



## Franklin Parish Deer & Duck Camp

159 +/- Acres | Franklin Parish, LA | \$640,600



### ADDRESS

609 Robinson Rd.  
Winnsboro, LA 71295

### LOCATION

From Winnsboro, LA head southwest on HWY 4 for approximately 2 miles. Turn right onto New Zion Rd for 6.53 miles. Turn right onto Robinson Dairy Rd. The house is on the right in 1.34 miles.

### PROPERTY SUMMARY

If you are looking for a place to deer & duck hunt, then this is the place for you. If you have ever dreamed of having a first class manageable duck hole, then this is definitely the place for you. Previously operated as a catfish farm. The water was drained and hardwood trees were planted in a CRP Program. The levees are still in tact. Drill a well, perform some clearing for planting and install some water control structures at the drain breaches. Then you will have flooded agriculture fields and flooded timber for duck hunting. It has a 1200 sq. ft. house and a barn. It is 159 acres and has two sister tracts. One is 241 acres and the other is 90 acres, both having electricity and water available for a camp. All are identical in that they all were catfish farms and planted in trees. All three tracts hold a little water in places and can be duck hunted now. And all three have a good deer population. These properties could be a phenomenal duck haven with just a little bit of love.

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