Owner as to the accuracy or completeness of the information contained herein, and nothing contained herein is, or shall be relied on as, a promise or representation as to the future performance of the Property. Although the information contained herein is believed to be correct, CW, HL or Owner and its employees disclaim any responsibility for inaccuracies and expect prospective purchasers to exercise independent due diligence in verifying all such information. Further, CW, HL, Owner, and its employees disclaim any and all liability for representations and warranties, expressed and implied, contained in, or for omission from, this Investment Offering or any other written or oral communication transmitted or made available to the recipient. This Offering does not constitute a representation that there has been no change in the business or affairs of the Property since the date of preparation of the package. Analysis and verification of the information contained in this package is solely the responsibility of the prospective purchaser.

Additional information and an opportunity to inspect the Property will be made available upon written request to interested and qualified prospective investors.

Owner, CW and HL each expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers regarding the Property and/or terminate discussions with any entity at any time with or without notice. Owner shall have no legal commitment or obligation to any entity reviewing this Offering or making an offer to purchase the Property unless and until a written agreement for the purchase of the Property has been fully executed, delivered, and approved by Owner and its legal counsel, and any conditions to Owner’s obligations thereunder have been satisfied or waived. CW and HL are not authorized to make any representations or agreements on behalf of Owner. This Offering and the contents, except such information which is a matter of public record or is provided in sources available to the public (such contents as so limited herein are called the “Contents”), are of a confidential nature. By accepting the package, you agree (i) to hold and treat it in the strictest confidence, (ii) not to photocopy or duplicate it, (iii) not to disclose the package or any of the contents to any other entity (except to outside advisors retained by you, if necessary, for your determination of whether or not to make a proposal and from whom you have obtained an agreement of confidentiality) without the prior written authorization of Owner, CW or HL, (iv) not use the package or any of the contents in any fashion or manner detrimental to the interest of Owner, CW or HL, (v) to return it to CW or HL immediately upon request of CW, HL or Owner and (vi) not to contact any employee or agent of any governmental agency, including the City and County of Honolulu, regarding the Owner or the Property.

If you have no further interest in the Property, please return this Investment Offering forthwith.



ChaneyBrooks

**DILLINGHAM RANCH** - a rare and historic real estate offering of nearly 2,740 fee simple acres with substantial income-generating improvements on the rural North Shore of O’ahu. Currently the largest O’ahu land offering, the working ranch is comprised of eleven parcels stretching from the oceanfront parcel with white sands at Kai’ahulu Beach to the ridgeline of the Waianae Mountain range and bordering the Mokulē’ia Forest Reserve.

Equestrian amenities include the iconic oceanfront polo grounds, a premiere equestrian center offering boarding and training facilities, and miles of trails. Still a working cattle ranch, the property features a commercial tree nursery and the largest coconut grove in Hawai’i. The North Shore’s rich soil and farmlands make the property ideal for continued sustainable agricultural uses.

The centerpiece of the ranch, the elegant Dillingham Lodge, recently returned to its original luster through a multimillion-dollar renovation. Known as the “Big House”, the 3,000 square foot structure with eight bedrooms and a commercial kitchen serves as a desirable event venue.

Recent improvements, flexible zoning, multi-use spaces, spectacular natural beauty, varying topography and recently approved 70 lot agricultural subdivision present an enticing array of possibilities including a secluded, oceanfront estate with easy access to a major city and international airport.

## HIGHLIGHTS

- Currently the largest land offering on O’ahu
- 2,740± acres of land and over 1,125 linear feet of ocean frontage
- Income generating improvements and potential to increase revenue by enhancing the existing event, equestrian, nursery and cattle operations
- Ability to pursue conservation easements via outright sale or donation for potentially significant tax benefits
- Rich and historical heritage and diverse landscapes
- Private access and topography offer a variety of view planes and privacy options
- Eleven separate parcels provide flexibility in planning
- Preliminary approval for 70 lot agricultural subdivision





