

**183 ANN DRIVE
FRANKLIN PARISH, LA**
\$155,000



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE™

183 ANN DRIVE

PROPERTY PROFILE

LOCATION:

- 183 Ann Drive
Winnsboro, LA 71295
- Franklin Parish
- 2± Miles S of Winnsboro
- 2.5± Miles SW of
Franklin Medical Center
- 23± Miles S of I-20 in Rayville

COORDINATES:

- 32.14291, -91.72594

PROPERTY USE:

- Residential
- Investment

PROPERTY INFORMATION:

- 1± Acre Lot
- 1,489± SqFt Home
- 2 Bedrooms/2 Baths
- Stone Fireplace
- Covered Wrap-Around Porch
- 2-Car Covered Pole Barn

TAX INFORMATION:

- \$905.20
- 2024 Taxes



HEATH EUBANKS | SPONSORING BROKER
C: 318-608-7848 | heath@smalltownproperties.com

BRADEN SMITH | LAND SPECIALIST
C: 601-757-9193 | braden@smalltownproperties.com

4848 Main St. - Flora, MS 39071 | O: 318-974-8185 | smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO 183 ANN DRIVE

WELCOME TO 183 ANN DRIVE, NESTLED ON A QUIET DEAD-END ROAD IN WINNSBORO, LOUISIANA. This log cabin-style home in Franklin Parish offers the perfect blend of rustic feel and modern functionality. Situated on a spacious 1± acre lot, the 1,489± square foot home features two bedrooms, two full baths, and an additional shower area, ideal for comfortable living or a peaceful retreat. Inside you will find a cozy conventional stone fireplace that anchors the living space, giving the home a warm, old-timey feel. A large covered porch wraps around to a covered patio—perfect for relaxing or entertaining outdoors. Around the side of the home is a two-car covered pole barn, adding both convenience and utility. This unique property offers timeless appeal in a serene setting.

**Contact Braden Smith or Heath Eubanks today
to schedule your private showing.**

DISCLAIMER: listing agent is related to the seller.



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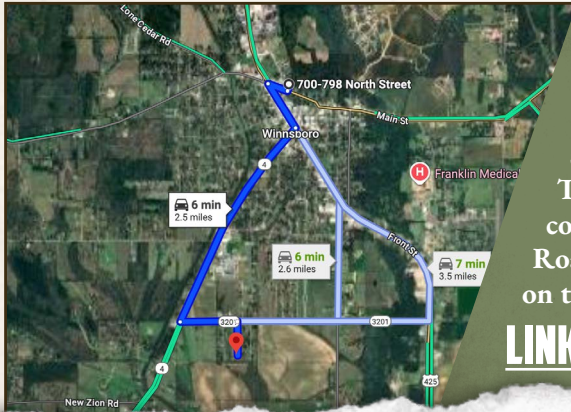
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land **id.** **LINK**



Directions From the Intersection of Front Street and Prairie Road in Winnsboro, LA: Travel 1.4 miles southwest on LA-4 W/Prairie Road. Turn left on LA-3201/Riser Road and continue 0.4 miles. Turn right on Ann Road and in 0.2 miles the property will be on the right.

LINK TO GOOGLE MAP DIRECTIONS



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