

The Land Itself—The Final Frontier For Wealthy Real Estate Explorers

For those whose wealth affords them everything, the ultimate prize is nothing. Nothing around them, that is, except the land they own. Panoramically open spaces, where nature and the elements play.



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for [Forbes Global Properties](#)

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Acres of acreage is a luxury of both abundance and absence: more space, fewer intrusions.
HAWAII LIFE

Wealth can buy more of just about anything when it comes to trophy properties: square footage, chef's kitchens, staff accommodation, multi-car garages, meticulously designed interiors, hotel-standard wellness rooms... Yet one element in the realm of real estate remains finite: land.

The magnetic pull for those whose ultimate prize is privacy and connection to nature is

towards gardens, forests, fields and beachfronts that stretch into the distance, delineating possibilities. Whether the impetus is to satisfy a desire for seclusion or to achieve the investment benefits that development allows, these three properties, triangulated across the globe, open up new frontiers and ways of living.

[Silverfarms Ranch, Kilauea, Kaua'i](#)



Here, immense scale can still provide moments of intimacy.
MARCUS BLOSS FOR HAWAII LIFE

In the Hawai'ian language a safe, secluded, private place is called *Wahi ka'awale malū*. Another way to translate that is [Silverfarms Ranch](#).

It's hard to imagine a more beguiling landscape. Dense with a thousand shades of green, over sweeping pastures to forested hills of native trees, streams, waterfalls and swimming holes, the warm air thick with the scents of nature—almost impossibly lush, ringed by the Makaleha mountain range, this is a location beyond the confection of dreams.

It's also a working ranch. Agricultural and equestrian facilities, including top-quality stabling and a vast indoor manège, predict income opportunities, and with 237 acres to play with (that's well over twice the size of Vatican City), the options spread as far and wide as the grazing land and horse trails that meander across the estate.





Graze for days amid 237 acres at Silverfarms Ranch, Kauai.
HAWAII LIFE



The only neighbors to disturb over a long lunch here are the trees.
HAWAII LIFE

The current accommodation comprises a four-bed, three-bath main residence of 3,500 square feet (325 square meters) and a separate two-bed, one-bath house roughly a third of the size. Future building potential also exists for another two dwellings. The ranch is accessed via its own private road just 15 miles along the highway from the island's largest town, Kapa'a (pop. 12,000).

Silverfarms Ranch is offered for sale as a single estate for \$26,500,000 or as three separate parcels of land, by Roni Marley of Hawai'i Life.

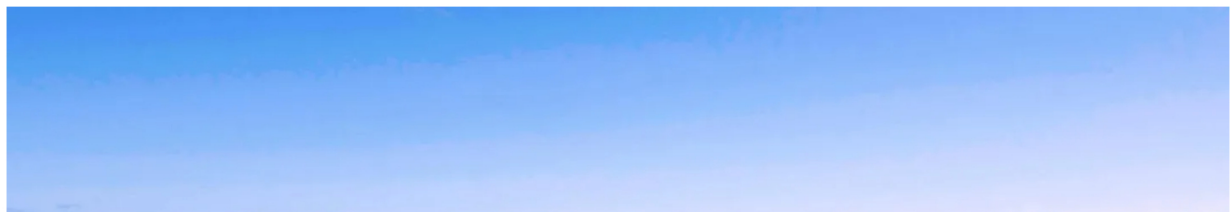
Carrington Estate, North Island, New Zealand



Not all sprawling properties ask only to be roamed and romanticized. Some are made to be played, with pleasure in mind.
PQ PROPERTY INTELLIGENCE

If 3,460 acres (that's a quarter of Manhattan, or more than four Central Parks) of New Zealand's raw and ruggedly beautiful Karikari Peninsula on North Island seems a little daunting, relax. Someone has already imagined what to do with so much land.

There's a 32-acre award-winning working vineyard (planted in 1998) with restaurant and rooms, which means a business expanding the business of pleasure. There's New Zealand's northernmost 18-hole championship-standard golf course with all expected amenities. There's a fully fledged resort with 10 lodges and 12 three-bedroom villas amongst the gum and tea trees, making it a popular setting for 90-person conferences and weddings. There's an array of prestigious private contemporary houses neighboring the resort, furnished in modern style.





Polished where it should be and wild where it matters. From manicured vines and fairways to raw coastal edge, the Carrington Estate is what New Zealand is all about.

