

# Historical Landmark in Vicksburg, MS

## The Magnolias, Established in 1873



✦ 8 Bedroom, 4 Bathroom Home ✦  
\$385,000

If you have been looking for a show-stopper home with deep roots and history, look no more. The site was once owned by the Vick Family for whom Vicksburg was named. It was subdivided in 1867 as Southmayed Survey. Twelve lots were laid out; eleven homes built. Of the houses constructed in the original Southmayed development, only two remain. The Magnolias is the lone survivor on Monroe Street in Warren County, MS. You will not find anything else like this on the market.



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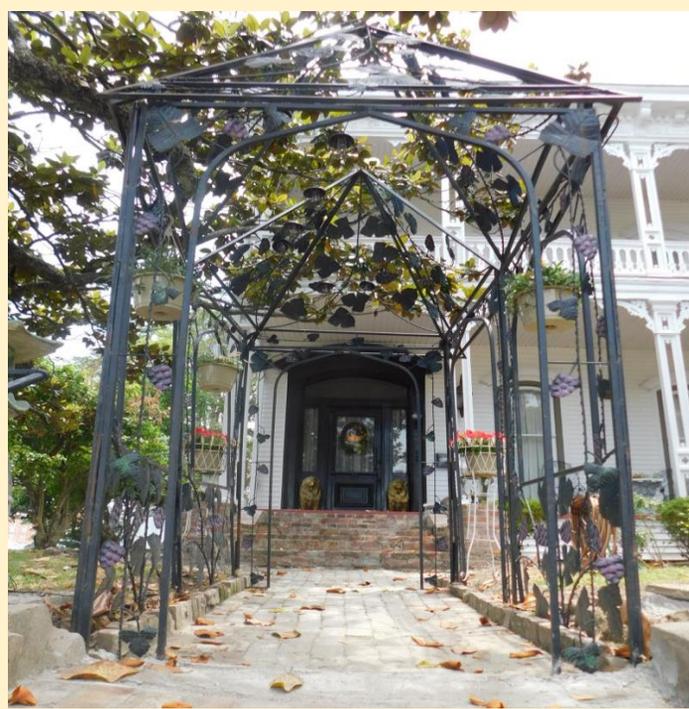


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This two-story Queen Ann home is complete with 8 bedrooms, 4 bathrooms, 2 kitchens, 2 breakfast areas, library, laundry/mud room, fenced court yard, large porches, central heat & air, hardwood floors, gas logs, formal parlor and formal dining room, and 12 foot ceilings. Whether you are looking for a move-in-ready home, a wedding venue, an office, studio, or even a Bed and Breakfast, this home in Warren County, MS is zoned C-3 Commercial and can be transformed to fit your dream.

When this beauty was originally built, hand-picked lumber was air dried on site before construction. Workmen regularly turned the timbers to prevent warping and discoloration. Materials and workmanship were reputedly the finest of the period. Square nails were used, and the walls were plastered over cypress lath. The house was lighted by gas, and some of the original fixtures remain. Cisterns supplied water, and their imprint still shows.

The exterior features are the finest of the area with special pierced columns on the front porches. The finely-crafted brackets, balustrades and friezes are significant. The hand-hewn front door is centered between sidelights with a transom of etched glass. The doors and floor-length windows are in arched, molded surrounds. Inside, the doors, windows, baseboards and moldings are enhanced with distinctive woodwork. Iron medallions can be seen above the chandeliers in the parlor and dining rooms, which are joined by massive pocket doors. The stairway has an elaborate hand-sawed Newell that ascends straight to the second floor. The attention to detail on this home is impeccable and it has contributed to it withstanding the test of time.

Located in Vicksburg, this city borders the Mississippi River and blends Southern culture and history with modern-day opportunities and attractions. An opportunity like this will not last long. Call Preston Smith or David Belden for a private showing.



