



1891 VICTORIAN HOME

118 GRAND AVENUE
YAZOO CITY | YAZOO COUNTY, MS
\$97,000



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

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118 GRAND AVENUE

PROPERTY PROFILE

LOCATION:

- 118 Grand Avenue
Yazoo City, MS 39194
- Historic District
of Yazoo City
- Yazoo County
- 24± Miles NW of Flora
- 30.9± Miles NW of Canton
- 42.7± Miles NW of Madison
- 50.3± Miles NW of Jackson

COORDINATES:

- 32.85185, -90.40675

TAX INFORMATION:

- Parcel: 3-278F-28-148.00
 - 2025 Taxes: \$6,652
- Parcel: 3-278F-28-149.00
 - 2026 Taxes: \$63

PROPERTY USE:

- Residential
- Investment

PROPERTY INFORMATION:

- 0.72± Acre Lot
- 3,350± SqFt 1891 Victorian Home
 - 5 Bedrooms/1.5 Bathrooms
 - 3 Floors with Beautiful Staircase
 - Designed by Elijah E. Myers
 - 4 Fireplaces
 - Original Bay Windows
 - Wrap Around Porch
 - Patio & Sunroom
 - Dedicated Office
 - Laundry Room
 - Paved Drive & Carport
- Flower Beds & Brick Walkways
- Stand Alone Carriage House
- Wrought Iron Fencing
- 2 Small Ponds



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MELANIE STARNES

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Information is believed to be accurate but not guaranteed.

WELCOME TO 118 GRAND AVENUE

STEP INTO A REMARKABLE PIECE OF YAZOO COUNTY HISTORY WITH THIS BEAUTIFULLY DISTINCTIVE 1891 QUEEN ANNE VICTORIAN HOME, LOCATED ON THE HISTORIC GRAND AVENUE IN YAZOO CITY, MISSISSIPPI. Known as the Payne-Seward House, 118 Grand Avenue offers something rarely found in today's market: more than a century of history, exceptional architectural character, and a story deeply woven into the history of Yazoo City. Originally built for A. M. Payne, the home was designed by Elijah E. Myers, a nationally recognized 19th-century architect whose distinguished work includes the state capitol buildings of Michigan, Texas, and Colorado. That architectural pedigree makes this residence an especially significant example of historic residential architecture in Mississippi.

From its striking corner turret and bay windows to its expansive wraparound porch and intricate Victorian detailing, the 3,350± square foot home, situated on 0.72± acres, showcases the craftsmanship and character of a bygone era. These are the kinds of architectural details and proportions that simply cannot be replicated in today's new construction.



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MORE ABOUT 118 GRAND AVENUE

The property's history is equally impressive. Over the years, 118 Grand Avenue was home to several prominent Yazoo City families, including the Seward and Moorhead families, and the residence has remained an important part of the historic Grand Avenue neighborhood for generations. Grand Avenue itself has long been recognized as one of Yazoo City's notable historic residential areas. The neighborhood developed as part of the Lintonia Addition, and during the early 20th century, a streetcar operated along Grand Avenue, helping establish the area as one of the city's desirable residential districts.

The home is now ready for restoration and a new chapter. The property does require repairs and renovation, presenting a unique opportunity for a new owner to bring their own vision to one of Yazoo City's historically significant residences. For the right buyer, this is an opportunity to restore the home's original character while thoughtfully incorporating modern conveniences and personal touches.



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MORE ABOUT 118 GRAND AVENUE

118 Grand Avenue presents a rare opportunity to own and restore a property that is not simply a house but a tangible piece of Mississippi history. Whether you're an architectural enthusiast, preservation-minded buyer, investor, or someone with a passion for historic homes, this residence offers a combination of character, provenance, and significance that cannot be replicated. The vision is yours. The history is already here. Bring your plans, your imagination, and your vision to 118 Grand Avenue and give this remarkable historic residence the restoration it deserves.

**Call Melanie Starnes today to schedule a private showing
and experience #TheSmallTownWay!**



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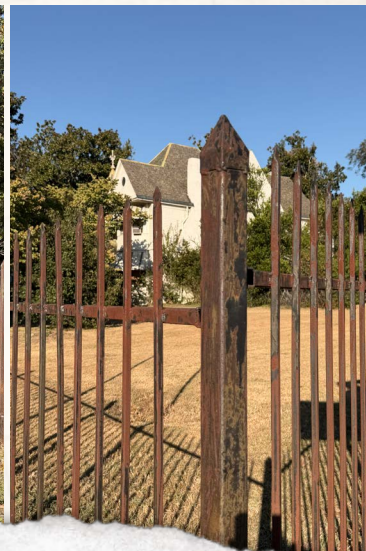
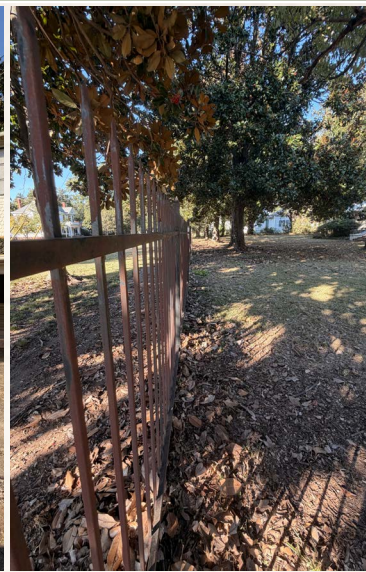
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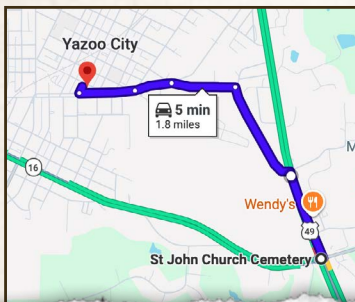
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land id. LINK



Directions From the Intersection of US-49 N and MS-16 in Yazoo City, MS: Travel north on US-49 for 0.5 miles and turn left onto Benton Road/Gate Mouth Moore Drive. Continue for 0.5 miles. Turn left onto Gate Mouth Moore Drive and proceed 0.3 miles. Take a slight left onto Lintonia Avenue and travel for 0.2 miles. Continue onto Mike Espy Drive for 0.3 miles. The property will be on your right at the corner of Mike Espy Drive and Grand Avenue.

[**LINK TO GOOGLE MAP DIRECTIONS**](#)

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