4± ACRES
FRANKLIN PARISH, LA

$45,000

SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE℠

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

THE FRANKLIN 4

PROPERTY PROFILE

LOCATION:

- LA-4
  Gilbert, LA 71336
- Franklin Parish
- 0.5± Miles S of the Big Lake State WMA
- 3± Miles W of the Tensas River
- 6± Miles NE of the Buckhorn WMA
- 14± Miles SE of Winnsboro
- 56± Miles SE of Monroe
- 64± Miles SW of Vicksburg, MS

COORDINATES:

- 32.0922, -91.53755

PROPERTY USE:

- Hunting
- Investment
- Recreational
- Camping/RV Site
- Potential Home/Cabin Site

PROPERTY INFORMATION:

- 4± Cleared Acres
- Highway 4 Frontage
- Recently Surveyed
- Utilities On-Site

TAX INFORMATION:

- 2025 Taxes: $11.55

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BART ATTAWAY
LAND SPECIALIST
C: 318-992-3787
O: 318-974-8185
bart@smalltownproperties.com
4848 Main St. - Flora, MS 39071
smalltownproperties.com

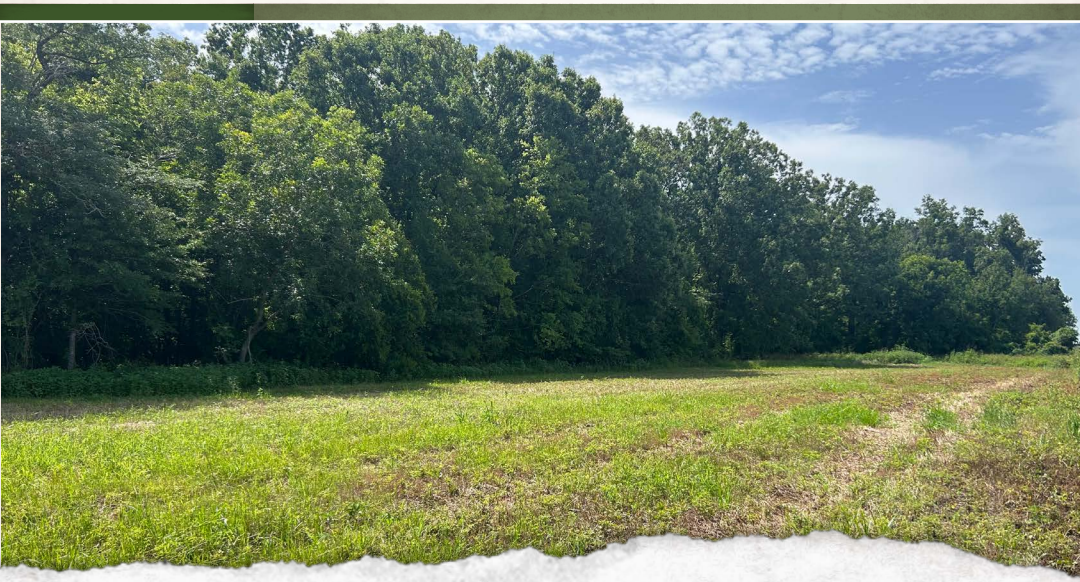
Information is believed to be accurate but not guaranteed.

WELCOME TO THE FRANKLIN 4

INTRODUCING THE FRANKLIN 4. If you're looking for an affordable foothold in one of Northeast Louisiana's best hunting corridors, this 4± acre tract on Highway 4 in Gilbert, Louisiana, checks every box. Located in Franklin Parish, the property is cleared and ready to build on, with utilities already available on site—making it just as suited for a weekend camp or future homesite as it is for a hunting base camp.

The location is what sets this tract apart. It sits in very close proximity to the Buckhorn WMA and isn't far from the Big Lake WMA or the Tensas River NWR, putting thousands of acres of public hunting land within easy reach right out your front gate. Whether you're chasing whitetails and waterfowl or just want a quiet weekend retreat surrounded by some of the state's best wildlife habitat, the Franklin 4 offers the access and flexibility to make it happen.

Contact Bart Attaway today to schedule a private showing and experience #TheSmallTownWay!



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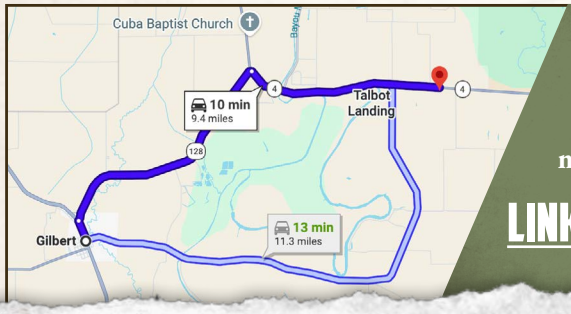
land id. LINK



Directions From Gilbert, LA: Travel east on LA-128 for 5 miles. Turn right onto LA-4 and continue for 3.9 miles to the property on the left.

LINK TO GOOGLE MAP DIRECTIONS

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