PQ PROPERTY INTELLIGENCE

The Carrington Estate owns seven kilometers of private white-sand coastline on the natural Karikari Peninsula, the traditional hunting and gathering grounds of the Ngati Kahu tribe. Māori mythology locates Karikari as the location where the first canoes landed in New Zealand.

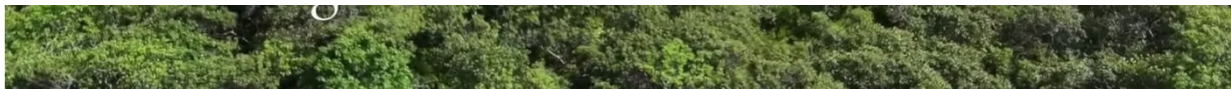
For those with an eye on the future and a mindset of settlement and creating homes for others, planning and consents are in place for 400 new beachfront properties. Given those 3,460 acres and the New Zealand government's priority agenda to preserve and protect the nation's indigenous cultures and landscape, this is a proposition that fosters opportunity without endangerment.

The Carrington Estate is represented by [Anthony Morsinkhof](#) and [Keith Ward](#) of [PQ Property Intelligence](#). Price upon request.

[Black Point Pond, Martha's Vineyard](#)



46 Magical Acres at Black Point



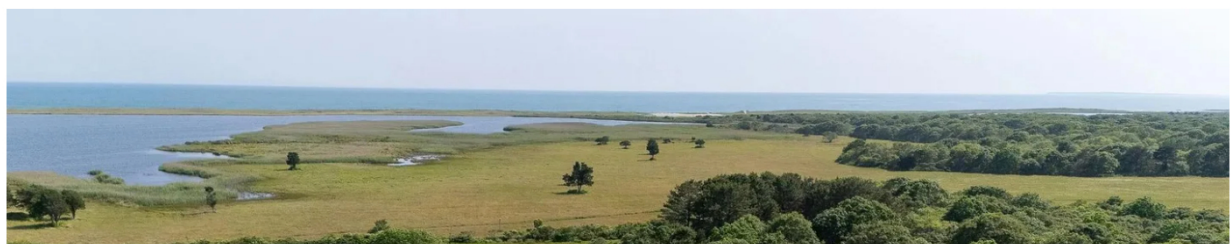
If you picture Martha's Vineyard like many folks do, it's a folksy, maritime, get-away-from-it-all haven of an island for the very rich and famous. Jacqueline Kennedy Onassis owned a mile of the Atlantic Ocean here plus a 340-acre estate, the Obamas a meagre 29 acres. Go fish. Yet the overall feel remains downhome, artisan... folksy.



At Black Point Pond you'll find no ostentatious amenities, no clutter of outbuildings, no supersized dock. Only the clean, enduring beauty of New England shoreline.

TEA LANE ASSOCIATES

Out on Black Point Pond, however, something of scale has emerged onto the market: 46 acres (that's 1.5 Obamas) of waterfront land owned by the same people since the early 1970s and never used for anything but the pure enjoyment of nature and creating family memories. The history goes back farther. The current owner's father, Olcott Smith, a prominent Connecticut business leader, bought the land from one Everett Whiting, a sheep farmer whose own family roots here trace back to the 1600s. Tyler Smith designed a house for his father in 1972, and it remains [the only private home on Black Point Pond](#).





Privacy has always been central to Martha's Vineyard. This 46-acre estate simply stretches the idea further.
TEA LANE ASSOCIATES

“Dad wanted a retreat where he could steep himself in the special character of the place, to fish and hunt and monitor the migrations of wildlife,” Tyler Smith recalls. The two-bed, two-bath main residence is indeed a retreat, with two separate studios for guests.

Four generations of Smiths have reveled in this shingle-style home—with all the cook-out, kayaking, biking ways of the island—set upon its own acreage that stretches over fragrant meadows to Black Pond beach (a private homeowner-association amenity) with the Atlantic Ocean beyond. Even greater privacy is afforded into the future by its abutting the 140 acres of Sherri’s Meadow conservation land.



Long stretches of white sand cut between Black Point Pond and the wild Atlantic beyond.
TEA LANE ASSOCIATES

The sale sees the property [divided into three lots](#) with two buildable, giving the

opportunity to create a treasurable family compound in rural seclusion just a 30-minute drive from the island's main towns. Here is a passport to the lifestyle that is Martha's Vineyard.

38 Black Point Road is offered at \$16 million through [Abby Rabinovitz](#), principal broker at [Tea Lane Associates](#).

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