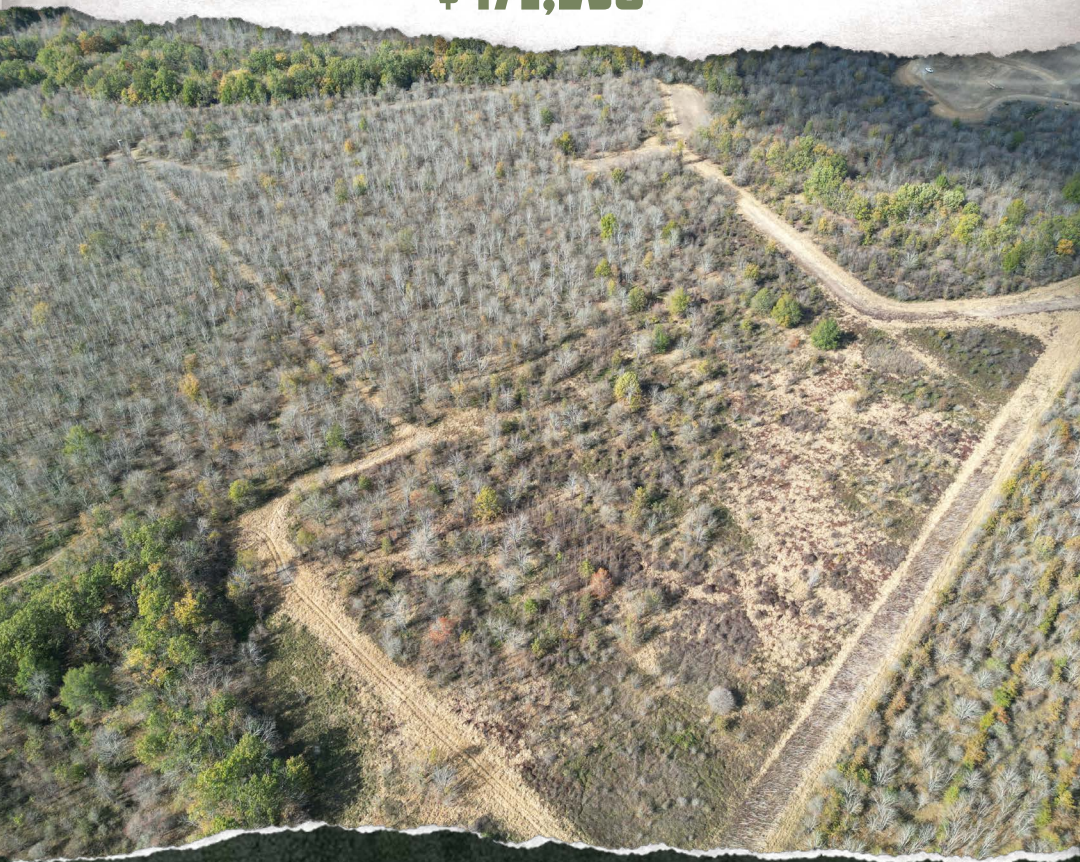




SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM

145± ACRES
FRANKLIN PARISH, LA
\$471,250



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

THE FRANKLIN 145

PROPERTY PROFILE

LOCATION:

- L R Hatton 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:

- 32.14885, -91.8769

PROPERTY USE:

- Hunting
- Recreational
- Investment

PROPERTY INFORMATION:

- 145± Acres
- 1± Acre Campsite
- Utilities Available Nearby
- Road Frontage
- WRE & Wetland Mitigation
- Established Plots
- Internal Road System
- Frontage on the Boeuf River
- Boeuf River Corridor
- Deer, Ducks & Small Game

TAX INFORMATION:

- TBD



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

BRADEN SMITH

LAND SPECIALIST

C: 601-757-9193

O: 769-888-2522

braden@smalltownproperties.com

4848 Main St. - Flora, MS 39071

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE FRANKLIN 145

THE FRANKLIN 145 OFFERS A GREAT MIX OF DIVERSITY, ACCESS, AND YEAR-ROUND OUTDOOR ENJOYMENT. The 145± acre Franklin Parish, Louisiana, hunting and recreational tract consists of WRE and wetland mitigation, creating excellent cover and strong wildlife habitat.

Located in an area with a well-known waterfowl history, the Boeuf River corridor has long been a favorite among duck hunters. The shallow potholes, oxbows, and backwater areas along the river consistently hold wood ducks, green-winged teal, gadwall, mallards, and other species.

The Franklin 145 also offers strong deer hunting opportunities, with 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.

Additionally, a 1± acre area in the southeast corner is unencumbered, with utilities nearby, making it an ideal spot for a camp.

Enjoy the privacy of 145± acres or jump across the Boeuf River and enjoy the endless public land!

