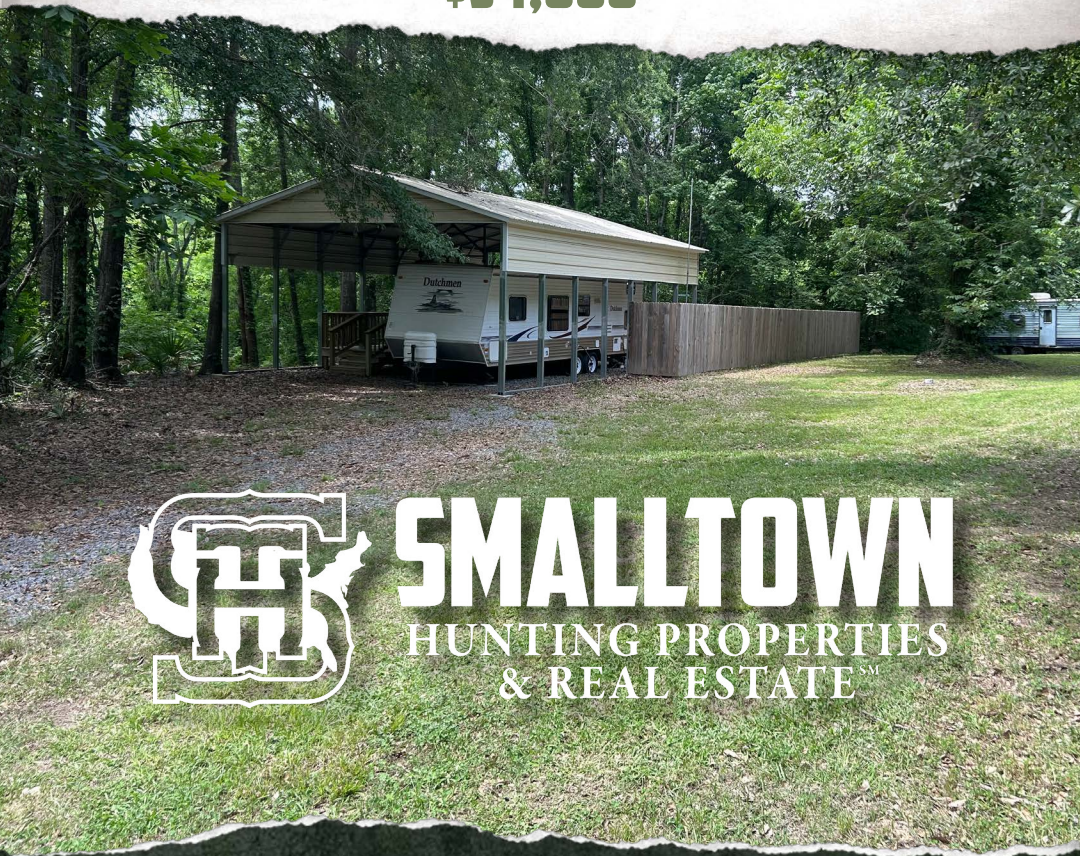




1.75± ACRES
FRANKLIN PARISH, LA
\$54,000



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

OFFICE (318) 974-8185 | WWW.SMALLTOWNPROPERTIES.COM

THE FRANKLIN 1.75

PROPERTY PROFILE

LOCATION:

- 1484 Cooter's Point Road
Gilbert, LA 71336
- Franklin Parish

COORDINATES:

- 31.9446, -91.545

PROPERTY USE:

- Potential Home/Camp Site
- Recreation

PROPERTY INFORMATION:

- 1.75± Acres
- Bayou Macon River Frontage
- Road Frontage
- City Water On-Site
- New Sewer Treatment Plant
- Electric Utilities Available
- Solar Power
- 35' x 24' Metal cover
- 20' Covered Deck
- 29' Dutchman Camper

TAX INFORMATION:

- Parcel id 0200188902E
- Tax Year 2025: \$44.85



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

BART ATTAWAY
LAND SPECIALIST

C: 318-992-3787

O: 318-974-8185

bart@smalltownproperties.com

4848 Main St. - Flora, MS 39071

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE FRANKLIN 1.75

WELCOME TO THE FRANKLIN 1.75, A PRIME PLACE ON BAYOU MACON IN FRANKLIN PARISH, LOUISIANA. If you are a serious fisherman or just want a peaceful weekend getaway, this 1.75± acre property is worth considering!

As you enter the driveway from Cooter's Point Road, you will notice the white rock road, built and maintained for several years. A 29' Dutchman camper with a 24'x45' metal cover is included. Additionally, a wooden deck is under the cover, ideal for a porch or cooking area. City water and a new sewer treatment plant are on site, along with solar power for electricity. Electric utilities are available across the parish road.

A public boat landing is just a few miles down the road leading directly to the Tensas River. For the Tensas NWR, Big Lake WMA, or Buckhorn WMA hunters, this would make a convenient place to camp just minutes up the road.

