



MS RIVER PLANTATION ESTATE - 1795



OFFERING MEMORANDUM

MARY PLANTATION

5539 LOUISIANA 39 . BRAITHWAITE . LA . 70040

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BRAITHWAITE, LA 70040

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The McEnery Company is proud to present The Mary Plantation—an iconic Mississippi River estate and one of Louisiana’s most historic and architecturally significant properties. Located in Plaquemines Parish just 20 miles from downtown New Orleans, this landmark dates back to the late 18th century and is recognized as the oldest home in the parish. Reconstructed in the 1820s, the main house reflects classic French Creole design and offers approximately 7,475 square feet, including 3 bedrooms, 2.5 baths, and 3,961 square feet of grand porches and patio areas.

Set on a serene riverfront site with mature live oaks and manicured surroundings, the estate includes two additional residences: a 1,764-square-foot upriver guest house with garden views (1 bed/1 bath, ADA accessible) and a 1,905-square-foot downriver home with 3 bedrooms, 2 baths, and a two-bay metal building for equipment and storage. Recent improvements include a new slate roof, exterior paint, updated electrical systems, stone installations, third-floor dormer windows, and extensive landscape lighting. Listed on the National Register of Historic Places and eligible for both State and Federal Historic Tax Credits, Mary Plantation presents a unique opportunity for private ownership or adaptive reuse as a boutique venue, cultural retreat, or heritage destination.

OFFERING MEMORANDUM | MARY PLANTATION

PRICE

CONTACT BROKER

SITE SIZE

+/- 9.0 ACRES

GBA

+/- 11,144 SF

TOTAL
BEDS/BATHS

7 Beds / 5.5 Baths

#OF BUILDINGS

3 BUILDINGS

HISTORY: MARY PLANTATION



Mary Plantation, located along the east bank of the Mississippi River in Braithwaite, Louisiana, stands as one of the most historically significant and architecturally intact antebellum homes in the state. Recognized as the oldest house in Plaquemines Parish, the plantation traces its origins to the late 18th century, when Louisiana was still under Spanish colonial rule. The land was initially granted as part of a riverfront concession intended to encourage agricultural development along the fertile Mississippi corridor. Like many early Creole plantations, Mary Plantation was established for the cultivation of sugarcane, which dominated the region's economy throughout the 18th and 19th centuries.

The estate's most defining structure—the current main house—was constructed in the 1820s, replacing or expanding upon earlier structures. Built in the French Creole style, the house exemplifies the traditional raised-basement design used to mitigate flooding and heat, with wide galleries, French doors, and heavy cypress timbers that reflect the craftsmanship of the era. The home's architecture is a testament to Louisiana's colonial influences, blending Caribbean, French, and local design principles. The residence was constructed by enslaved laborers, who also worked the surrounding cane fields, contributing to the plantation's agricultural output and wealth.

In the 19th century, Mary Plantation changed hands several times and continued operating as a sugar plantation through the antebellum period and into the Reconstruction era. Like many Southern plantations, the property faced upheaval during and after the Civil War, eventually transitioning from its original function into a private estate. Despite the economic and environmental challenges that shaped much of rural Louisiana in the 20th century, Mary Plantation remained remarkably well-preserved.

In the mid-20th century, efforts were made to restore and maintain the historic character of the property, recognizing its cultural and architectural value. The plantation was eventually listed on the National Register of Historic Places, affirming its significance as a rare and authentic example of early Louisiana plantation life. Over the years, it has been used for historical tours, private events, and as a residence, offering visitors a unique window into the state's colonial and antebellum heritage.

Today, Mary Plantation endures as a powerful symbol of Louisiana's layered past—reflecting both the architectural elegance of Creole craftsmanship and the complex socio-economic history of the American South. Its survival offers a rare opportunity to experience an authentic plantation setting that remains largely untouched by modern development, making it one of the most treasured historic properties in the region.