**Call Braden Smith today to schedule a private tour
and experience #TheSmallTownWay!**



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

BRADEN SMITH

LAND SPECIALIST

C: 601-757-9193

O: 769-888-2522

braden@smalltownproperties.com

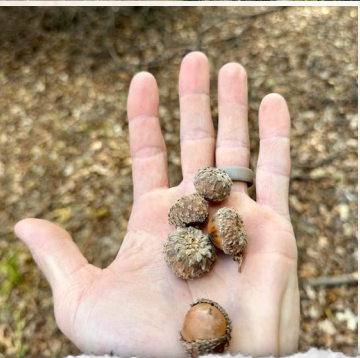
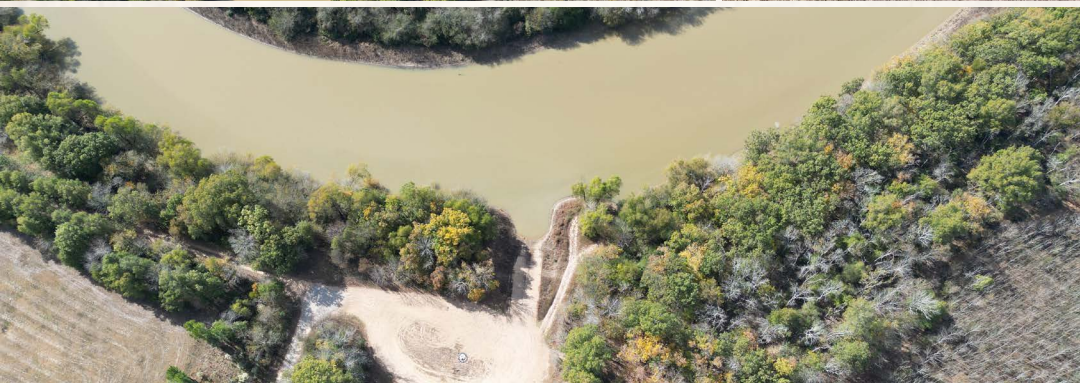
4848 Main St. - Flora, MS 39071

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

145± ACRES

FRANKLIN PARISH, LOUISIANA



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

BRADEN SMITH

LAND SPECIALIST

C: 601-757-9193

O: 769-888-2522

braden@smalltownproperties.com

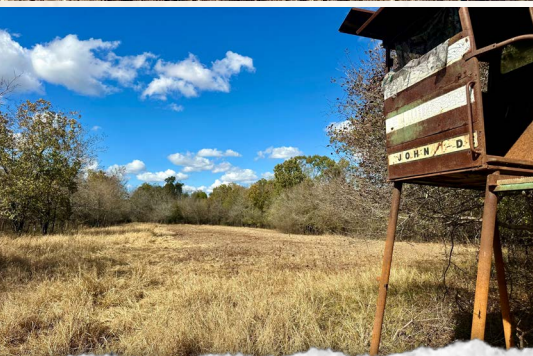
4848 Main St. - Flora, MS 39071

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

145± ACRES

FRANKLIN PARISH, LOUISIANA



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

BRADEN SMITH

LAND SPECIALIST

C: 601-757-9193

O: 769-888-2522

braden@smalltownproperties.com

4848 Main St. - Flora, MS 39071

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

145± ACRES

FRANKLIN PARISH, LOUISIANA



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

BRADEN SMITH

LAND SPECIALIST

C: 601-757-9193

O: 769-888-2522

braden@smalltownproperties.com

4848 Main St. - Flora, MS 39071

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

145± ACRES

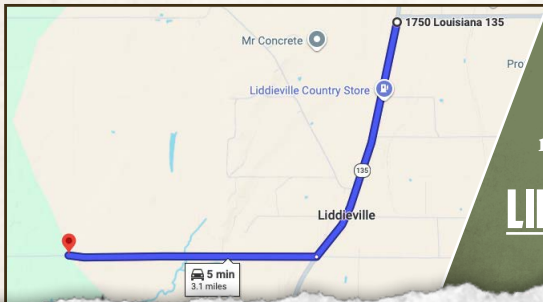
FRANKLIN PARISH, LOUISIANA

land id. LINK



Directions From the Intersection of Hwy 130 and Hwy 135 in Winnboro, LA: Travel 1.6 miles south on Hwy 130. Turn right on L R Hatton Road and continue straight 1.5 miles to the property on the right.

[LINK TO GOOGLE MAP DIRECTIONS](#)



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

BRADEN SMITH

LAND SPECIALIST

C: 601-757-9193

O: 769-888-2522

braden@smalltownproperties.com

4848 Main St. - Flora, MS 39071

smalltownproperties.com

Information is believed to be accurate but not guaranteed.