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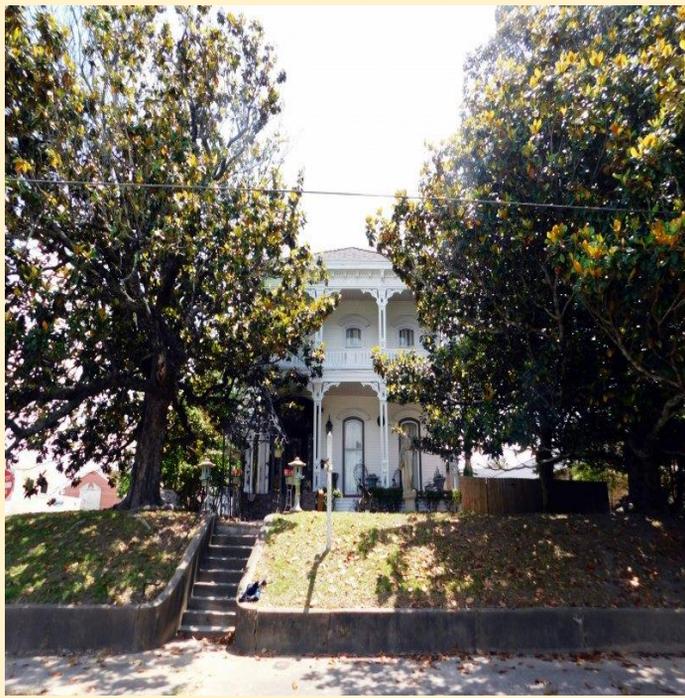
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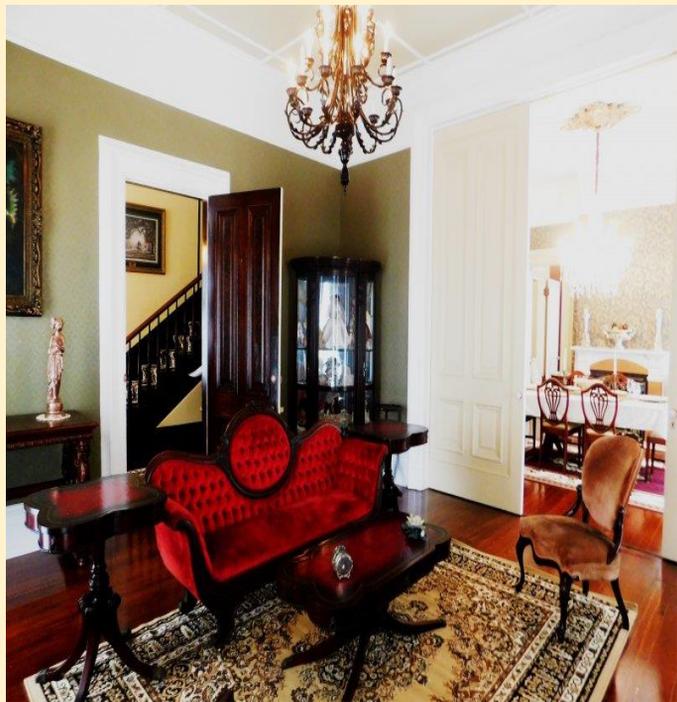