PROPERTY PHOTOS: THE GROUNDS



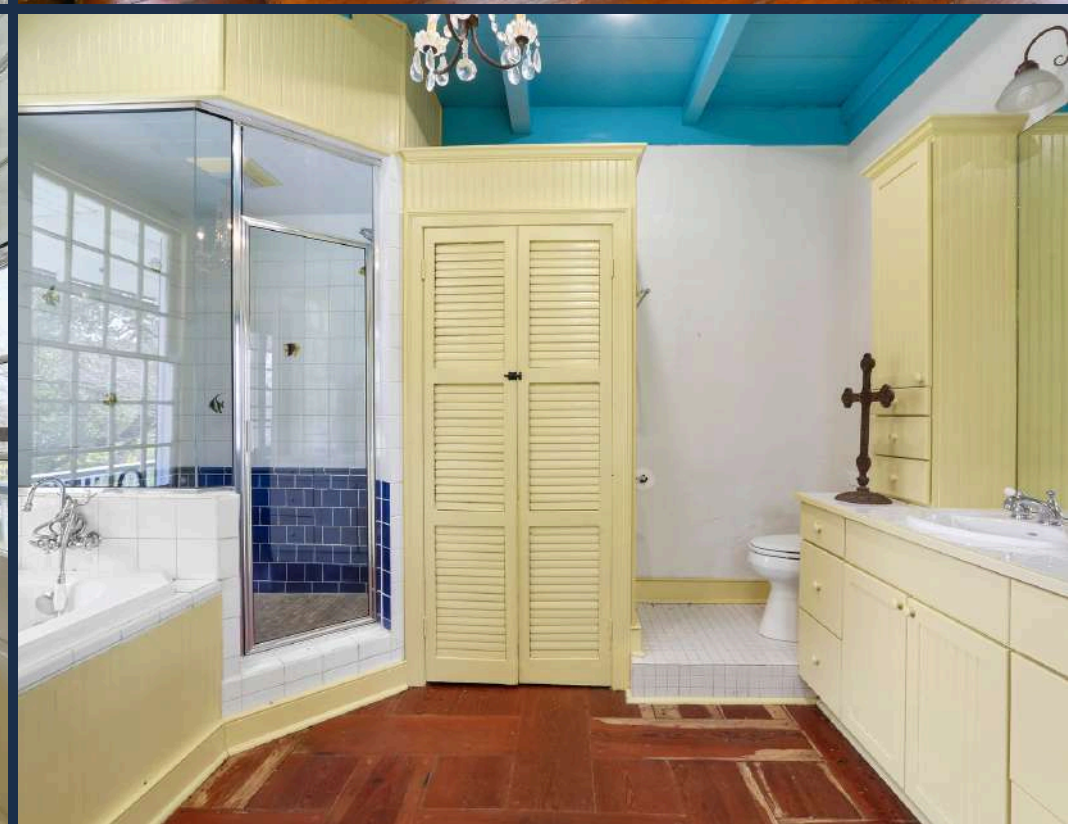


PROPERTY PHOTOS MAIN HOUSE







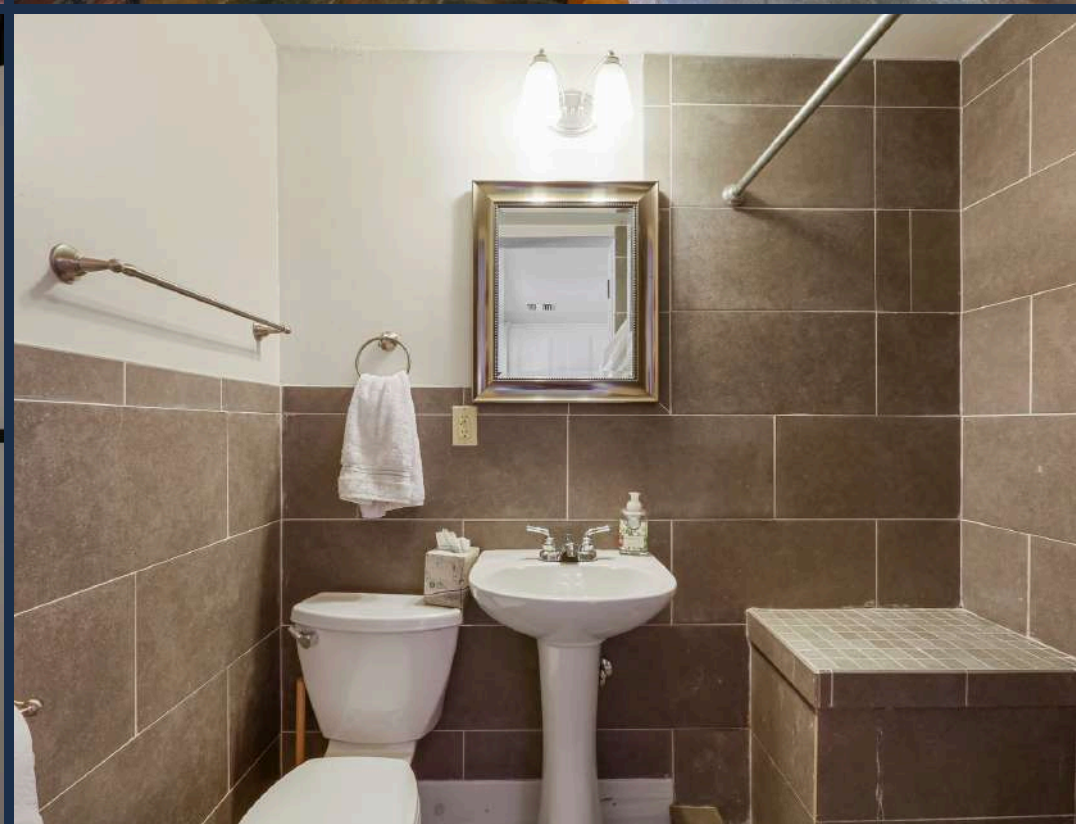




PROPERTY PHOTOS: SECONDARY QUARTERS



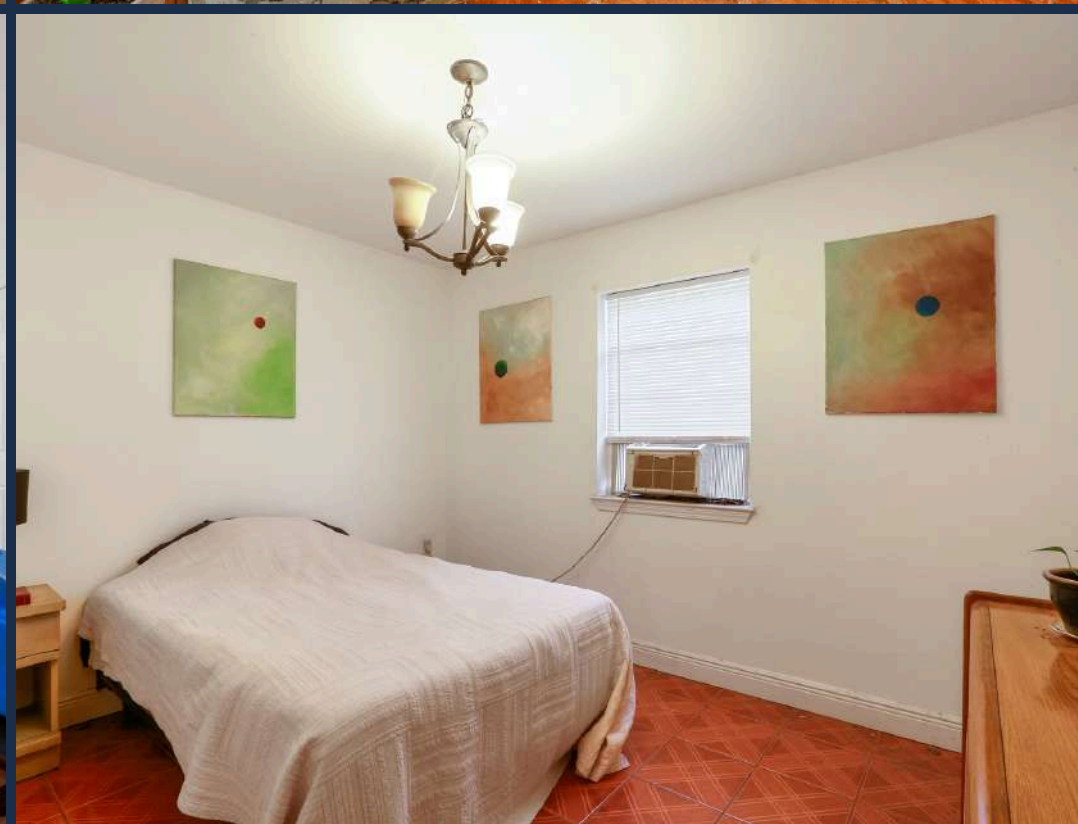




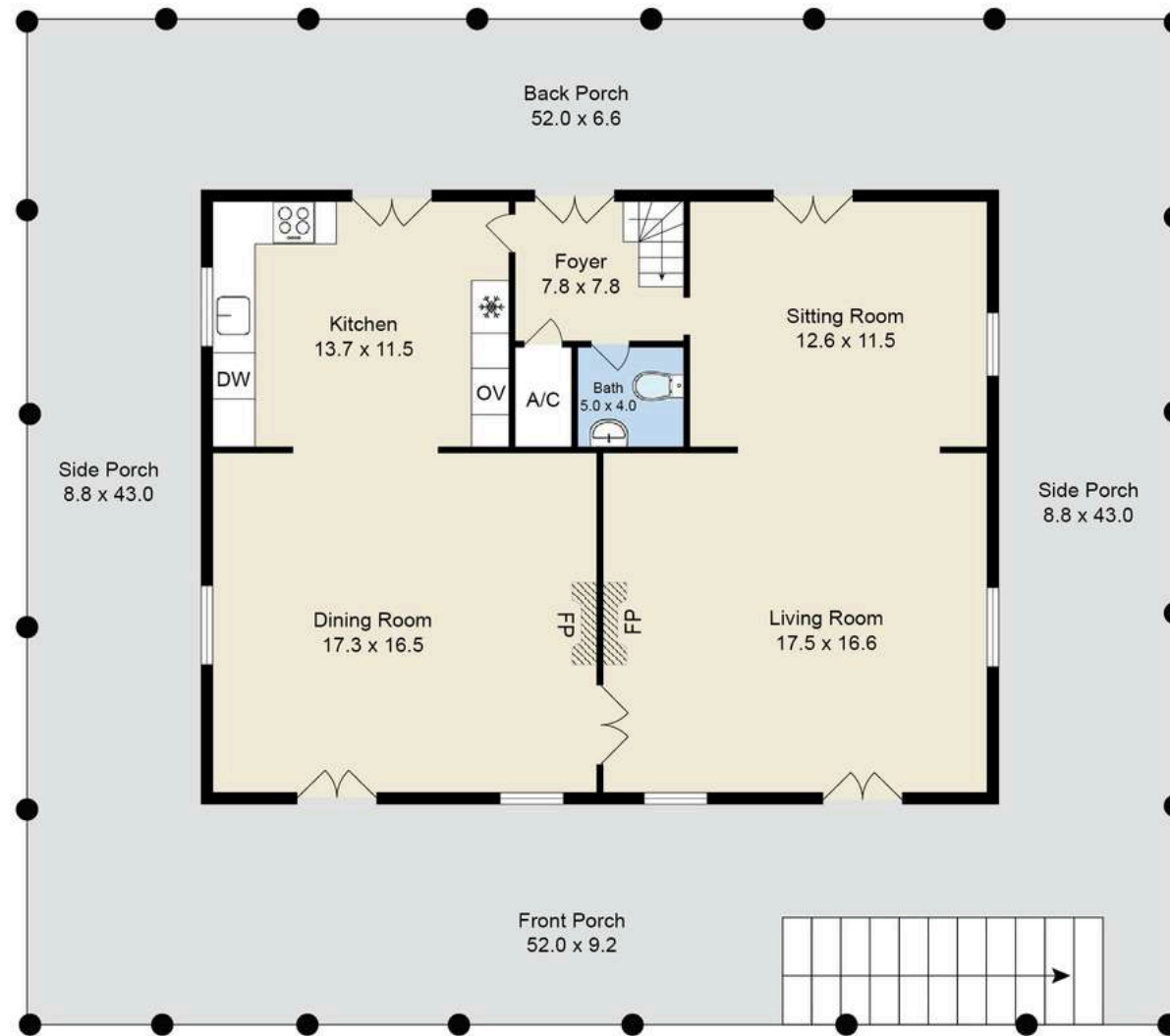


PROPERTY PHOTOS: LIVING QUARTERS





FLOOR PLANS: MAIN BUILDING



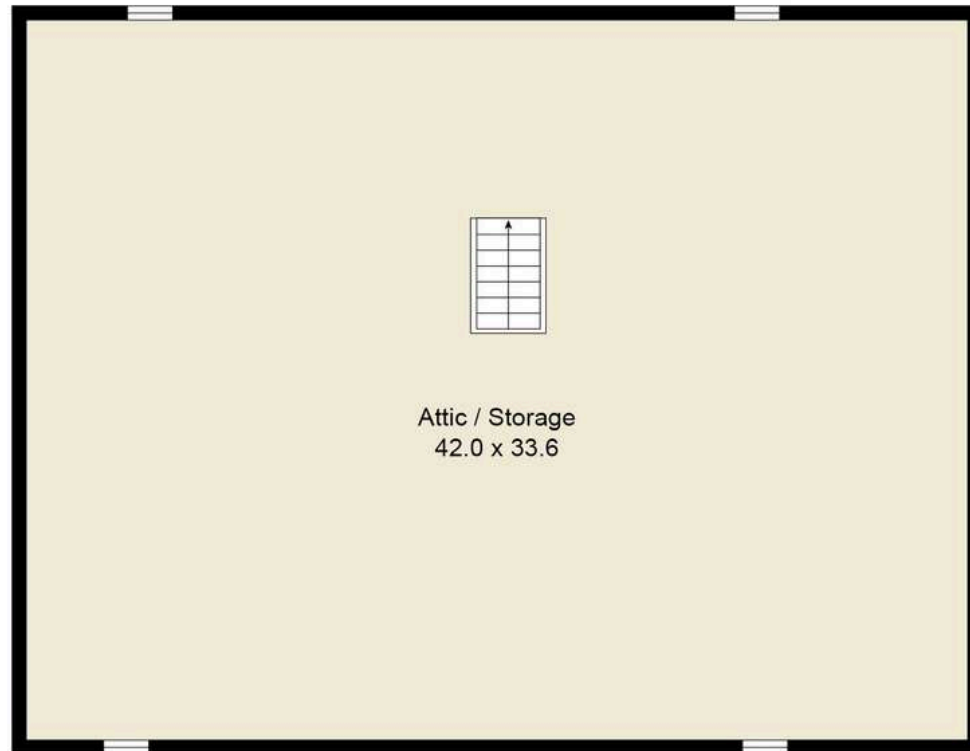
1st Floor Main House

FLOOR PLANS: MAIN HOUSE



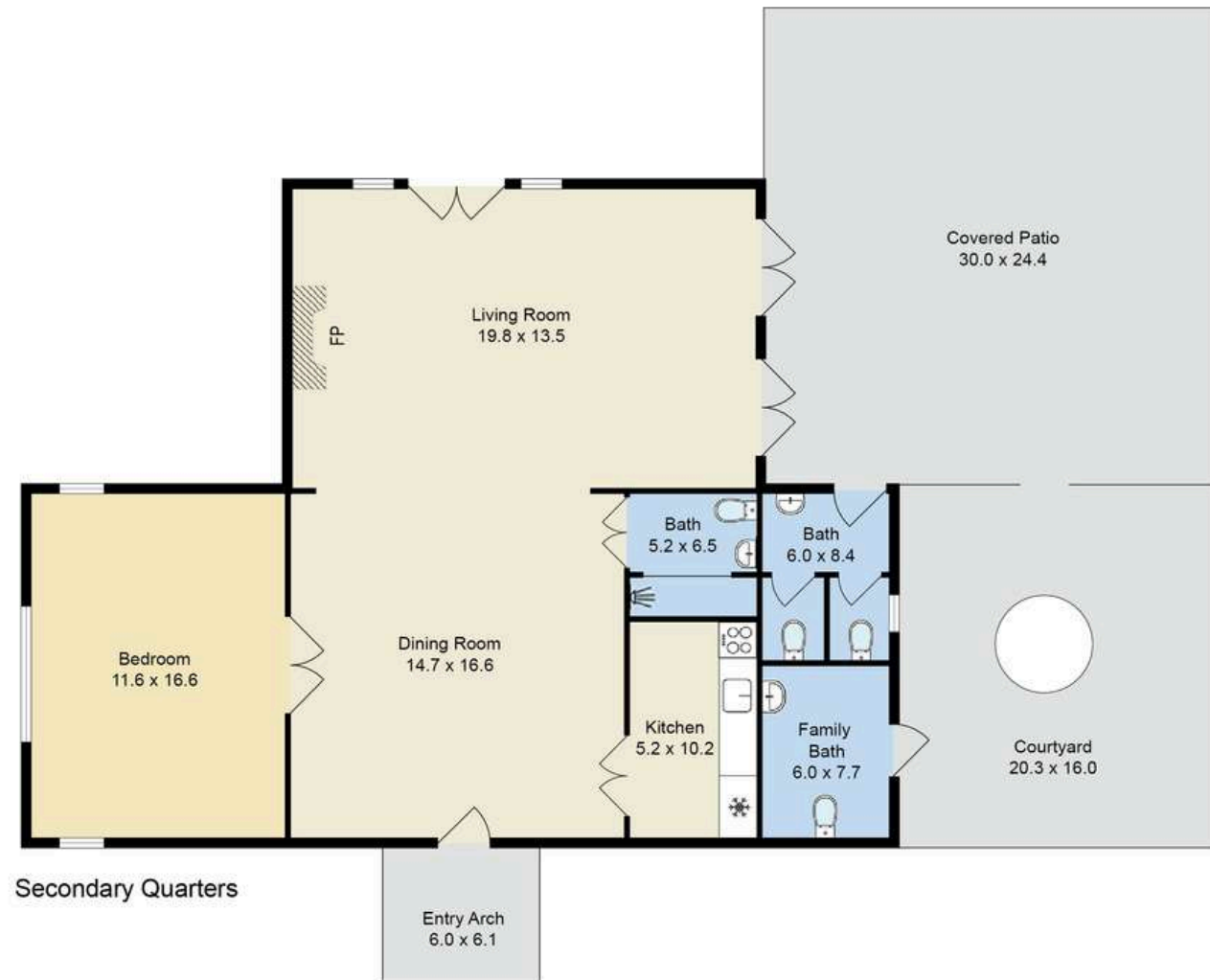
2nd Floor Main House

FLOOR PLANS: MAIN HOUSE

