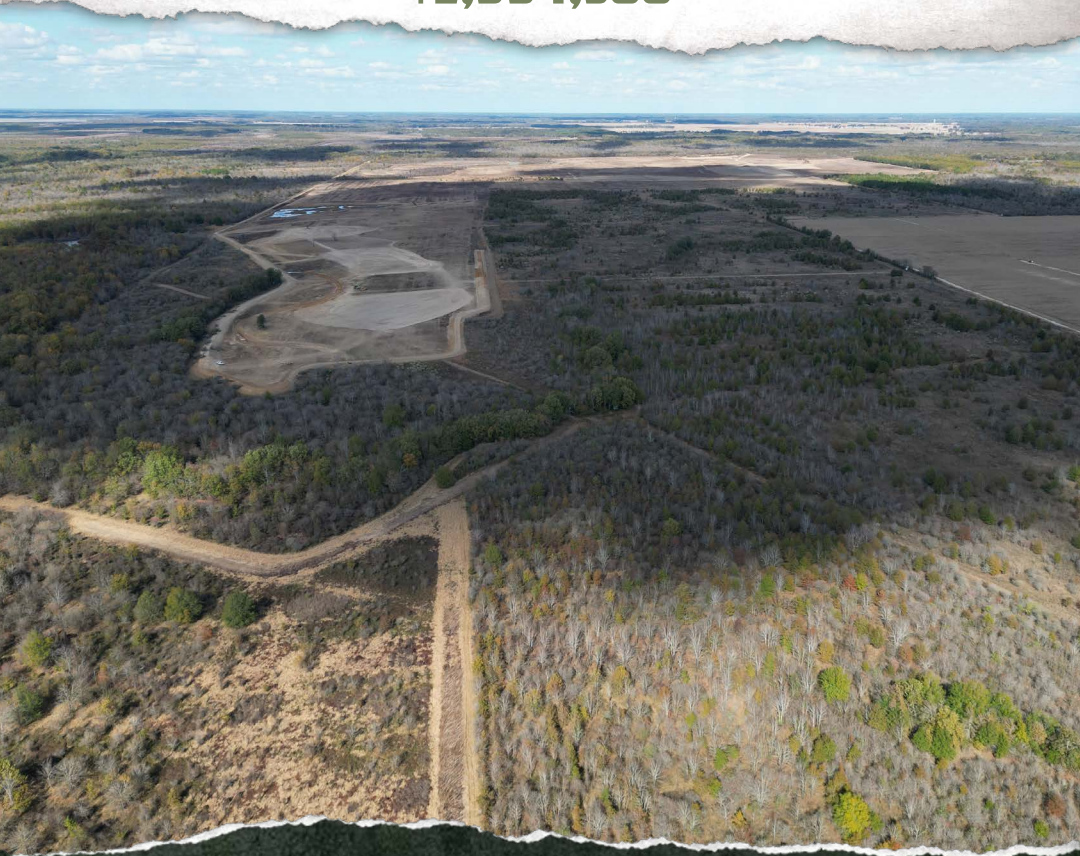




SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

**1009± ACRES WITH A CAMP
FRANKLIN PARISH, LA**

\$2,994,300



OFFICE (769) 888-2522 | WWW.SMALLTOWNPROPERTIES.COM

THE FRANKLIN 1,009

PROPERTY PROFILE

LOCATION:

- Plum Thicket Lake Road
Winnsboro, LA 71295
- Franklin Parish
- 9± Miles W of Winnsboro
- 75± Miles W of Vicksburg
- 150± Miles N of Baton Rouge
- 230± Miles N of New Orleans

COORDINATES:

- 32.15303, -91.86096

PROPERTY USE:

- Hunting
- Recreational
- Investment

PROPERTY INFORMATION:

- 1,009± Total Acres
- Enrolled in WRE & Wetland Mitigation
- 52± Unencumbered Acres
 - Large Camp/Mobile Home
- Multiple Water Structures
- Established Plots
- Internal Road System
- Frontage on the Boeuf River
- Boeuf River Corridor

TAX INFORMATION:

- \$2,264.05 for 2024



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LAND SPECIALIST

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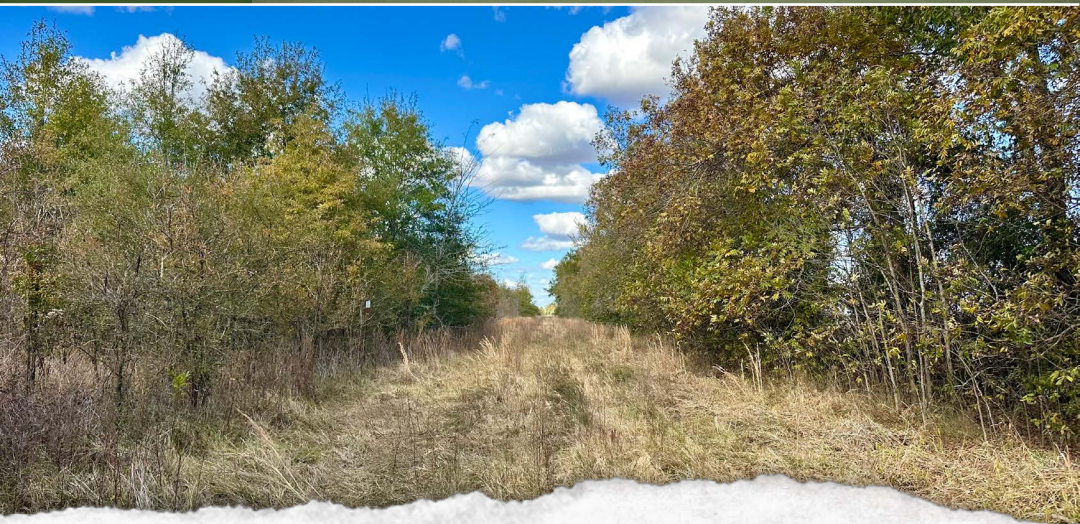
Information is believed to be accurate but not guaranteed.