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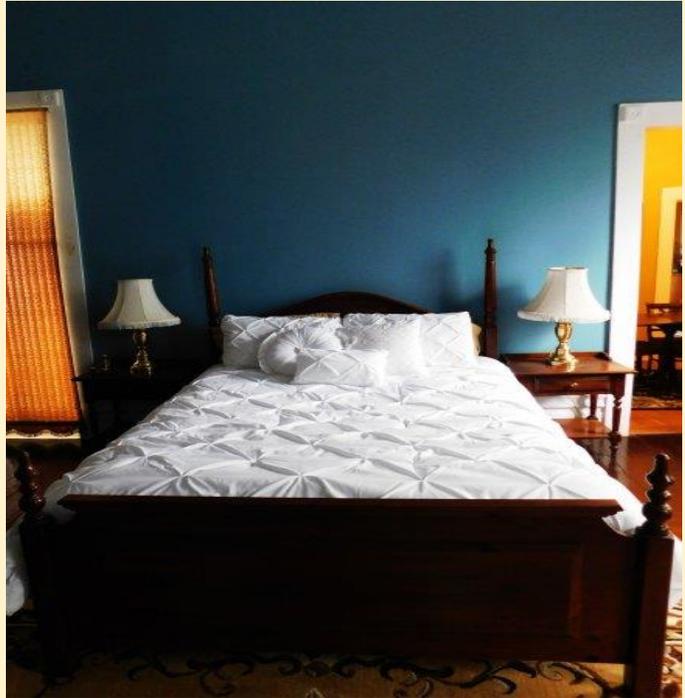
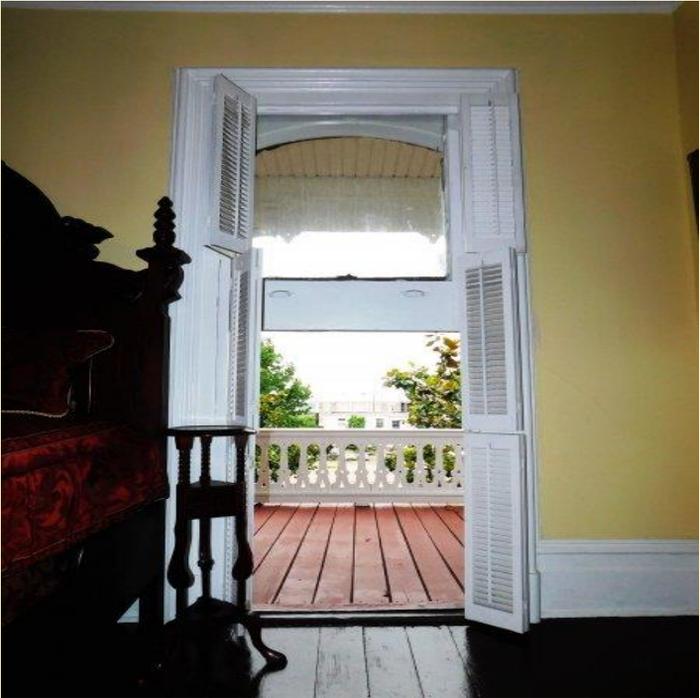
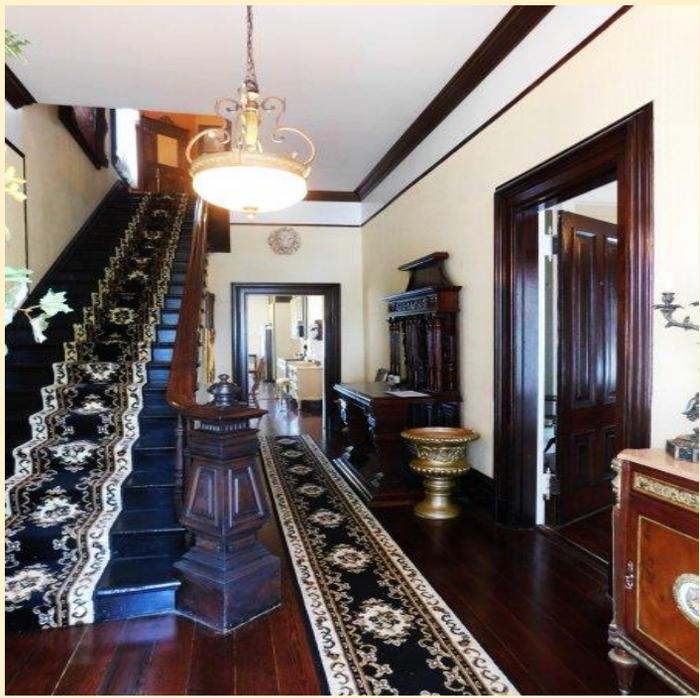
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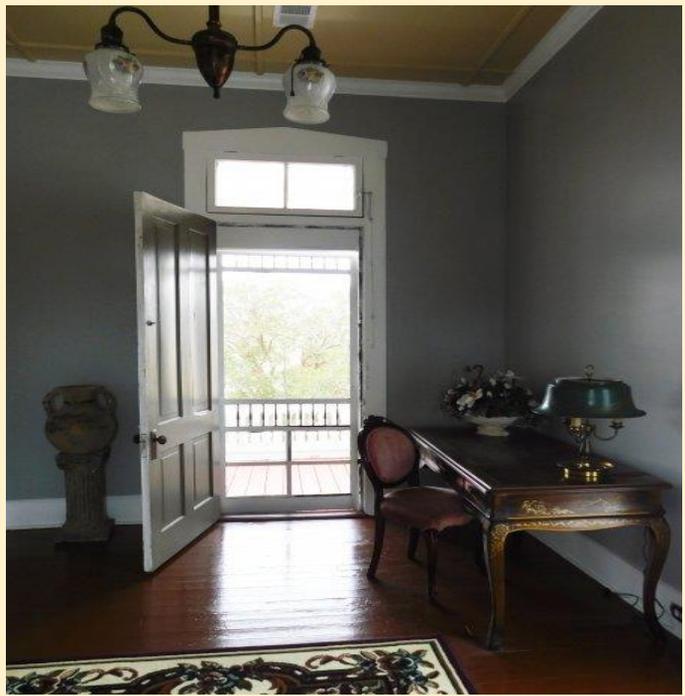
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# Aerial Map