# PROPERTY DETAILS

**ADDRESS:** 68-540 Farrington Hwy, Waialua, HI 96791

**SIZE:** 2,739.849 deeded acres  
 Makai: 18.826 acres  
 Mauka: 2,721.023 acres

**ZONING:** A1 (Restricted Agricultural District) & A2 (General Agricultural District)

**TAX MAP KEYS (TMK):** The following table identifies the 11 TMKs that comprise the ranch along with the corresponding Assessed acreage and zoning for each

TMK	ACRES	ZONING
(1)6-8-002:006	1023.662	AG-2
(1)6-8-003:005	433.410	AG-2
(1)6-8-003:006	927.746	AG-2
(1)6-8-003:015	72.984	AG-2
(1)6-8-003:017	18.826	AG-2
(1)6-8-003:019	36.811	AG-1
(1)6-8-003:030	16.960	AG-1
(1)6-8-003:031	57.636	AG-2
(1)6-8-003:033	9.620	AG-1
(1)6-8-003:035	2.101	AG-1
(1)6-8-003:040	140.093	AG-1
<b>Total</b>	<b>2,739.849</b>	

ZONING	TOTAL ACRES
AG-1	205.585
AG-2	2534.264
<b>Total</b>	<b>2,739.849</b>

**AG DEDICATION:** The property is subject to an agricultural dedication that expires in tax year 2023-2024.

**JURISDICTION:** Honolulu County

**UTILITIES:**  
**Domestic Water:** Through on-site wells and private water company, North Shore Water Company  
**Irrigation Water:** An onsite non-potable well supplies additional irrigation and ranch water

**Electric:** Hawaiian Electric Company (HECO)

**Gas:** There is a propane tank at the lodge

**Wastewater:** An aerobic treatment unit and subsurface disposal facility services the Dillingham Lodge and individual wastewater treatment systems service the farm dwellings and administration/office building





The offering boasts 18.826 acres makai of Farrington Highway that are currently used as polo fields. This parcel with over 1,125 linear feet of shoreline offers many exciting possibilities and could be acquired separately.

## POTENTIAL USES FOR THIS PARCEL INCLUDE:

- Continued use as polo fields
- Development of an oceanfront estate/private compound
- Division of the site by a Condominium Property Regime (CPR) and development of up to 2 houses





2,721.023 acres are located on the mauka side of Farrington Highway and have an approved tentative map for a 70-lot agricultural subdivision. Additionally, this portion of the offering includes the bulk of the ranch improvements.

