

**108± ACRES**  
**FRANKLIN PARISH, LA**  
**\$355,000**



**SMALLTOWN**

HUNTING PROPERTIES  
& REAL ESTATE<sup>SM</sup>

**OFFICE (318) 974-8185**



# THE FRANKLIN 108

## PROPERTY PROFILE

### LOCATION:

- John Rivers Road  
Winnsboro, Louisiana 71295
- Franklin Parish
- 15± Miles N of Winnsboro
- 20± Miles SE of Rayville
- 40± Miles SE of Monroe

### COORDINATES:

- 32.30357, -91.62172

### PROPERTY USE:

- Hunting
- Recreation
- Potential Camp Site

### PROPERTY INFORMATION:

- 108± Total Acres
- 73± Acres of Retired Farm Ground
- 35± Acres of Hardwoods
- Established Trail System
- Existing Food Plots
- Unencumbered by Any Programs
- Deer & Small Game
- Electricity Nearby

### TAX INFORMATION:

2024 - \$320.28

- Parcel ID: 0400101200



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**HEATH EUBANKS**

SPONSORING BROKER

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[heath@smalltownproperties.com](mailto:heath@smalltownproperties.com)

4848 Main St. - Flora, MS 39071

[smalltownproperties.com](http://smalltownproperties.com)

Information is believed to be accurate but not guaranteed.

# WELCOME TO THE FRANKLIN 108

**LOCATED IN THE HEART OF FRANKLIN PARISH, LOUISIANA, THIS IMPRESSIVE 108± ACRE TRACT OFFERS A BLEND OF AGRICULTURAL HISTORY AND NATURAL BEAUTY, MAKING IT AN IDEAL PROPERTY FOR BOTH RECREATION AND INVESTMENT.** The property is situated off John Rivers Road, approximately 15 miles north of Winnsboro. Of the total acreage, roughly 75 acres consist of retired farm ground offering fertile soil. The remaining balance is filled with dense hardwoods, providing excellent cover for wildlife and enhancing the overall appeal for outdoor enthusiasts. There is a small, shallow water area close to the center of the property that has the potential to be dug into a pond. Electricity is available nearby, and there are a few spots that would make for a good cabin site.



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# MORE ABOUT THE FRANKLIN 108

If you are seeking a prime hunting property, this tract is well-equipped with an established trail system, making it easy to navigate throughout. Additionally, there are a couple of food plots already in place, attracting an abundance of wildlife, including deer and other game.

Whether you're looking to manage the land for hunting, enjoy outdoor adventures, or simply appreciate the peaceful, rural setting, this property offers multiple opportunities.

**Contact Heath Eubanks today to schedule  
a private tour of the Franklin 108.**



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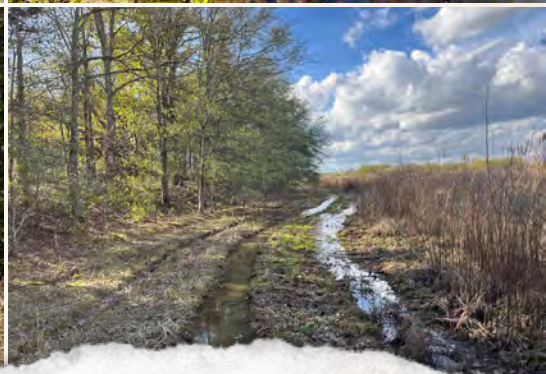
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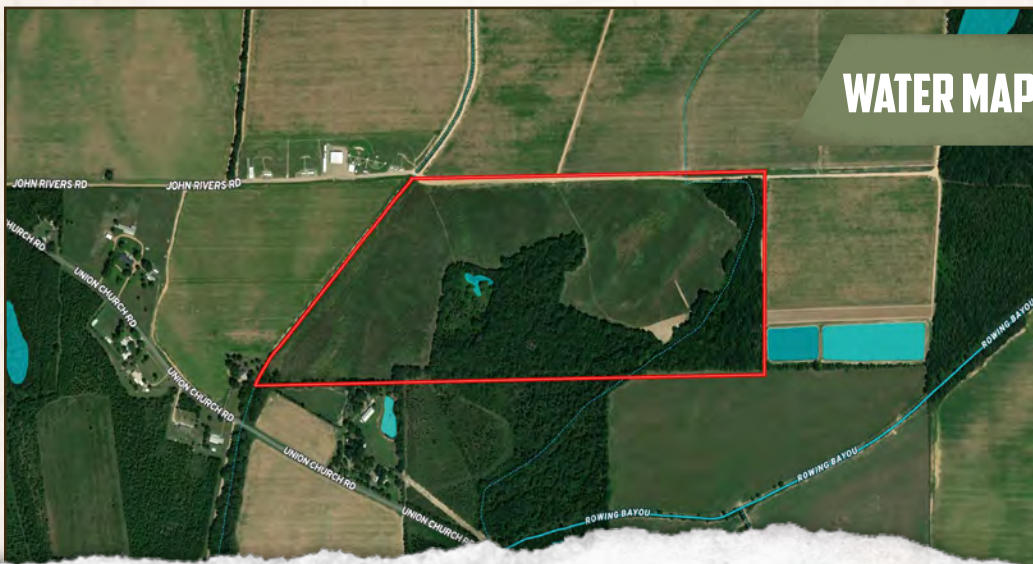
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land id. LINK