**Contact Bart Attaway today to learn more
and experience #TheSmallTownWay!**



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

BART ATTAWAY
LAND SPECIALIST

C: 318-992-3787

O: 318-974-8185

bart@smalltownproperties.com

4848 Main St. - Flora, MS 39071

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

1.75± ACRES

FRANKLIN PARISH, LOUISIANA



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

BART ATTAWAY
LAND SPECIALIST

C: 318-992-3787

O: 318-974-8185

bart@smalltownproperties.com

4848 Main St. - Flora, MS 39071

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

1.75± ACRES

FRANKLIN PARISH, LOUISIANA



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

BART ATTAWAY

LAND SPECIALIST

C: 318-992-3787

O: 318-974-8185

bart@smalltownproperties.com

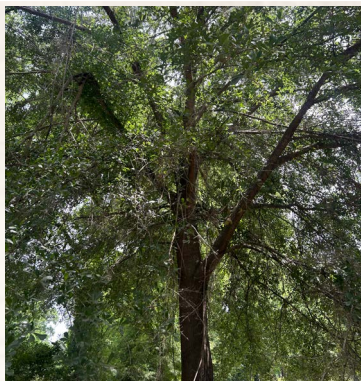
4848 Main St. - Flora, MS 39071

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

1.75± ACRES

FRANKLIN PARISH, LOUISIANA



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

BART ATTAWAY
LAND SPECIALIST

C: 318-992-3787

O: 318-974-8185

bart@smalltownproperties.com

4848 Main St. - Flora, MS 39071

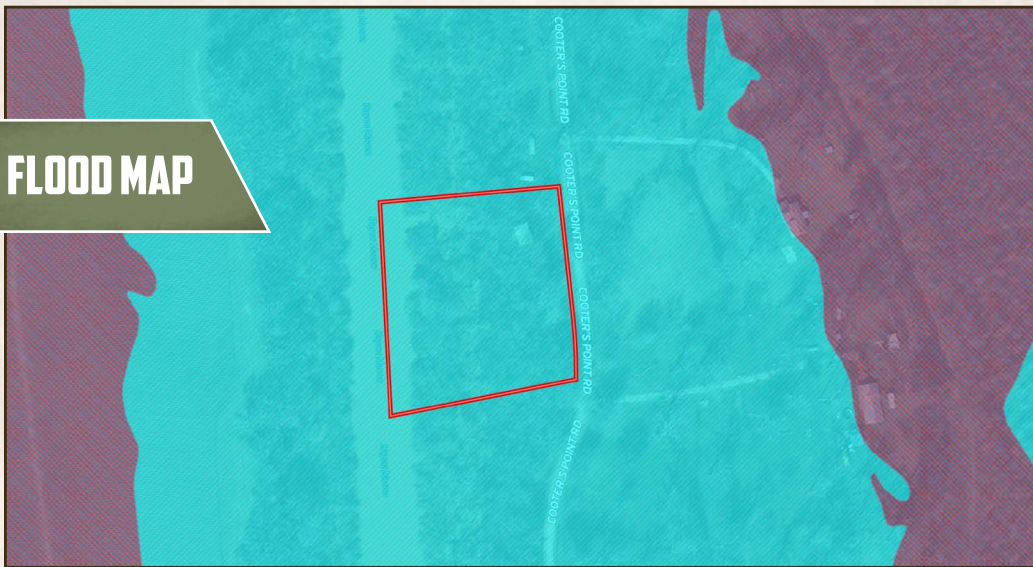
smalltownproperties.com

Information is believed to be accurate but not guaranteed.

1.75± ACRES

FRANKLIN PARISH, LOUISIANA

FLOOD MAP



TOPOGRAPHY MAP



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

BART ATTAWAY
LAND SPECIALIST

C: 318-992-3787

O: 318-974-8185

bart@smalltownproperties.com

4848 Main St. - Flora, MS 39071

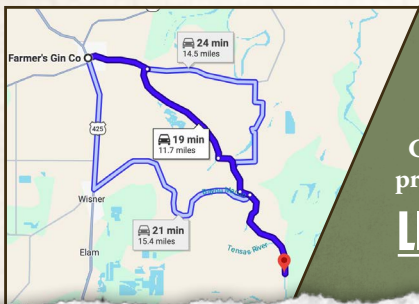
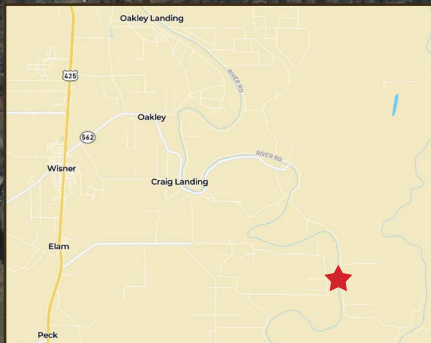
smalltownproperties.com

Information is believed to be accurate but not guaranteed.

1.75± ACRES

FRANKLIN PARISH, LOUISIANA

land id. LINK



Directions from the Intersection of Hwy 425 and Hwy 572 in Gilbert, LA: Travel 2.1 miles east on Hwy 572. Turn right on River Road and continue 4.3 miles. Turn left on Dean Lake Road and travel 1.6 miles. Turn left on River Road and proceed 0.4 miles. Continue straight on Cooter's Point Road and the property will be on the right.

[LINK TO GOOGLE MAP DIRECTIONS](#)



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

BART ATTAWAY
LAND SPECIALIST

C: 318-992-3787

O: 318-974-8185

bart@smalltownproperties.com

4848 Main St. - Flora, MS 39071

smalltownproperties.com

Information is believed to be accurate but not guaranteed.