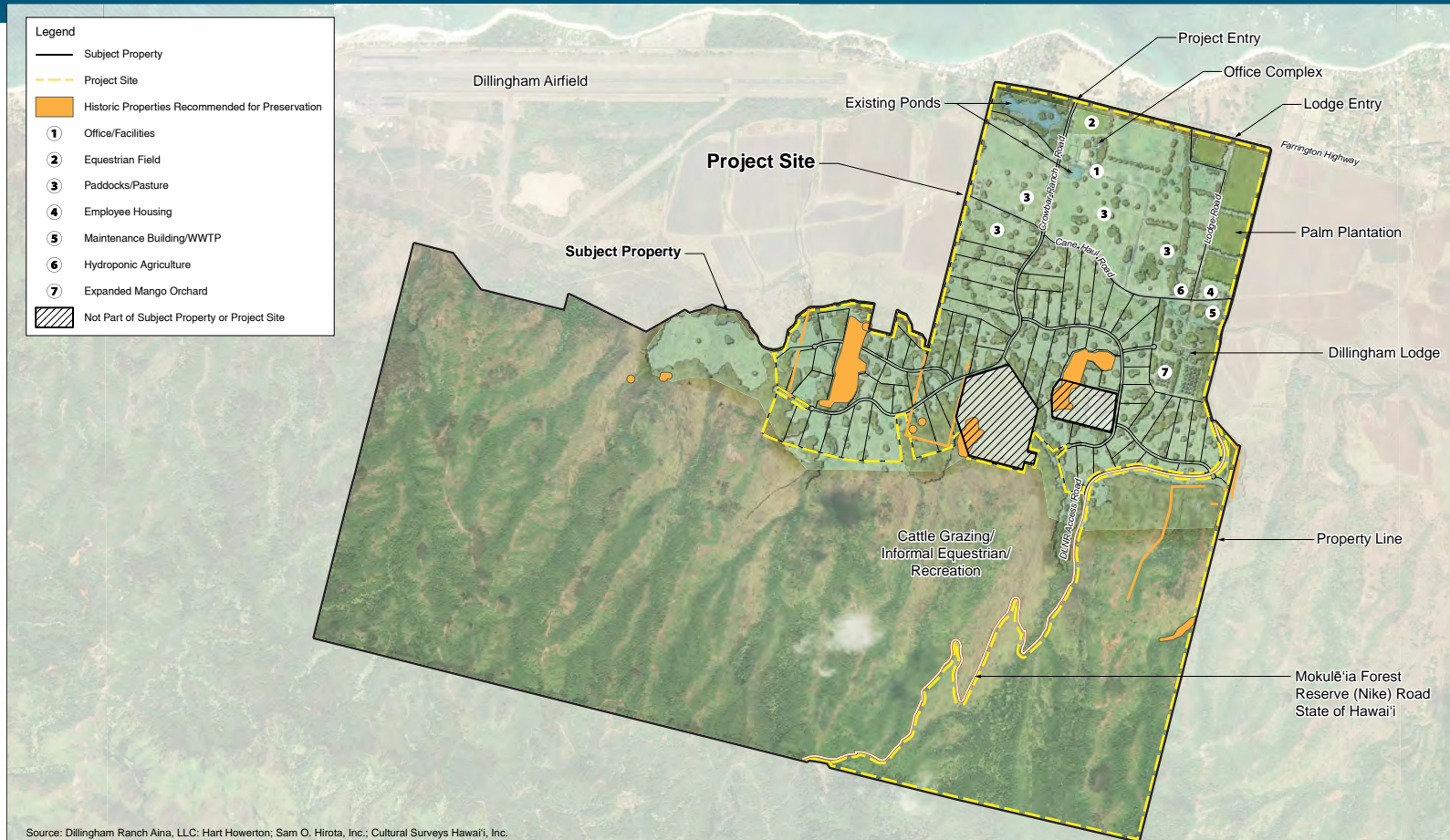


## IMPROVEMENTS

- DILLINGHAM LODGE AKA "BIG HOUSE" - A HISTORIC 3,000 SF LODGE WITH A 700 SF COMMERCIAL KITCHEN AND 8 GUEST ROOMS**
- TWO RANCH HOMES - CURRENTLY UNOCCUPIED**
- OFFICE/ADMINISTRATION BUILDING**
- MECHANIC SHOP**
- ABOVE-GROUND FUEL STORAGE TANK**
- NUMEROUS OTHER SHEDS AND OUTBUILDINGS**







Source: Dillingham Ranch Aina, LLC; Hart Howerton; Sam O. Hirota, Inc.; Cultural Surveys Hawai'i, Inc.

## RESIDENTIAL DEVELOPMENT

The property presents numerous residential and commercial development opportunities, including:

- **Private/Family Compound** - Over generations, the Dillingham family developed this ranch to be a family estate and sporting facility. A new owner may find appeal in returning the ranch to this original purpose. With the ability to add a number of homes and enjoy the existing facilities, this ranch could be an unmatched family coastal retreat.

- **Condominium Property Regime (CPR)** - A CPR may yield as many as 20 large lots, many offering homesites perched on significant promontories surrounded by lush vegetation and boasting full horizon ocean views.
- **Agricultural Subdivision** - The Seller recently received approval of a Tentative Map for a 70-lot agricultural subdivision.





## CONSERVATION

Dillingham Ranch includes lands identified as having a high concentration of conservation values, including the agricultural potential for ranching and cultivation, cultural and historic significance, natural habitat, forest and water resources. The national Trust for Public Lands and the North Shore Community Land Trust have offered to work with a purchaser wishing to donate conservation easements for potential tax benefits, or to locate sources of funding for the outright purchase of conservation easements.

## EVENTS

The Lodge at Dillingham Ranch hosts approximately 24 events per year and is a popular wedding destination in O'ahu. Depending on party size, the venue generates \$3,500 to \$10,000 per event with further upside potential.

