

**28± ACRES**  
**FRANKLIN PARISH, LA**  
**\$168,000**



**SMALLTOWN**  
HUNTING PROPERTIES  
& REAL ESTATE

OFFICE (318) 974-8185 | [WWW.SMALLTOWNPROPERTIES.COM](http://WWW.SMALLTOWNPROPERTIES.COM)

# THE FRANKLIN 28

## PROPERTY PROFILE

### LOCATION:

- Highway 869  
Winnsboro, LA 71295
- Franklin Parish
- 6± Miles NE of the Boeuf WMA
- 6.9± Miles NW of Winnsboro
- 34.1± Miles SW of Monroe

### COORDINATES:

- 32.2031, -91.8071

### TAX INFORMATION:

- Parcel ID: 0800035600
- 2025 Taxes: \$347

### PROPERTY USE:

- Hunting
- Investment
- Potential Home/Cabin Site

### PROPERTY INFORMATION:

- 28± Secluded Acres
- Mixed Timber
- Paved Road Frontage
- Big Creek Corridor Frontage
- Electricity Available



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**BART ATTAWAY**  
LAND SPECIALIST

C: 318-992-3787

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4848 Main St. - Flora, MS 39071

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

Information is believed to be accurate but not guaranteed.

# WELCOME TO THE FRANKLIN 28

IF YOU HAVE BEEN SEARCHING FOR A PUNCHY, DIVERSE, AND HIGHLY PRODUCTIVE HUNTING TRACT THAT WON'T BREAK THE BANK, THIS 28± ACRE TRACT, LOCATED JUST OUTSIDE OF WINNSBORO, LOUISIANA, IN FRANKLIN PARISH, IS EXACTLY WHAT YOU ARE LOOKING FOR. The Franklin 28 features direct frontage along the Big Creek corridor, creating a natural funnel for mature whitetails, wild hogs, and small game. The property is characterized by a blend of mature creek-bottom hardwoods and thick native browse, establishing the ideal sanctuary layout with premium bedding and security cover.

For the hunter looking to maximize their land, the layout offers excellent opportunities to establish secluded bow stands or clear out a hidden micro-food plot along the creek bank. Don't let the acreage fool you; with outstanding surrounding habitat pushing deer through this corridor, the hunting possibilities are endless.

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



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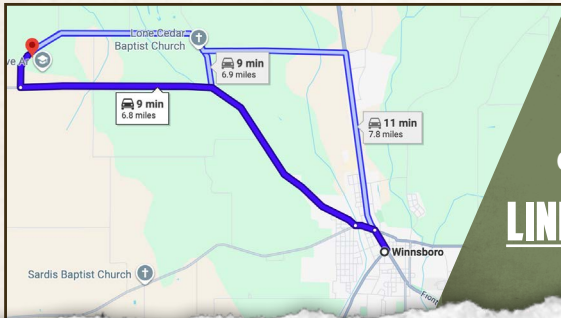
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land id. LINK



Directions From Winnsboro, LA:  
Travel on LA-618 for 5.7 miles. Turn right onto LA-869 and continue for 0.5 miles to the property on the right.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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