

# REAL ESTATE AUCTION

WEDNESDAY

JANUARY 26 • 10:00 AM

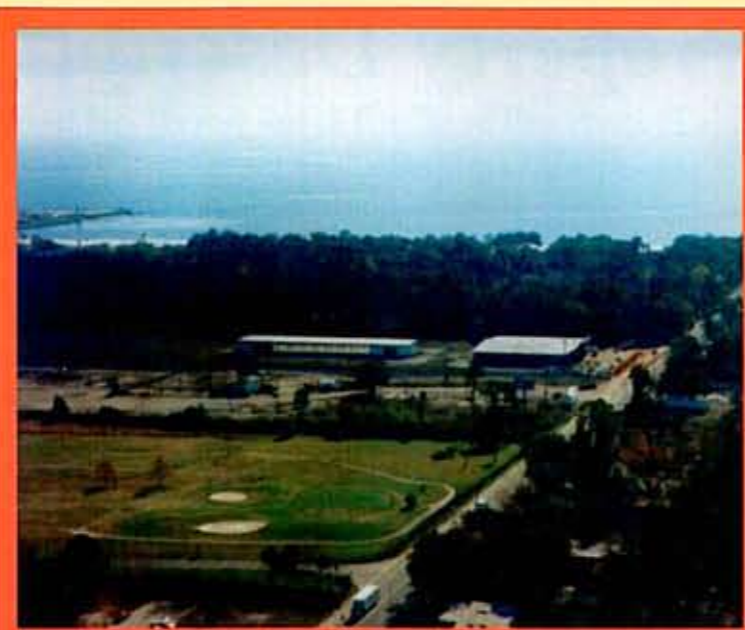
Land & Buildings

10 Acres +/-

This property has singular historical significance. At one time the railway station used by Jefferson Davis, the only President of the Confederacy was located on this tract. The property is bordered on the south by Beauvoir (the home of Jefferson Davis), to the north by the railroad, to the west Beauvoir Road and Coliseum, and to the east by Brady Drive.

### Property Description:

The property and improvements are located at 190 Beauvoir Road, Harrison County, Mississippi, one half block north of the Mississippi Gulf Coast Coliseum - Convention Center. The buildings were built for a retail lumber company. Power to the property is furnished by the Mississippi Power Company. Sewerage is handled by the City of Biloxi System and water is furnished by the Biloxi Water Works. Large water and gas mains have been installed by the utility providers for future development.



# A Real Estate AUCTION

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## BILOXI, MISSISSIPPI

10 Acres of Land +/- and Buildings Located near the Gaming Zone



Former Location of

## Hill-Behan Lumber Co.

& The Beauvoir Train Station Used by Jefferson Davis - Only President of the Confederacy

Auction Location: Holiday Inn Coliseum  
2400 Beach Blvd • Biloxi, MS 39531

For Details Call: (205) 870-7883 • (601) 769-7283



**Real Estate Auction**  
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10:00 AM

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**FIRST CLASS**

Suite 111 #2 Metroplex Dr.  
Birmingham, AL 35209  
Phone: (205) 870-7883 • Fax: (205) 930-9956

**Jack F. Granger #873**  
**G.W. (Bill) Thagard #675**  
**John E. Steed #2306**

In cooperation with:  
**Marvin Moffet,**  
**MS Broker/Realtor**

(601)769-7283

**Auction Location:**  
**Holiday Inn**  
**Coliseum**  
2400 Beach Blvd  
**Biloxi, MS**

# Real Estate AUCTION

WEDNESDAY • JANUARY 26 • 10:00 AM  
**Land • 10 Acres +/-**  
**Offered in 2 Parcels & in combination**