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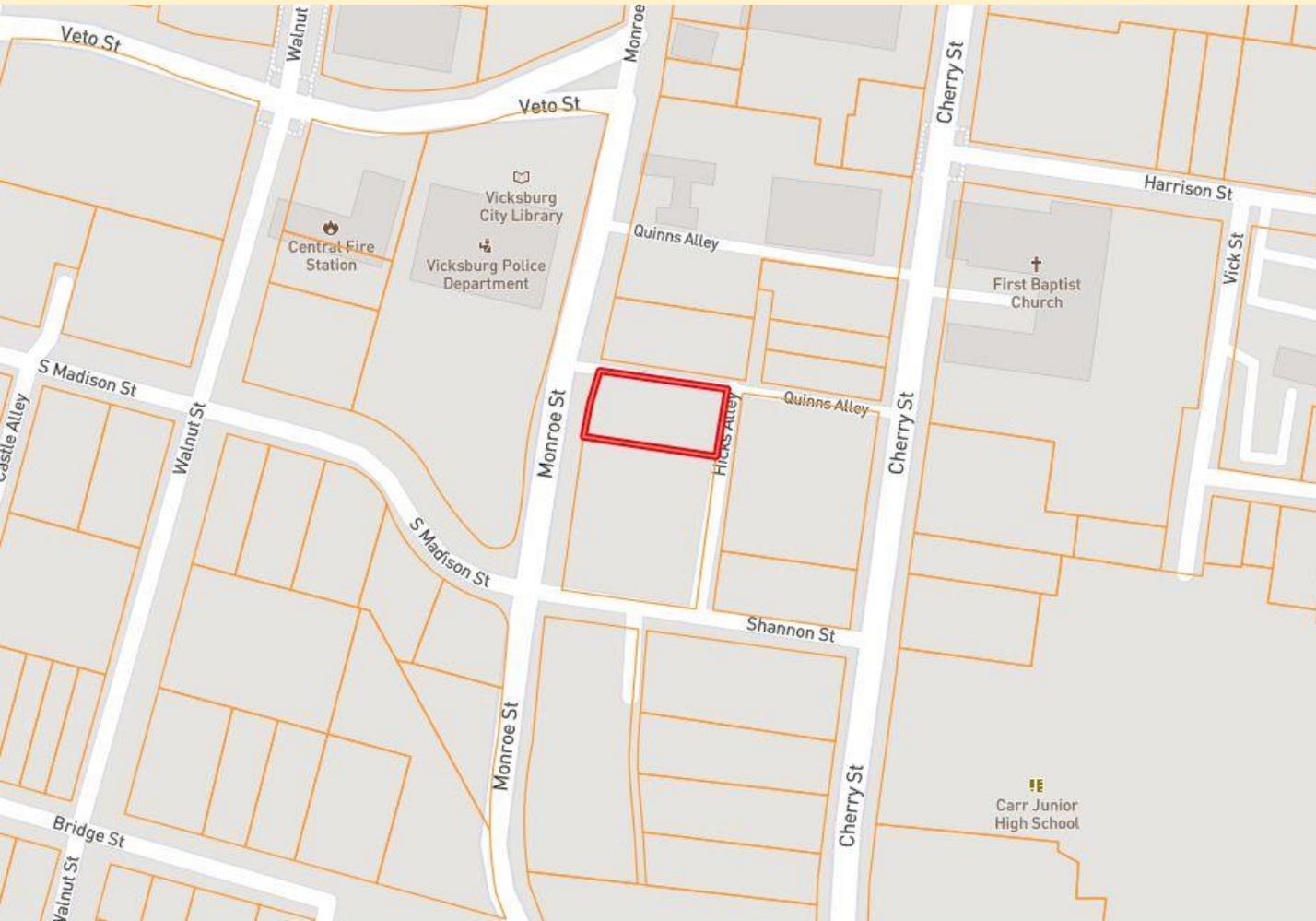
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# Ownership Map



