

TALBOT HISTORIC PROPERTIES SELLS HISTORIC CANEMOUNT PLANTATION INN



BUILT 1851

THP Represented Buyer & Seller

7 HISTORIC BUILDINGS, 15 BEDROOMS, 13 FULL BATHS, 4 HALF BATHS, 40+/- FENCED ACRES, ABOUT 14,500 LIVING SQFT

Surrounded by 3,500 Acre Canemount Wildlife Management Area *and* home to Trophy Deer
Forty Miles Above Natchez, Jefferson County MS

LORMAN, MS—Historic Canemount Plantation Inn has been sold with Talbot Historic Properties representing the buyer and seller. The property listed at \$1.6 million and the buyer has requested confidential final sale price. The transaction included seven buildings, 15 bedrooms, 13 full baths, and 4 half baths set on 40 fenced acres. Canemount has been operating as an Inn and offers on-site dining facilities for various sized-groups. The prized main house Italianate architecture is listed on the National Register of Historic Places with construction beginning in 1851 and completed in 1855. The home was meticulously restored and all buildings and the grounds are in excellent condition thanks to the former owners Dianne and Jim Harrison. The purchasers hail from New Orleans, Stephanie and Louis Schott, and had long searched for a property that could serve as both their personal residence and a thriving bed and breakfast, event space, and retreat center appealing to both corporate and spiritually-based audiences.

“Talbot Historic Properties excels in the art of negotiation. This is way beyond our pretty pictures and digital marketing prowess. It’s the the period between contract and closing that sellers need to be mindful of when selecting a listing agent, because we’re good at that,” Tracy Talbot, Broker, Realtor and Talbot Historic Property owner said. The complex negotiations that brought this deal to fruition were expertly handled by the broker, Tracy Talbot, who represented the seller, and Peter Patout, Talbot Historic Property Realtor, who guided the buyer through the intensive process. “I’m honored that both the buyer and seller entrusted Talbot Historic Properties with this significant transaction. Tracy and I worked diligently to help both parties achieve their goals. I’m excited for the new owner’s continued commitment to Canemount’s visitor experience,” Patout said.

Talbot added, “We foster enduring relationships with clients, inspiring us to go the extra mile. While Peter worked with the buyers, I thoroughly enjoyed supporting Canemount’s owners. Their Midwestern practicality combined with Southern warmth created a harmonious partnership. Our mutual trust allowed us to brainstorm, overcome challenges, and make informed decisions together.”

Talbot Historic Properties is licensed in Louisiana and Mississippi. The New Orleans firm’s has depth of experience in buying and selling historic properties includes Canemount and these larger Mississippi estates: Belmont Plantation in Greenville, The Galleries, and Cold Spring Plantation. Larger Louisiana properties include: Albania Plantation, Lakeside Plantation, Maison Chenal, Bayside Plantation, and Mary Plantation. Also Dunleith Plantation in Natchez was purchased after Peter Patout showed the property to the current owner. Patout also founded the Natchez International Crepe Myrtle Festival now headed by the Downtown Natchez Alliance (*it’s in great hands!*).

Visit peterpatout.com to see his latest listings. Sign up here for his popular [Cultural Insider](#) blog featuring listing information and top picks to celebrate the rich culture of the region. See client reviews: Zillow.com.



Peter Patout assists sellers and buyers of exceptional historic properties through his work with Talbot Historical Properties. As a student of history, he continues to blend his passions for art, architecture and gardening and supports top cultural organizations. His depth of knowledge is [rare](#). Overcome by the sublime beauty of the town's incredible blooms, Patout founded the [Natchez International Crepe Myrtle Festival](#) now headed up by the Downtown Natchez Alliance (*it's in great hands!*). Other significant homes represented include Cold Springs Plantation, Pinckneyville, MS; Bayside Plantation, Jeanerette, LA; Mary Plantation, Braithwaite, LA; Fonsylvania, Vicksburg, MS; McClure House, Natchez, MS; as buyers agent for the Maison Chenal Estate in Jarreau, LA; also Dunleith Plantation in Natchez was purchased after Peter Patout showed the property to the current owner.

Realtor [Peter W. Patout](#) of Talbot Historic Properties represented both the buyer and seller of [Belmont Historic Inn](#). The Greek Revival Italianate Mansion is listed on the National Register of Historic Places. Belmont is incredibly rare as it is the last remaining significant antebellum plantation mansion in the Mississippi Delta. The income-producing inn and events venue maintains the highest guest ratings (*Trip Advisor 5 stars*). Belmont sold for \$945,000 closing Thursday, July 14, 2022. The property was meticulously restored by the seller, Joshua Cain in 2017. The purchaser, Arkansas native Brad Hauser, sold an historic farmstead inn and events venue in Washington, AR to purchase Belmont, and has exciting plans for its continued operation as an Inn and events venue.

"Belmont Historic Inn is a national architectural treasure. I'm excited to move this historic property to closing knowing it was exceptionally well-cared for by the seller and the buyer shares that same commitment," historic property realtor Peter W. Patout said. The transaction included furnished Belmont and its 6.4 acres. The home offers 8,800 living square feet over 2 stories, with 17 rooms, with ten total bedrooms (9 in main house), 9.5 total bathrooms (8.5 in main house), a cottage and a very rare original brick smokehouse. Patout believes the screened back porch to be among the largest in the region. Hauser is the ideal purchaser with his related experience and passion for historic properties. "I'm elated about Belmont and plan to enhance the property by adding a swimming pool, more rooms and a mercantile store," Hauser said.

"It was a dream come true as a Mississippi native to own and restore this crown jewel in the delta, Belmont, to its most lovely present state," Seller Joshua Cain said. He and his dedicated manager, Camille Collins, put so much work and love into the estate and hosted many weddings and noteworthy events along with charitable benefits particularly, the high-style literary soirees of Mississippi's most famous chronicler of southern food, politics and life, Julia Evans Reed (1960-2020). Reed championed the Delta Tamale Festival, originally coined as the World's Hot Tamale Festival putting Greenville, MS and Belmont on a national stage with the country's top authors, chefs and culture-appreciating attendees each fall. As a dear friend to Reed, Patout attended the festival annually and shares Belmont photos in his [newsletter](#).

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