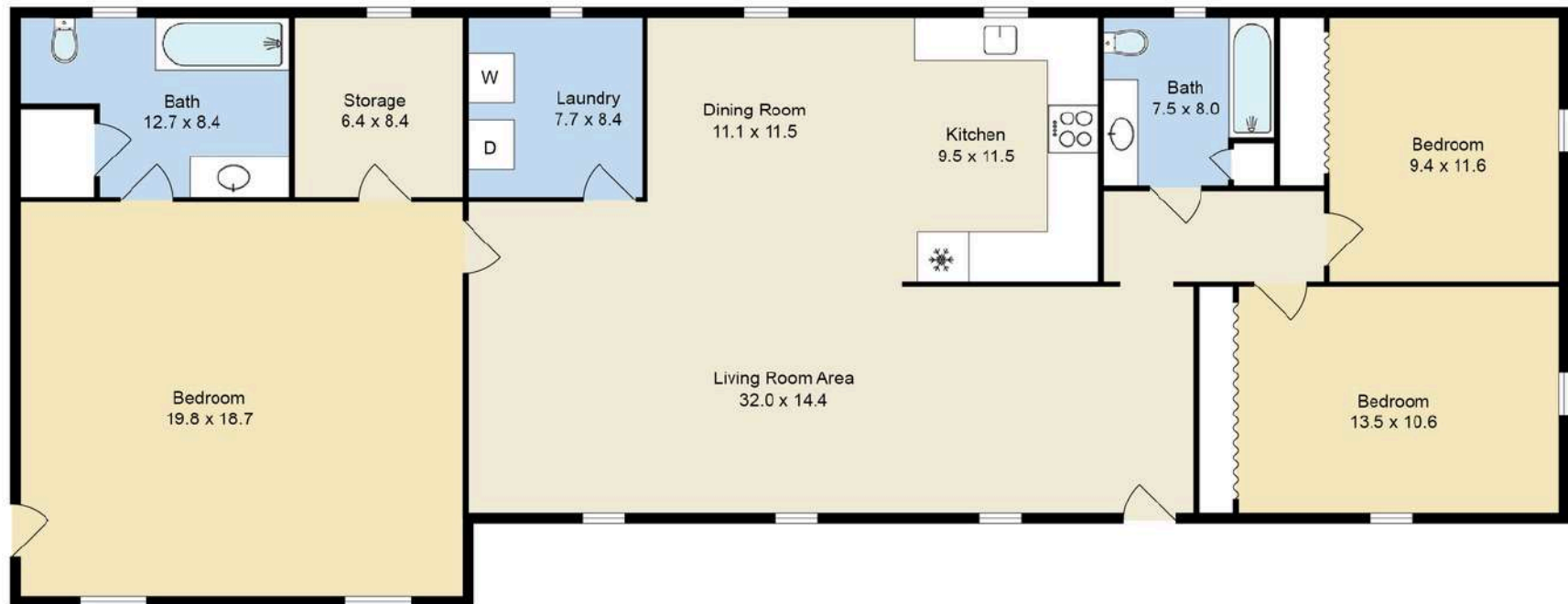


3rd Floor Main House

FLOOR PLANS: SECONDARY QUARTERS



FLOOR PLANS: LIVING QUARTERS



Living Quarters

LOCATION OVERVIEW



PICAYUNE

MANDEVILLE

NASA

TLC
Wolf River Resort

Gulfport-Biloxi
International Airport

OCEAN
ADVENTURES
MARINE PARK

CRAFT ADVISORY
BREWING

HOLLYWOOD
Casino
GULF COAST

SLIDELL

Ochsner
Health

PASS
CHRISTIAN

BILOXI
BEACH

Hard Rock
HOTEL

MIDDENDORF'S
SEAFOOD RESTAURANT
SLIDELL, LA

MISSISSIPPI
AQUARIUM

BAY
ST. LOUIS

WAVELAND