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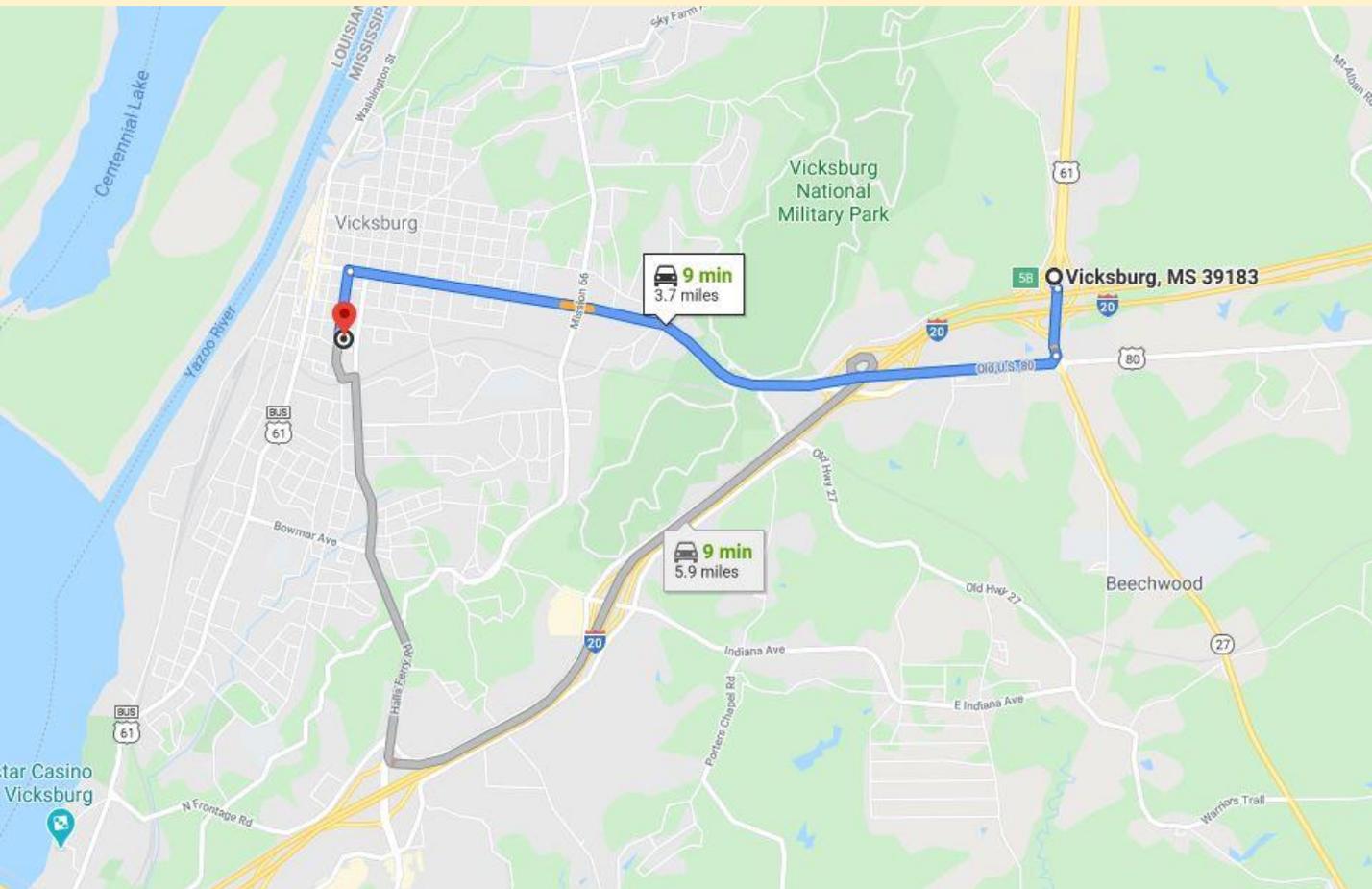
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# Directional Map



**Directions:** At the intersection of MS-27 N and US-80/Clay Street, turn left on US-80/Clay Street and continue to follow Clay Street for 3.1 miles. Turn left on Monroe Street, and the destination will be on the left. In .3 miles.

**Address:** 1617 Monroe Street, Vicksburg, MS 39180



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