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## EXPANSIVE AGRICULTURAL & DEVELOPMENT OPPORTUNITY – MOUNT PLEASANT ESTATE, ST. PHILIP



This remarkable 271.80-acre estate in St. Philip presents an exceptional investment opportunity with diverse income and development potential. The property currently includes several on-site buildings, some of which are tenanted, providing immediate rental revenue while future plans are realized.

Predominantly agricultural, the land is well-suited for extensive farming operations and large-scale cultivation. Although there are no irrigation or production wells, multiple suck wells are located across the property, and areas near the main yard offer excellent potential for water catchment systems.

In addition to its agricultural appeal, the estate holds strong residential development prospects. Its generous acreage and prime location make it ideal for subdivision into residential lots, offering a harmonious blend of countryside tranquility and modern living.

Further enhancing its value, planning approval has already been granted for a solar farm with a capacity of