WELCOME TO THE FRANKLIN 1,009

THE FRANKLIN 1009 IS LOCATED IN THE LIDDEVILLE COMMUNITY OF WINNSBORO, LOUISIANA. Parish land offers a rare combination of diversity, access, and income potential. The majority of the 1,009± acre property is enrolled in WRE & Wetland Mitigation, a 52± acre portion has a camp. Enjoy flexibility for immediate use and customization. The 1,009± acres in WRE & mitigation consist of approximately 50% in 10-year-old habitat and the balance newly enrolled, creating excellent diversity in cover and wildlife use. Multiple water control structures are strategically placed throughout the property, allowing easy manipulation of water levels to maximize duck hunting opportunities. Located in an area with a strong waterfowl history, the Boeuf River corridor has long been celebrated by hunters for excellent duck hunting. The shallow potholes, oxbows, and backwater areas along the river consistently hold wood ducks, green-winged teal, gadwall, mallards, and other species.

This tract also shines for deer hunting, featuring several established food plots and a healthy population of mature deer. On the southwest corner, a concrete boat ramp provides direct access to the Boeuf River and over 50,000 contiguous acres of public land.

To learn more and schedule a private showing, contact **Braden Smith** today!



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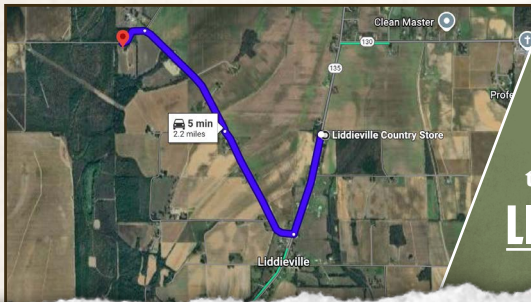
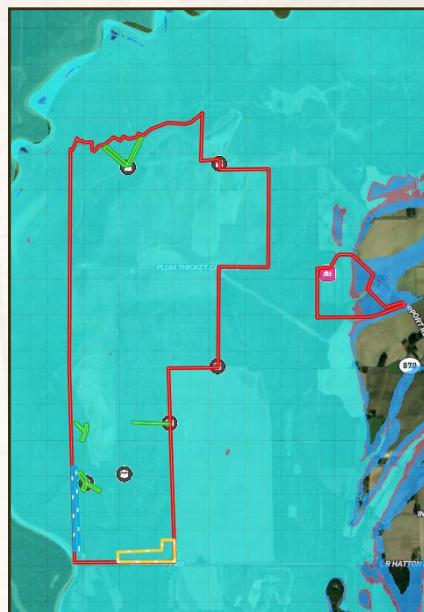
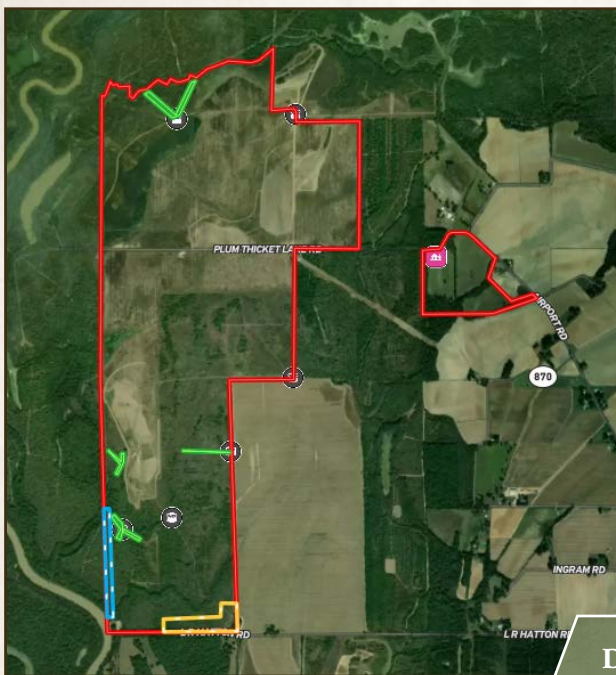
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1,009± ACRES WITH A CAMP

FRANKLIN PARISH, LOUISIANA

land id. LINK

FLOOD MAP



Directions From the Intersection of LA-135 and LA-130 in Winnsboro, LA: Travel 0.3 miles north on LA-135. Turn left on Airport Road and continue 1.3 miles. Turn right on Plum Thicket Lake Road and travel 0.2 miles to the property on the left.

LINK TO GOOGLE MAP DIRECTIONS



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