Several television programs and prominent movies have been filmed at the ranch, including *Lost*, *ER*, *Hawai'i Five-O*, *50 First Dates*, *Windtalkers*, *Birds of Paradise*, and others. Rates start at \$5,000 per day, depending on the nature and duration of filming.

## EQUESTRIAN FACILITIES

Equestrian facilities include the iconic 18.826 acre oceanfront polo grounds, a premiere equestrian center offering boarding paddocks, training facilities that include a jumping arena, and miles of riding trails.

The opportunity exists to expand the boarding and riding operation and satisfy the under-served equestrian market in Oahu.





## LIVESTOCK OPERATIONS

The ranch boasts abundant pasture at the foot of the Waianae mountain range, offering high-quality pasture for year-round grazing. The ranch is fenced and cross fenced with a set of corrals and a scale. Over the last few years, the owner has run approximately 100 to 120 head of cattle on the ranch, but the carrying capacity is believed to be nearer to 700 head. All seller owned cattle will convey at closing.

## EQUIPMENT

All seller owned equipment at the ranch will convey at closing.

## WHOLESALE TREE NURSERY

Coconut, Royal and Manila palms, as well as Monkeypod trees are grown on the ranch and sold for ornamental purposes. Pricing starts at \$300-600 for the palms and \$1,000 for the Monkeypods.

Opportunity exists to expand the nursery operation and sell coconut green waste as fiber substrate.

## RECREATION

Adjacent to the Mokolē'ia Forest Reserve, the diverse landscape offers stunning ocean and coastline views and abundant recreational opportunities. Dillingham Ranch features miles of private roads and trails to explore on foot, horseback, or vehicle. The property is ideal for hiking, running, hunting, or mountain biking. This storied estate encompasses approximately 19 oceanfront acres, making the property ideal for surfing, kayaking, snorkeling, swimming, and boating from Kai'ahulu Beach. Located near Haleiwa, the ranch overlooks some of the most celebrated surf breaks and beaches in the world along O'ahu's North Shore, just a short driving distance from the ranch.





## WILDLIFE

The property and surrounding area are home to diverse marine life and wildlife, and the native flora provides natural habitat for endemic bird species. The North Shore of O'ahu is home to green sea turtles, monk seals, and more. On the ranch, introduced species include peacocks and wild boar.

## WATER COMPANY

Included in the sale is 100% interest in the North Shore Water Company (NSWC), a private water system that is publicly regulated. The NSWC well is located on the ranch and serves parts of the ranch as well as approximately 100 owners in the surrounding community.