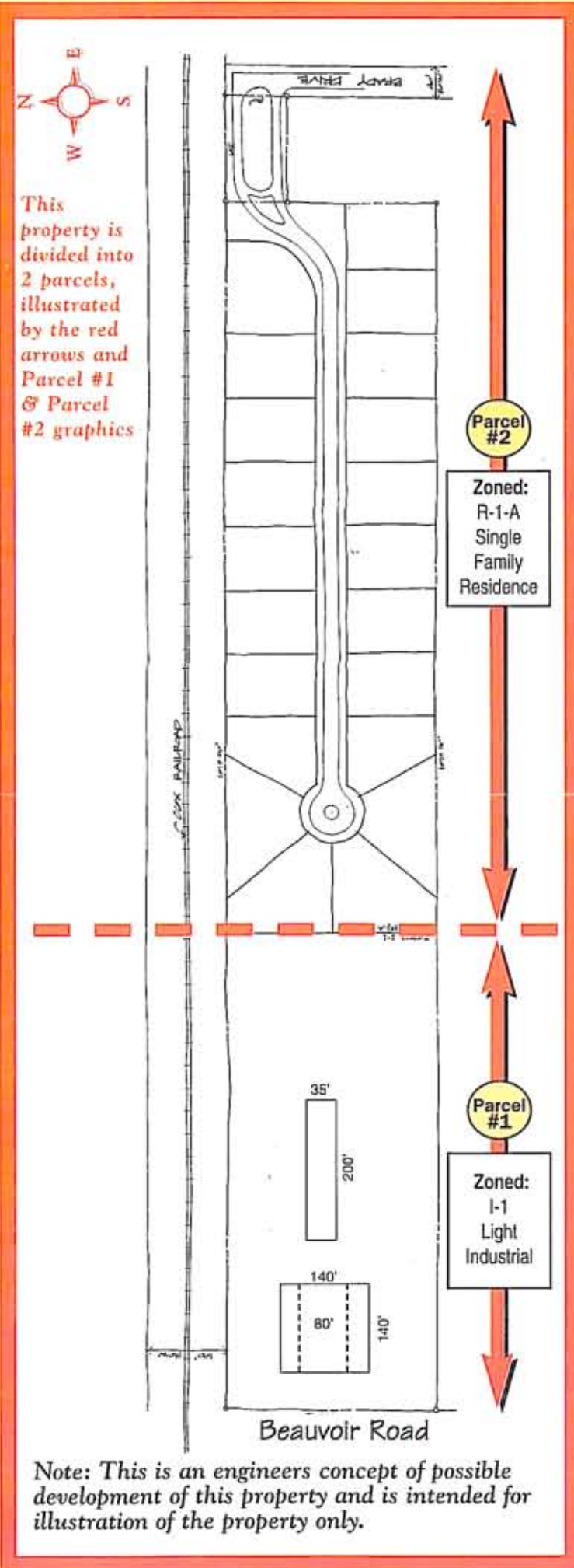
One of the largest single tracts of land available on Hwy 90 near the casinos and major tourist attractions. The property is located 1,500' +/- from beachfront Hwy 90.

Former location of  
**Hill Behan Lumber Co.**

**Biloxi, MS**

**Auction Location:**  
 Holiday Inn Coliseum  
 2400 Beach Blvd • Biloxi, MS

**For Details Call:**  
 (205) 870-7883 or (601) 769-7283



## Property Description:

This Property will be offered in two parcels and in combination. The property and improvements are located at 190 Beauvoir Road, Harrison County, Mississippi. The buildings were built for a retail lumber company and are one half block north of the Mississippi Gulf Coast Coliseum - Convention Center. Power to the property is furnished by the Mississippi Power Company. Sewerage is provided of by the City of Biloxi and water is furnished by the Biloxi Water Works. Approximately 70' above this property clears the tree line of Beauvoir giving a spectacular view of the Sound (Gulf of Mexico) to the south and a pleasant view of the neighboring golf course. This property appears to have an absence of wetlands, is very level, treeless, completely fenced and should require only minimal groudwork for paving.



**Zoning:** The 600' +/- from Beauvoir Road running east is I-1, Light industrial, from that to Brady drive is R-1-A, Single Family Residence.

**Visibility of Site:** Visibility of subject site is good with substantial traffic flow on Beauvoir Road. Brady Drive dead ends at the entrance to the property.

**Building #1** • Exterior Walls - wood & metal • Interior Walls - metal & paneling • Concrete Flooring • Central Heat & Air. Main Body is 140' x 80'. Overall dimensions are 140' x 140'.

**Building #2** • All metal with concrete floor. 35'x 200'

**TERMS:** \$25,000 per parcel or \$50,000 for combination of properties in Cashier Check (non-refundable) required from winning bidder when the hammer falls and the auctioneer says "sold." Remainder of 10% down payment due in 5 days. Balance on closing in thirty days. Closing paid by purchaser. Real Estate sells AS IS...WHERE IS.