BEACH

ISLAND VIEW
CASINO RESORT

SILVER SLIPPER
CASINO & HOTEL
FOOD, DRINK, BEER, AND GAMING

LAKE
PONCHATRAIN

NEW
ORLEANS

CAESARS
SUPERDOME

CHANDELEUR
SOUND



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EXCLUSIVELY LISTED BY



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DISCLOSURE AND CONSENT TO DUAL AGENT DESIGNATED AGENCY



This document serves three purposes:

- It discloses that a real estate licensee may potentially act as a disclosed dual agent who represents more than one party to the transaction.
- It explains the concept of disclosed dual agency.
- It seeks your consent to allow the real estate agent to act as a disclosed dual agent.

A LICENSEE MAY LEGALLY ACT AS A DUAL AGENT ONLY WITH YOUR CONSENT. BY CHOOSING TO SIGN THIS DOCUMENT, YOUR CONSENT TO DUAL AGENCY REPRESENTATION IS PRESUMED. BEFORE SIGNING THIS DOCUMENT, PLEASE READ THE FOLLOWING:

The undersigned designated agent(s) _____
(Insert name(s) of licensee(s) undertaking dual representation)
and any subsequent designated agent(s) may undertake a dual representation represent both the buyer (or lessee) and the seller (or lessor) for the sale or lease of property described as _____
(List address of property, if known)

The undersigned buyer (or lessee) and seller (or lessor) acknowledge that they were informed of the possibility of this type of representation. The licensee(s) will undertake this representation only with the written consent of ALL clients in the transaction.

Any agreement between the clients as to a final contract price and other terms is a result of negotiations between the clients acting in their own best interests and on their own behalf. The undersigned buyer (or lessee) and seller (or lessor) acknowledge that the licensee(s) has explained the implications of dual representation, including the risks involved. The undersigned buyer (or lessee) and seller (or lessor) acknowledge that they have been advised to seek independent advice from their advisors or attorneys before signing any documents in this transaction.