# DILLINGHAM 1897 RANCH



**TURTLE BAY  
RESORT**  
32 MIN

**HALEIWA**  
12 MIN

**DILLINGHAM  
AIRFIELD**

**WAHIAWA**

**MAKAHA**

**NANAKULI**

**WAIPAHU**

**AIEA**

**KAILUA**

**EWA BEACH**

**HONOLULU**

**INTERNATIONAL  
AIRPORT**  
34 MIN

**WAIKIKI**  
47 MIN

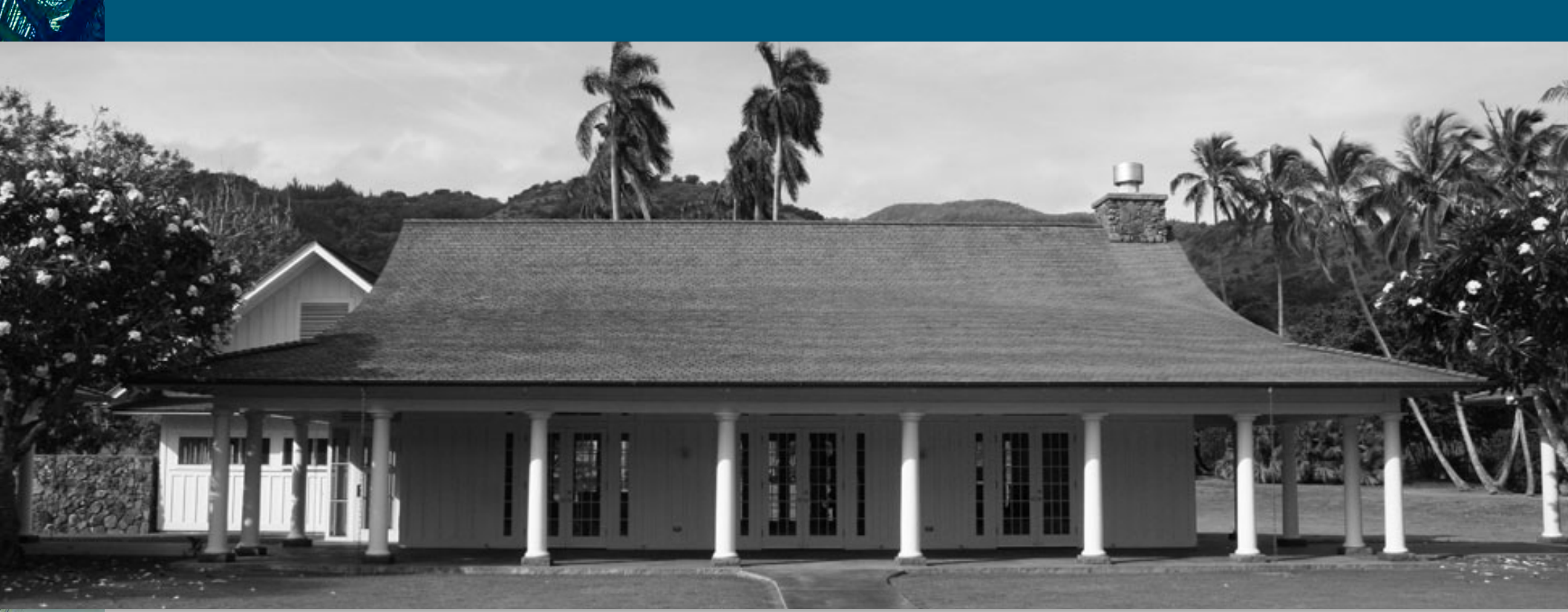
## LOCATION

Dillingham Ranch is located near the west end of Oahu's North Shore, a district referred to by locals as "the country" because of its agricultural production history. The North Shore is known worldwide for its spectacular natural beauty, big wave surf breaks, miles of pristine beaches, and striking mountain views.

Accessible from Farrington Highway, Dillingham Ranch is near the town of Haleiwa, but off the path traveled by tourists, with the road ending at Ka'ena Point, just three miles west of the ranch.

Kawaihapai (aka Dillingham) Airfield is located a half mile west of the ranch. The 9,007-foot runway is home to a few private air services and capable of accommodating a variety of private jets. The airport is operated by the Hawaii Department of Transportation.





## HISTORY

O'ahu's North Shore was prized by Hawaiian royalty for the beauty and richness of its lands. Mokulē'ia, the traditional Hawaiian name for this area, means "isle of abundance," reflecting the region's rich agricultural heritage.

Dillingham Ranch was established in 1897 by Benjamin Franklin Dillingham, a sea captain who settled on O'ahu in 1865. B.F. Dillingham founded the railroad that made these lands accessible for plantation agriculture, making him Hawai'i's first railroad tycoon. His sons became prominent developers on O'ahu. His son Walter Dillingham was the visionary builder credited with converting 1,000

acres of swampland into Waikiki Beach and constructing the first dry docks at Pearl Harbor.

Through the generations, Dillingham Ranch has welcomed notable guests and sportsmen and has been home to many cattlemen and ranchers. This piece of Old Hawai'i has also served as the location for numerous feature films and television shows, as well as countless spectacular weddings.





## OFFERING TERMS

**Price:** \$45 million

*\*seller is willing to consider offers on all or part of the holding*

**Due Diligence:** Recommended to be no more than 60 days from date of Agreement

**Closing:** Recommended to be no more than 75 days from date of Agreement

**Tours:** Do not enter the property. All tours must be coordinated through Hawaii Life or Cushman & Wakefield ChaneyBrooks.



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