WATER MAP



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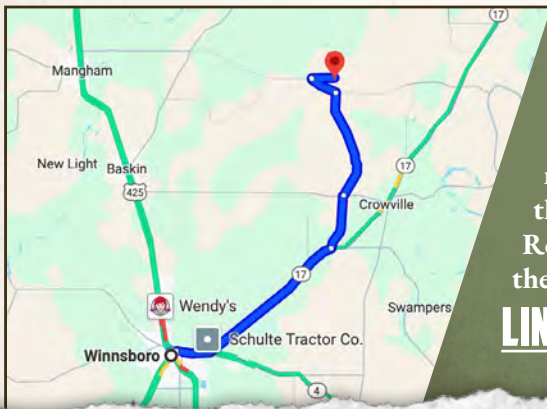
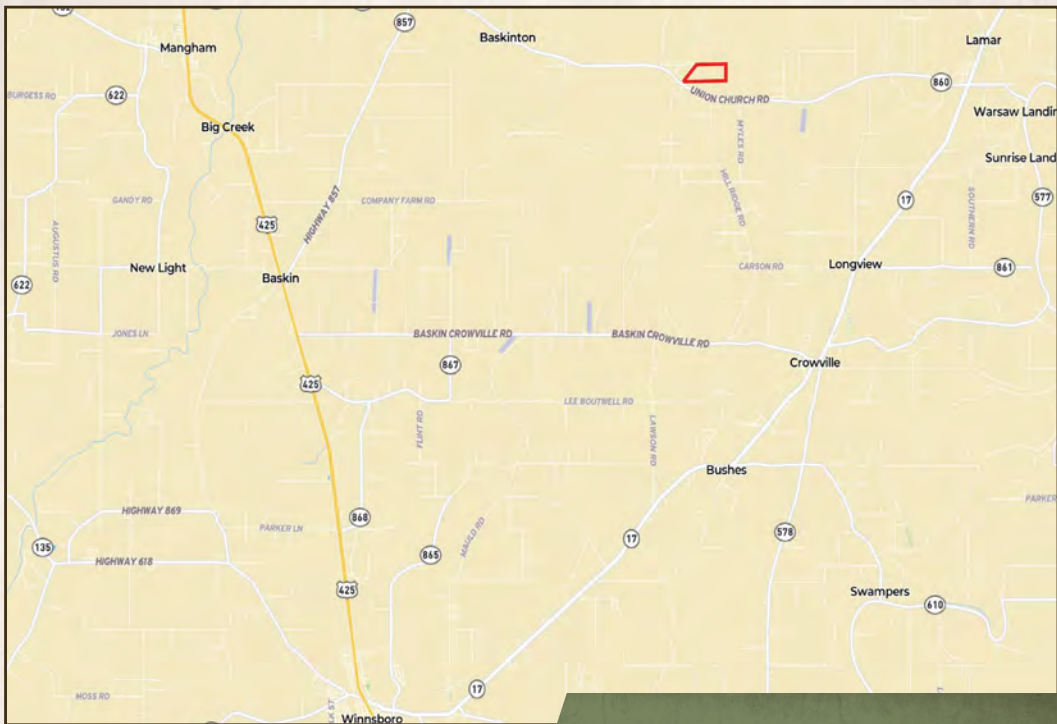
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**Directions From Winnsboro, LA:**  
Travel 6.5 miles north on Highway 425. Turn right onto LA-857 and proceed 5 miles. Turn right onto Union Church Road and continue 4.5 miles. Turn left on Clint Jones Road and then an immediate right on John Rivers Road. In 0.5 miles, the property will be on the south side of John Rivers Road.

**LINK TO GOOGLE MAP DIRECTIONS**



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