WHAT A LICENSEE CAN DO FOR CLIENTS WHEN ACTING AS A DUAL AGENT

- Treat all clients honestly.
- Provide information about the property to the buyer (or lessee).
- Disclose all latent material defects in the property that are known to the licensee(s).
- Disclose financial qualifications of the buyer (or lessee) to the seller (or lessor).
- Explain real estate terms.
- Help the buyer (or lessee) to arrange for property inspections.
- Explain closing costs and procedures.
- Help the buyer compare financing alternatives.
- Provide information about comparable properties that have sold so that both clients may make educated decisions on what price to accept or offer.

WHAT A LICENSEE CANNOT DISCLOSE TO CLIENTS WHEN ACTING AS A DUAL AGENT

- Confidential information that the licensee may know about the clients, without that client's permission.
- The price the seller (or lessor) will take other than the listing price without permission of the seller (or lessor).
- The price the buyer (or lessee) is willing to pay without permission of the buyer (or lessee).

You are not required to sign this document unless you want to allow the licensee(s) to proceed as a dual agent(s), representing BOTH the buyer (or lessee) and the seller (or lessor) in this transaction. If you do not want the licensee(s) to proceed as a dual agent(s) and do not want to sign this document, please inform the licensee(s).

By signing below, you acknowledge that you have read and understand this form and voluntarily consent to the licensee(s) acting as a dual agent(s), representing BOTH the buyer (or lessee) and the seller (or lessor) should that become necessary.

_____ Buyer or Lessee	_____ Seller or Lessor
_____ Date	_____ Date
_____ Buyer or Lessee	_____ Seller or Lessor
_____ Date	_____ Date
_____ Licensee	_____ Licensee
_____ Date	_____ Date

Customer Information Form

What Customers Need to Know When Working With Real Estate Brokers or Licensees

This document describes the various types of agency relationships that can exist in real estate transactions.

AGENCY means a relationship in which a real estate broker or licensee represents a client by the client's consent, whether expressed or implied, in an immovable property transaction. An agency relationship is formed when a real estate licensee works for you in your best interest and represents you. Agency relationships can be formed with buyers/sellers and lessors/lessees.

DESIGNATED AGENCY means the agency relationship that shall be presumed to exist when a licensee engaged in any real estate transaction, except as otherwise provided in LA R.S. 9:3891, is working with a client, unless there is a written agreement providing for a different relationship.

- The law presumes that the real estate licensee you work with is your designated agent, unless you have a written agreement otherwise.
- No other licensees in the office work for you, unless disclosed and approved by you.
- You should confine your discussions of buying/selling to your designated agent or agents only.

DUAL AGENCY means an agency relationship in which a licensee is working with both buyer and seller or both landlord and tenant in the same transaction. Such a relationship shall not constitute dual agency if the licensee is the seller of property that he/she owns or if the property is owned by a real estate business of which the licensee is the sole proprietor and agent. A dual agency relationship shall not be construed to exist in a circumstance in which the licensee is working with both landlord and tenant as to a lease that does not exceed a term of three years and the licensee is the landlord. Dual agency is allowed only when informed consent is presumed to have been given by any client who signed the dual agency disclosure form prescribed by the Louisiana Real Estate Commission. Specific duties owed to both buyer/seller and lessor/lessee are:

- To treat all clients honestly.
- To provide factual information about the property.
- To disclose all latent material defects in the property that are known to them.
- To help the buyer compare financing options.
- To provide information about comparable properties that have sold, so that both clients may make educated buying/selling decisions.
- To disclose financial qualifications to the buyer/lessee to the seller/lessor.
- To explain real estate terms.
- To help buyers/lessees arrange for property inspections
- To explain closing costs and procedures.

CONFIDENTIAL INFORMATION means information obtained by a licensee from a client during the term of a brokerage agreement that was made confidential by the written request or written instruction of the client or is information the disclosure of which could materially harm the position of the client, unless at any time any of the following occur:

- The client permits the disclosure by word or conduct.
- The disclosure is required by law or would reveal serious defect.
- The information became public from a source other than the licensee.

By signing below you acknowledge that you have read and understand this form and that you are authorized to sign this form in the capacity in which you have signed.

Buyer/Lessee:	Seller/Lessor:
_____	_____
By: _____	By: _____
Title: _____	Title: _____
Date: _____	Date: _____
Licensee: _____	Licensee: _____
Date: _____	Date: _____

